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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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AG 302958

Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

30 JUN 2021

THIS INDENTURE made this 25th day of June Two Thousand Twenty-One

SL. NO. 999 Dt. 13/05/21

NAME. HDFC Bank Ltd.

ADDRESS. 3A, Guomunday Road.

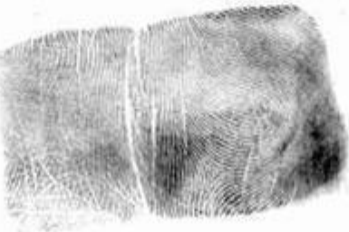
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RS. 1001 -

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TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT)
KOLKATA-27

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STORICK CONSTRUCTORS LLP

[Handwritten signature]
Authorised Signatory

ACOTECH PLAZA PRIVATE LIMITED

[Handwritten signature]
Director/Authorised Signatory

[Handwritten signature]

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat



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25 JUN 2021

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BETWEEN (1) (SMT.) SHACHIRANI SARDAR (PAN: QAIPS3072Q, Aadhaar Card No. 257091419707, Voter Card No.WB/20/091/684666) wife of Late Bishwanath Sardar, daughter of Late Bhanu Sardar residing at village and Post Office Chakpachuria, Police Station Technocity, North 24 Parganas, West Bengal – 700156, **(2) SAMIR SARDAR** (PAN: EAKPS9440E, Aadhaar Card No. 880436529437, Voter Card No.WB/20/091/684428) son of Late Bishwanath Sardar, grandson of Late Anath Sardar residing at village and Post Office Chakpachuria, Police Station Technocity, North 24 Parganas, West Bengal – 700156, **(3) BHOLA SARDAR** (PAN: EAKPS9441F, Aadhaar Card No. 697344640212, Voter Card No.YMM2640795) son of Late Bishwanath Sardar, grandson of Late Anath Sardar residing at village and Post Office Chakpachuria, Police Station Technocity, North 24 Parganas, West Bengal – 700156, **(4) SHANKAR SARDAR** (PAN: EQBPS8642M, Aadhaar Card No. 234296865429, Voter Card No.GGC3036605), son of Late Bishwanath Sardar, grandson of Late Anath Sardar residing at Chakpachuria, Police Station Technocity, North 24 Parganas, West Bengal – 700156, **(5) (SMT.) RUPA KAHAR alias RUPA SARDAR** (PAN: JCUPK7100Q, Aadhaar Card No. 828526179456, Voter Card No.KJM1377928), wife of Palan Kahar and daughter of Late Bishwanath Sardar, granddaughter of Late Anath Sardar residing at village and Post Office Chakpachuria, Police Station Technocity, North 24 Parganas, West Bengal – 700156, **(6) (SMT.) KRISHNA KAHAR alias KRISHNA SARDAR** (PAN: KNJPK6309A, Aadhaar Card No. 669305527460, Voter Card No.RXT1310762), wife of Mr. Dukhiram Kahar and daughter of Late Bishwanath Sardar, granddaughter of Late Anath Sardar residing at village and Post Office Chakpachuria, Police Station Technocity, North 24 Parganas, West Bengal – 700156, **(7) (SMT.) JHUMA MONDAL alias JHUMA SARDAR** (PAN: GDTPM5379G, Aadhaar Card No. 802232729375, Voter Card No.WB/13/092/258474), wife of Mr. Basu Mondal daughter of Late Bishwanath Sardar, granddaughter of Late Anath Sardar residing at village and Post Office Chakpachuria, Police Station Technocity, North 24 Parganas, West Bengal – 700156, all by Caste-Hindu, all by Nationality-Indian all hereinafter collectively referred to as **"the VENDORS"** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, successors, legal representatives, executors and administrators) of the **FIRST PART; AND**

(1) GOURIK BUILDERS LLP, (PAN: AAUFG1556H, LLPIN: AAP-7400) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Authorised Signatory, Mr. Deepak Agarwal (PAN: AJPPA9139A, Aadhaar Card No. 970765110207 Voter Card No.YUP2266369) son of Sri Sushil Kumar Agarwal, residing at P-274, CIT Scheme VIM, Manicktala Main Road, 2nd Floor, Kankurgachi, Kolkata 700054, Police Station Phool Bagan, Post Office Kankurgachi, **(2)**



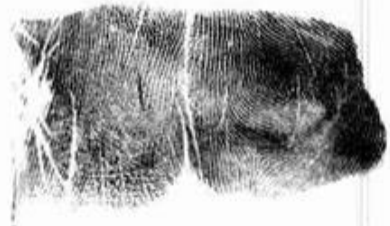
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North 24 Parganas, Barasat

25 JUN 2021

GAJPATI CONSTRUCTIONS LLP, (PAN: AAUFG1694A, LLPIN: AAP-7201) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Designated Partner Mr. Vijay Kumar Agarwal (PAN: ACYPA2043F, Adhaar Card No. 967214176803 Voter Card No.WB/20/139/795527) son of Mr. Nemi Chand Agarwal, residing at No. DE 2/A, Deshbandhu Nagar, Kolkata 700059, Police Station and Post Office Baguihati, **(3) MAHAPITHA CONSTRUCTIONS LLP**, (PAN: ABLFM8325J, LLPIN: AAP-7399) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Designated Partner Mr. Saswat Kumar Agarwal (PAN: BDHPA4103R, Adhaar Card No. 997592773138 Voter Card No.XOY2111029), son of Mr. Vijay Kumar Agarwal, residing at No. BJ 81, Salt Lake City, Sector 2, Kolkata 700091, Police Station Bidhan Nagar and Post Office Sech Bhawan, **(4) STORICK CONSTRUCTORS LLP**, (PAN: ADZFS6485K, LLPIN: AAN-4232) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Authorised Signatory, Mr. Rajat Agarwal (PAN: AHVPA8761E, Aadhaar Card No. 205800661407 Voter Card No.TFE1424449) son of Vijay Kumar Agarwal, residing at "Tirumani", Flat No. 1902, 19th Floor, 23A, Asutosh Choudhary Avenue, Kolkata 700019, Police Station and Post Office Ballygunge, **(5) TANSY WORTH LLP**, (PAN: AAPFT2347H, LLPIN: AAP-5116) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at No. NP Paschim Para, Saltee Plaza, Kolkata 700102, Police Station Bidhan Nagar and Post Office Sech Bhawan, represented by its Designated Partner Mr. Vijay Kumar Agarwal (PAN: ACYPA2043F, Adhaar Card No. 967214176803 Voter Card No.WB/20/139/795527) son of Mr. Nemi Chand Agarwal, residing at No. DE 2/A, Deshbandhu Nagar, Kolkata 700059, Police Station and Post Office Baguihati, **(6) ACOTECH PLAZA PRIVATE LIMITED**, (PAN: AAOCA3461C, CIN: U45400WB2016PTC210238) a Company incorporated under the Companies Act, 1956, having its office at No. 15/11/B, Chowbaga Road, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Director, Mr. Rajat Agarwal (PAN: AHVPA8761E, Aadhaar Card No. 205800661407 Voter Card No.TFE1424449) son of Vijay Kumar Agarwal, residing at "Tirumani", Flat No. 1902, 19th Floor, 23A, Asutosh Choudhary Avenue, Kolkata 700019, Police Station and Post Office Ballygunge, all by Caste-Hindu, all by Nationality-Indian all hereinafter referred to as "**the PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-interest and/or assigns) of the **OTHER PART**:



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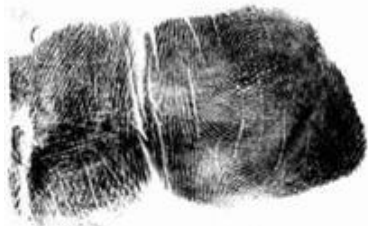
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GOURIK BUILDERS LLP

Deepan Agnewal
Authorised Signatory



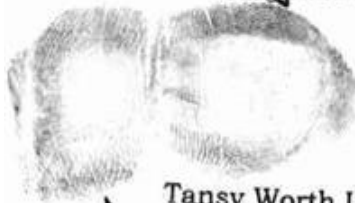
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GAJPATI CONSTRUCTIONS LLP

Leegambh
Designated Partner

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

25 JUN 2021



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Tansy Worth LLP

Leegambh
Designated Partner

WHEREAS:

- A. The Vendors herein have held out, represented before and assured the Purchasers, inter alia, as follows:
- ia) That one **Anath Sardar**, since deceased, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his three sons and four daughters namely **Bishwanath Sardar**, Chotokhoka alias Dilip Sardar, Monimohan Sardar, Damini Mondal, Ganga Kahar, Jamuna Kahar, and Anjali Mondal alias Chotokhoki as his only heirs, heiress, and legal representatives;
 - ib) That the said **Bishwanath Sardar**, is recorded as the owner of **ALL THAT** the piece and parcel of land containing an area of **0.0702 Satak** in **R.S & L.R. Dag No.231** (out of total area of 13 sataks comprised in the said Dag), recorded under **L.R. Khatian No.1106** (in the name of Bishwanath Sardar), in **Mouza Chakpachuria (J.L. No. 33)**, Police Station Technocity (formerly New Town and prior thereto Rajarhat), in the District of North 24-Parganas, Sub-Registration Office ADSR, Rajarhat, (formerly Bidhannagar), absolutely and forever;
 - ic) However, **Bishwanath Sardar** had been claiming a larger share in the said Dag through his father Late Anath Sardar, claiming that the said Anath Sardar was the owner of **0.8125 Satak** in the said **R.S & L.R. Dag No.231** and accordingly the share of Bishwanath Sardar in the said Dag No.231 is **0.1160 Satak**, by virtue of being one of the 7 (seven) children of Anath Sardar, who died intestate;
 - ii) That the said **Bishwanath Sardar**, since deceased, was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat, to amongst other properties, to **ALL THAT** the piece and parcel of land containing an area of **0.1152 Satak** in **R.S. & L.R.Dag No.229** (out of total area of 9 sataks comprised in the said Dag), recorded under **L.R. Khatian No.1106** (in the name of Bishwanath Sardar), in **Mouza Chakpachuria (J.L. No. 33)**, Police Station Technocity (formerly New Town and prior thereto Rajarhat), in the District of North 24-Parganas, Sub-Registration Office ADSR, Rajarhat, (formerly Bidhannagar), absolutely and forever;

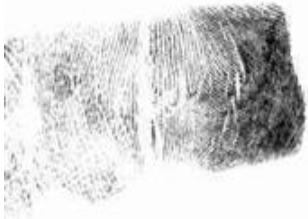


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MAHAPITHA CONSTRUCTION PVT. LTD.

egarwal


Designated Partner



764

Chinditi Roy
D/O - Alok Kumar Roy
16, K.R. Bose Street.
Kolkata - 700004.
Service.




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- iii) That the said **Bishwanath Sardar**, who was Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his only wife Mrs. Shachirani Sardar, three sons namely **Samir Sardar, Bhola Sardar and Shankar Sardar**, and three daughters namely **Rupa Kahar, Krishna Kahar and Jhuma Mondal**, as his only heirs, heiresses and legal representatives, who all upon his death inherited and became entitled to the said **0.1152 Satak**, in the said **R.S. & L.R. Dag No.229 and 0.1160 Satak** in the said **R.S. & L.R. Dag No. 231**, absolutely and forever;
- iv) In the events aforesaid the Vendors herein became seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats, amongst other properties, to **FIRSTLY ALL THAT** the piece and parcel of land containing an area of **0.1152 Satak** in **R.S. & L.R. Dag No.229** (out of total area of 9 sataks comprised in the said Dag) **AND SECONDLY ALL THAT** the piece and parcel of land containing an area of **0.1160 Satak** in **R.S. & L.R. Dag No.231** (out of total area of 13 sataks comprised in the said Dag), both recorded under **L.R. Khatian No.1106** (in the name of Bishwanath Sardar), both aggregating to a total area of **0.2312 Satak**, in **Mouza Chakpachuria (J.L. No. 33)**, Police Station New Technocity (formerly New Town and prior thereto Rajarhat), in the District of North 24-Parganas, Sub-Registration Office ADSR, Rajarhat, (formerly Bidhannagar), fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the said Property**";
- v) That the said Property is free from all encumbrances mortgages charges liens lispensens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- vi) That the Vendors are in possession of the said Property without any disturbance obstruction claim or objection whatsoever from any person or persons;
- vii) That the Vendors have duly made payment of the Khajana in respect of the said Property;
- viii) That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any

other act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;

- ix) That the Vendors never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or the Urban Land (Ceiling & Regulation) Act, 1976 any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- x) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- xi) That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- xii) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xiii) That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring the said Property unto and in favour of the Purchasers;
- xiv) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save

and except the Vendors, no other person can claim any right title or interest whatsoever in the said Property or any part thereof;

- xv) That the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.

B. The Vendors, being in urgent need of money, approached the Purchasers and offered to sell the said Property and their share right title and interest therein to the Purchasers and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendors as hereinbefore and also hereinafter contained and believing the same to be true and correct and acting on faith thereof, the Purchasers agreed to purchase and acquire the said Property from the Vendors absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Property.

C. The Purchasers have at or before execution of this deed of sale paid to the Vendors the entire amounts of the mutually agreed consideration and have called upon the Vendors to grant this conveyance in favour of the Purchasers.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.5,38,532/= (Rupees Five Lacs Thirty Eight Thousand Five Hundred Thirty Two)** only of the lawful money of the Union of India in hand and well and truly paid and/or deemed to have been paid by the Purchasers to the Vendors at or before the execution hereof (the receipt whereof the Vendors do and each

of them doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do and each of them doth hereby indefeasibly unconditionally and absolutely grant sell convey transfer assign and assure unto and to the Purchasers **All That the said Property**, fully mentioned and described in the **SCHEDULE** hereunder written with all ownership share rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendors (if any) in or upon in the said Dag/s (to the end intent and effect that upon execution of this deed, the Vendors shall stand divested of all their rights title and interest in the said Dag/s in favour of the Purchaser) and also in all roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property or any of them **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidence thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any of them or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

II. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or the Vendors' predecessors-in-title.
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any

of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and each of them and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any person or persons claiming as aforesaid.

- (vi) **AND THAT** the Vendors and each of them and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or the Vendors' predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers or any of them.
- (vii) **AND THAT** the Vendors and each of them shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers or any of them produce or cause to be produced to the Purchasers or their agent or agents or any person or persons as the Purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Property, including the Parcha and those hereinbefore recited, which have not been expressly delivered by the Vendors to the Purchasers, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers or any of them and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.
- (viii) **AND ALSO THAT** the Vendors and each of them shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and each of

them and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or any of them or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendors to the said Property or any of them or by reason of any of the representations declarations and assurances made and/or given by the Vendors to the Purchasers being found to be untrue, incorrect, false or misleading.

- (ix) **AND ALSO THAT** notwithstanding anything elsewhere to the contrary contained in this deed or in the records of rights or anywhere else, it is hereby declared recorded and confirmed by the Vendors and each of them that the Vendors and each of them are hereby conveying unto the Purchasers all and whatever their respective rights title and interest in the said Dag (mentioned in the Schedule hereunder written) to the end and intent that with effect from this day the Vendors and each of them shall stand fully divested of all their respective rights title and interest in the said Dag and the Purchasers shall be the full and absolute owners thereof and in case any share right title or interest be found to be vested in the Vendors or any of them, then the same shall also be deemed to have been transferred and conveyed in favour of the Purchasers by these presents itself.

III. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

- i) **THAT** the Vendors are and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Property for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchasers and the Vendors shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;
- ii) **AND THAT** the said Property is under the Vendors' own direct possession and that there is no Bargadar or BhagChasi in the said Property or any part thereof;
- iii) **AND THAT** the Vendors have duly complied with all provisions of law before executing and registering these presents.
- iv) **AND THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers

herein from time to time for having the name of the Purchasers mutated in respect of the said Property hereby sold and conveyed.

THE SCHEDULE ABOVE REFERRED TO:

(said Property)

FIRSTLY ALL THAT the piece and parcel of land containing an area of **0.1152 Satak** in **R.S. & L.R. Dag No.229** (out of total area of 9 sataks comprised in the said Dag) **AND SECONDLY ALL THAT** the piece and parcel of land containing an area of **0.1160 Satak** in **R.S. & L.R. Dag No.231** (out of total area of 13 sataks comprised in the said Dag), both recorded under **L.R. Khatian No.1106** (in the name of Bishwanath Sardar), both aggregating to a total area of **0.2312 Satak**, in Mouza **Chakpachuria (J.L. No. 33)**, Police Station Technocity (formerly New Town and prior thereto Rajarhat), in the District of North 24-Parganas, Sub-Registration Office ADSR, Rajarhat, (formerly Bidhannagar), not adjacent to any Road, as delineated in the plan annexed hereto duly bordered thereon in "**RED**":

Boundaries of Dag No.229:

On the North : By Dag No. 226,
 On the South : Partly by Dag Nos. 231 and 233,
 On the East : By Dag No. 230, and
 On the West : By Dag No. 228.

Boundaries of Dag No.231:

On the North : Partly by Dag Nos. 229 and 230,
 On the South : By Dag No. 232,
 On the East : By Dag No. 235, and
 On the West : By Dag No. 233.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the withinnamed **VENDORS** at **Kolkata** in the presence of:

Amit Sharma

AA-11/10, Deshbandhu Nagar
Baguihati, Kolkata-700059

Anindite Roy
16, K.R. Bose Street,
Kolkata - 700004

Sachin Sardar
Vill + PO - Chankipura
P.S. - Teeracity



Sachirani Sardar
Vill + PO - Chankipura
P.S. - Teeracity

(1) (Sachirani Sardar)



Samir Sardar
Vill + PO - Chankipura
P.S. - Teeracity

(2) (Samir Sardar)



Bhola Sardar
Vill + PO - Chankipura
P.S. - Teeracity

(3) (Bhola Sardar)

शुभकर सार्दार

(4) (Shankar Sardar)



शुभकर सार्दार
जो: 01/01/2021
महाराष्ट्र सरकार
मुंबई

(5) (Rupa Kahar alias Rupa Sardar)



रुपा सार्दार
जो: 01/01/2021
महाराष्ट्र सरकार
मुंबई

(6) (Krishna Kahar alias Krishna Sardar)



क्रिष्णा सार्दार
जो: 01/01/2021
महाराष्ट्र सरकार
मुंबई

(7) (Jhuma Mondal alias Jhuma Sardar)

x

SIGNED SEALED AND DELIVERED by the
withinnamed **PURCHASERS** at **Kolkata**
in the presence of:

Amit SHARMA

AA-11/10-Deshbandhu Nagar
Baguihati, Kolkata- 700059

Anindita Roy
16, K.R. Bose Street,
Kolkata - 700004.

Witnesses Sealed

GOURIK BUILDERS LLP

Deepan Agarwal
Authorised Signatory

GAJPATI CONSTRUCTIONS LLP

beegam
Designated Partner

MAJADITHA CONSTRUCTIONS LLP

agarwal
Designated Partner

STORICK CONSTRUCTORS LLP

Authorised Signatory

Tansy Worth LLP

beegam
Designated Partner

ACOTECH PLAZA PRIVATE LIMITED

Director Authorised Signatory

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED on and from the within named Purchasers the within mentioned sum of **Rs.5,38,532/= (Rupees Five Lacs Thirty Eight Thousand Five Hundred Thirty Two)** only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

By and out of Cheques all dated 21.06.2021 drawn on Bank of Maharashtra, Salt Lake Sector 1 Branch, Kolkata 700064, drawn by the Purchasers in favour of the Vendors and as directed and instructed by the Vendors, as detailed herein:

Sl. No.	Cheque No.	Name	Gross Consideration (Rs.)	TDS (Rs.)	Consideration paid (Rs.)
1	058163	(1) SMT. SACHIRANI SARDAR	31,310/-	313/-	30,997/-
2	058165	(2) SAMIR SARDAR	1,37,764/-	1,378/-	1,36,386/-
3	058164	(3) BHOLA SARDAR	1,37,764/-	1,378/-	1,36,386/-
4	058166	(4) SHANKAR SARDAR	1,37,764/-	1,378/-	1,36,386/-
5	058161	(5) SMT. RUPA KAHAR	31,310/-	313/-	30,997/-
6	058160	(6) SMT. KRISHNA KAHAR	31,310/-	313/-	30,997/-
7	058162	(7) SMT. JHUMA MONDAL	31,310/-	313/-	30,997/-
TOTAL			5,38,532/-	5,386/-	5,33,146/-
			-		-

(Rupees Five Lacs Thirty Eight Thousand Five Hundred Thirty Two) only



Handwritten signature of Sachirani Sardar in Odia script.

(1) (Sachirani Sardar)



Handwritten signature of Samir Sardar in Odia script.

(2) (Samir Sardar)



(3) (Bhola Sardar)

শঙ্কর সর্দার

(4) (Shankar Sardar)



রুপা সর্দার
রুপা সর্দার

(5) (Rupa Kahar alias Rupa Sardar)



ক্রিশ্ণা সর্দার
ক্রিশ্ণা সর্দার

(6) (Krishna Kahar alias Krishna Sardar)



জুমা সর্দার
জুমা সর্দার

(7) (Jhuma Mondal alias Jhuma Sardar)
(Vendors)**WITNESSES:**

1. Amit Sharma
2. Chandita Ray
3. Koushik Saha

Drafted, read over and explained by
me in Bengali Language to the
Vendors

Shreyas Chakrabarty
16/07/2021

Advocate

High Court, Calcutta

MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING
R.S. & L.R. DAG NO. 229, 231 IN MOUZA - CHAKPACHURIA P.S.-RAJARHAT,
J.L. NO.-33, IN THE DISTRICT OF 24 NORTH PARGANAS.

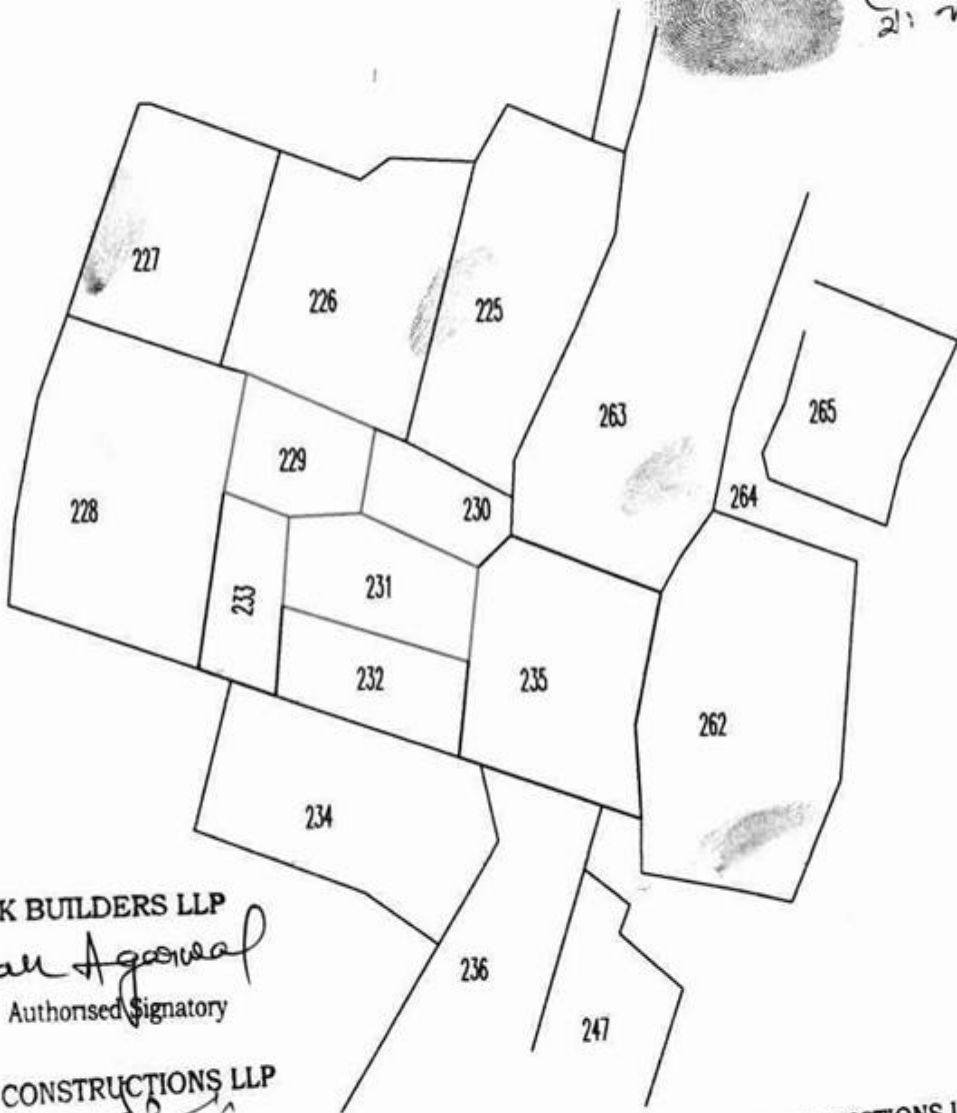


NOTE:- Outline of R.S. & L.R. Dag No. 229, 231 shown within "RED" borders,
out of which 0.2312 satak is subject matter of foregoing document.

Handwritten signature



Handwritten note: 21/07/2021



GOURIK BUILDERS LLP

Deepan Agarwal
Authorised Signatory

GAJPATI CONSTRUCTIONS LLP

Deepan Agarwal
Designated Partner

Tansy Worth LLP

Deepan Agarwal
Designated Partner

MALADITHA CONSTRUCTIONS LLP

Deepan Agarwal
Designated Partner

STORICK CONSTRUCTORS LLP

Deepan Agarwal
Authorised Signatory

ACOTECH PLAZA PRIVATE LIMITED

Deepan Agarwal
Director/Authorised Signatory

Seller

SPECIMEN FORM FOR TEN FINGER PRINTS



Sachinram

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

Handwritten signature and text in Devanagari script.



Samir

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

Handwritten signature and text in Devanagari script.



Akshay

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

Handwritten signature and text in Devanagari script.

Seller

SPECIMEN FORM FOR TEN FINGER PRINTS

Shankar



Shankar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
Right Finger					

Rupa



Rupa

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
Right Finger					

Krishna



Krishna

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
Right Finger					

Sollet

SPECIMEN FORM FOR TEN FINGER PRINTS

Jhama



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

Handwritten signature and notes in Devanagari script.



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

Buaya

SPECIMEN FORM FOR TEN FINGER PRINTS

Deepak
(Gorvik)



Deepak Agarwal	Left Finger					
	Right Finger					

Vijay Ji
(Gajpati + Tambe)



Vijay Ji	Left Finger					
	Right Finger					

Somant
(Makhathe)



Somant	Left Finger					
	Right Finger					

Buyer
✓

SPECIMEN FORM FOR TEN FINGER PRINTS

Rajati
(Storick +
Aestek)



Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192021220018528818	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	22/06/2021 11:08:41	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9169667445738	BRN Date:	22/06/2021 11:06:57
Gateway Ref ID:	211736590778	Method:	HDFC Retail Bank NB
Payment Status:	Successful	Payment Ref. No:	2000980977/1/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	GOURIK BUILDERS LLP
Address:	1425 LASKARHAT
Mobile:	9903953188
EMail:	deepakagarwal086@gmail.com
Depositor Status:	Buyer/Claimants
Query No:	2000980977
Applicant's Name:	Miss Anindita Roy
Identification No:	2000980977/1/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000980977/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	26947
2	2000980977/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	5399
Total				32346

IN WORDS: THIRTY TWO THOUSAND THREE HUNDRED FORTY SIX ONLY.





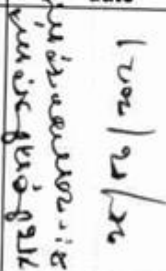


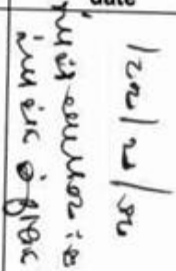


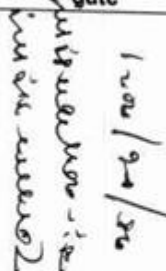
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15022000980977/2021



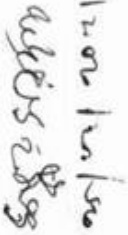


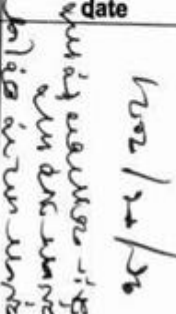


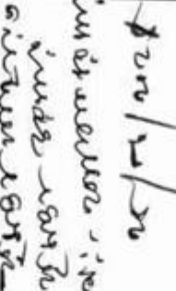


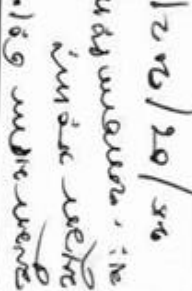
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Sachirani Sardar Chakpachuria, City:- , P.O:- Chakpachuria, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156	Seller			 12/02/21
2	Mr Samir Sardar Chakpachuria, City:- , P.O:- Chakpachuria, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156	Seller			 12/02/21
3	Mr Bhola Sardar Chakpachuria, City:- , P.O:- Chakpachuria, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156	Seller			 12/02/21



Query No:-15022000980977/2021, 24/06/2021 03:09:57 PM D.S.R. - II NORTH 24-PARGANAS



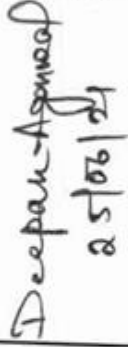






I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Shankar Sardar Chakpachuria, City:- , P.O:- Chakpachuria, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156	Seller			 12/02/20/20
5	Mrs Rupa Kahar Alias Mrs Rupa Sardar Chakpachuria, City:- , P.O:- Chakpachuria, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156	Seller			 12/02/20/20
6	Mrs Krishna Kahar Alias Mrs Krishna Sardar Chakpachuria, City:- , P.O:- Chakpachuria, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156	Seller			 12/02/20/20
7	Mrs Jhuma Mondal Alias Mrs Jhuma Sardar Chakpachuria, City:- , P.O:- Chakpachuria, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156	Seller			 12/02/20/20





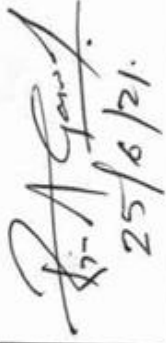


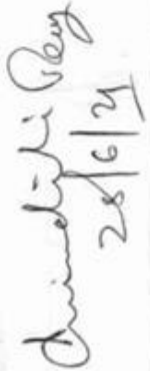
Query No:-15022000980977 / 2021 PARGANAS, BARASAT, 12:57 PM D.S.R. - II NORTH 24-PARGANAS

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Deepak Agarwal P-274, CIT Scheme VIM, Manicktala Main Road, 2nd Floor, Kankurgachi, City:- Kolkata, , P.O:- Kankurgachi, P.S:- Phulbagan, District:- Kolkata, West Bengal, India, PIN:- 700054	Representative of Buyer [Gourik Builders LLP]			 25/06/21
9	Mr Vijay Kumar Agarwal DE2/A, Deshbandhu Nagar, City:- , P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Representative of Buyer [Gajpati Constructions LLP] ,[Tansy Worth LLP]			 25/06/21
10	Mr Saswat Kumar Agarwal BJ81, Salt Lake City, Sector 2, City:- , P.O:- Bidhannagar, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091	Representative of Buyer [Mahapitha Constructions LLP]			 25/06/21



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	Mr Rajat Agarwal 23A, Asutosh Choudhary Avenue, Tirumani, 19th Floor, Flat No: 1902, City:- , P.O:- Ballugunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Buyer [Storick Constructors LLP] ,[Acotech Plaza Private Limited]			 25/6/21.
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Miss Anindita Roy Daughter of Mr Alok Kumar Roy 16, Krishna Ram Bose Street, City:- Kolkata, , P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004	Mrs Sachirani Sardar, Mr Samir Sardar, Mr Bholu Sardar, Mr Shankar Sardar, Mrs Rupa Kahar, Mrs Krishna Kahar, Mrs Jhuma Mondal, Mr Deepak Agarwal, Mr Vijay Kumar Agarwal, Mr Sasw Kumar Agarwal, Mr Rajat Agarw			 28/6/21




(Amitava Dutta)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
II NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

MSQ → Bismanath
233+235

8

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
OAIPS3072Q



नाम / Name
SHACHIRANI SARDAR
पिता का नाम / Father's Name
BHANU SARDAR



शुद्धी के लिए
संशोधित किया गया

4.07


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/684666
 পরিচয় পত্র



Elector's Name : SARDAR SHACHIRANI
 নির্বাচকের নাম : সরদার শচীরানী
 Father/Mother/
 Husband's Name : BISHWANATH
 পিতা/মাতা/স্বামীর নাম : বিশ্বনাথ
 Sex : F
 লিঙ্গ : স্ত্রী
 Age as on 1.1.1995 : 42
 ১১১৯৯৫-এ বয়স : ৪২



শচীরানী সরদার
 স্বাক্ষর : - সরদার শচীরানী

Address PART NO. 229
 PATHARGHATA
 NORTH 24 - PARGANAS

ঠিকানা পার্ট নং: ২২৯
 পাথরঘাটা
 উত্তর ২৪ - পরগনা

Facsimile Signature
 Electoral Registration Officer
 নির্বাচক-নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C.) Assembly Constituency
 ০৯১-রাজারহাট (স.স.) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT
 স্থান : বারাসাত
 Date : 09.04.95
 তারিখ : ০৯.০৪.৯৫



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ওপিকাঙ্কিত আইডি / Enrollment No. : 1111/19257/00848

To
Shachirani Sardar
 শচিরানী সর্দার
 27/01/2013
 Chakpachuria
 Chakpachuria, North Twenty Four Parganas
 West Bengal - 700156
 9836662316



শচিরানী সর্দার
 ক: শচিরানী সর্দার



KL179828690DF

17982869



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2570 9141 9707

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শচিরানী সর্দার
Shachirani Sardar
 পিতা: শচু সর্দার
 Father : BHANU SARDAR

জন্ম/Year of Birth: 1953
 লিঙ্গ / Female

2570 9141 9707



আধার - সাধারণ মানুষের অধিকার



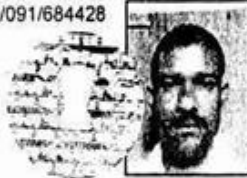
— यदि खोया हो तो —
शु. - चरमरुम २०११





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/20/091/684428



নির্বাচকের নাম : সমীর সরদার
Elector's Name : Samir Sardar
পিতার নাম : বিশ্বনাথ সরদার
Father's Name : Biswanath Sardar
লিঙ্গ/Sex : পুং/M
জন্ম তারিখ
Date of Birth : 01/01/1974



সমীর সরদার
স্বাক্ষরিত: - সমীর সরদার

WB/20/091/684428

ঠিকানা:
সর্দার পাড়া, চাকপাঞ্চুরিয়া, নিউ টাউন, উত্তর ২৪
পার্শ্বাঞ্চল-700156

Address:
SARDAR PARA, CHAKPANCHURIA, NEW
TOWN, NORTH 24 PARGANAS-700156

Date: 28/11/2015

115-রাজারহাট নিউটাউন বিধান সভার নির্বাচক নিয়ন্ত্রণ
অধিকারিকের স্বাক্ষরে অনুমোদিত
Facsimile Signature of the Electoral
Registration Officer for
115-Rajarhat New Town Constituency

ত্রিকাল পরিবর্তন হলে পুনঃ ত্রিকাল মেয়াদে নির্বাচক নম্বর ও একটি
সম্পর্কে নতুন পরিবর্তন পত্রের মাধ্যমে নির্বাচক নম্বর এই
পত্রের মাধ্যমে সংশ্লিষ্ট উক্ত নম্বর।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

196671



ভারতীয় শিপিং পরিচয় প্রমাণিকা
ভারত সরকার
 Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1111/19268/01384

To
SAMIR SARDAR
 সর্দার সমীর
 CHAKPACHURIA
 Chakpachuria
 Chakpachuria, North Twenty Four Parganas
 West Bengal - 700156

27/01/2013



KL184450145DF

18445014



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8804 3652 9437

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সর্দার সমীর
SAMIR SARDAR
 পিতা : বিস্বানথ সর্দার
 Father : BISWANATH SARDAR

জন্ম তারিখ/Year of Birth: 1974
 পুরুষ/Male



8804 3652 9437

আধার - সাধারণ মানুষের অধিকার



সর্দার সমীর
 স্বাক্ষর: সর্দার সমীর

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHOLA SARDAR
BISHWANATH SARDAR

01/01/1977
Permanent Account Number
EAKPS9441F

Signature



Handwritten signatures in Hindi

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, नवी मुंबई, महाराष्ट्र,
नवी मुंबई - 400 614.

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচকের সচিব পরিচয় পত্র ELECTOR PHOTO IDENTITY CARD
YMM2640795



নাম : ভলু সর্দার
Name : Bholu Sardar
পিতার নাম : বিস্বনাথ সর্দার
Father's Name : Biswanath Sardar



স্বাক্ষর
Bholu Sardar