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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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AG 302960

THIS INDENTURE made this 25<sup>th</sup> day of June Two Thousand  
Twenty-One

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

SL. NO. 1001 Dt. 13/05/21  
NAME. HDFC Bank Ltd.  
ADDRESS. 3A, Guwacaday Road.  
Kolkata-79  
RS. 100/-

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

*R. A. Ganguly*



752 (752)



STORICK CONSTRUCTORS LLP  
*R. A. Ganguly*  
Authorised Signatory

ACOTECH PLAZA PRIVATE LIMITED  
*R. A. Ganguly*  
Director/Authorised Signatory



765

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

25 JUN 2021

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766

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**BETWEEN (1) (SMT.) PADMABALA SARDAR** (PAN:GHQPS4790L, Aadhaar Card No.920838088958, Voter Card No.GGC4181442) wife of Late Chotokhoka alias Late Dilip Sardar (son of Late Anath Sardar and Late Prachi Sardar), residing at village & Post Office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal-700135, **(2) SANNASI SARDAR** (PAN:GHQPS4789P, Aadhaar Card No.404154892994, Voter Card No.YMM1128263) son of Late Chotokhoka alias Late Dilip Sardar and grandson of Late Anath Sardar and Late Prachi Sardar) residing at village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal-700135, and **(3) (SMT.) RINA HALDAR alias SARDAR** (PAN:BBDPH0035H, Aadhaar Card No.523281099327, Voter Card No.FFL1598457) wife of Mrityunjoy Haldar and daughter of Late Chotokhoka alias Late Dilip Sardar and granddaughter of Late Anath Sardar and Late Prachi Sardar residing at Santara Dakshin Bodra, Post Office Gobindapur, Police Station Bhangar, South 24 Parganas, West Bengal-743502, all by Caste-Hindu, all by Nationality-Indian –all hereinafter 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;**

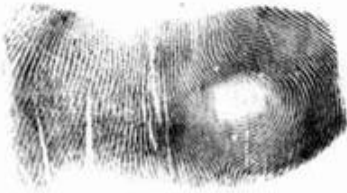
**AND**

**(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, 2<sup>nd</sup> Floor, Kankurgachi, Kolkata 700054, Police Station Phool Bagan, Post Office Kankurgachi, **(2) 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



767

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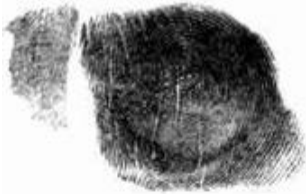


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GOURIK BUILDERS LLP

Deepan Agarwal  
Authorised Signatory



761

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District Sub Registrar-II  
North 24 Parganas, Barasat

GAJPATI CONSTRUCTIONS LLP  
Keegamb  
Designated Partner

25 JUN 2021

Identified by me

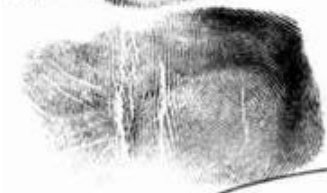


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Tansy Worth LLP  
Keegamb  
Designated Partner

Amindita Roy

D/O - Alek Kumar Roy  
16, K.R. Bose Strud.  
Kolkata - 700004  
Service



762

MAHAPTHA CONSTRUCTIONS LLP  
Keegamb  
Designated Partner




764

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, 19<sup>th</sup> 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, 19<sup>th</sup> 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 **OTHERPART:**

**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;



  
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- ib) That the said **Chotokhoka alias Dilip Sardar**, is recorded as the owner of **ALL THAT** the piece and parcel of land containing an area of **0.0715 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.618** (in the name of Chotokhoka alias Dilip 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, **Chotokhoka alias Dilip 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 Chotokhoka alias Dilip 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 **Chotokhoka alias Dilip 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.618** (in the name of Chotokhoka alias Dilip 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;
- iii) That the said Chotokhoka alias Dilip 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 sole widow namely **Padmabala Sardar**, one son namely **Sannasi Sardar** and one daughter namely **Rina Haldar (Sardar)**, 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.618** (in the name of Chotokhoka alias Dilip Sardar), 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), 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 lispendens 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.8,39,107/= (Rupees Eight Lacs Thirty Nine Thousand One Hundred Seven)** 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.618** (in the name of Chotokhoka alias Dilip 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:

1) Amit SHARMA  
AA-11/10, Deshbandhu Nagar  
Baguihati, Kolkata - 700059



Handwritten signature of Padmabala Sardar in Bengali script.


(1) (Padmabala Sardar)

2) Chandika Ray  
16, K.R. Bose Street.  
Kolkata - 700004

Handwritten signature of Sannasi Sardar in Bengali script.

(2) (Sannasi Sardar)

3) Rina Haldar alias Rina Sardar  
P.O. - Terao city.



Handwritten signature of Rina Haldar alias Rina Sardar in Bengali script.

(3) (Rina Haldar alias Rina Sardar)

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

**GOURIK BUILDERS LLP**  
*Deepak Agarwal*  
Authorised Signatory

1) **AMIT SHARMA**  
AA-11/10, Deshbandhu Nagar  
Baguihati, Kolkata. 700059

**GAJPATI CONSTRUCTIONS LLP**  
*Deepak Agarwal*  
Designated Partner

2) **Chindita Ray**  
16, K.R. Bose Street.  
Kolkata 700004

**MAJADITHA CONSTRUCTIONS LLP**  
*Deepak Agarwal*  
Designated Partner

3) **WORTH'N' SURE**  
VIIP - Clock Tower  
P.S. Teerapally.

**STORICK CONSTRUCTORS LLP**  
*Deepak Agarwal*  
Authorised Signatory

**Tansy Worth LLP**  
*Deepak Agarwal*  
Designated Partner

**ACOTECH PLAZA PRIVATE LIMITED**  
*Deepak Agarwal*  
Director/Authorised Signatory

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** on and from the withinnamed Purchasers the withinmentioned sum of **Rs.8,39,107/=** (Rupees Eight Lacs Thirty-Nine Thousand One Hundred Seven) 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	058167	(1) SMT. PADMABALA SARDAR	31,310/-	313/-	30,997/-
2	058169	(2) SANNASI SARDAR	7,76,487/-	7,765/-	7,68,722/-
3	058168	(3) SMT. RINA HALDAR	31,310/-	313/-	30,997/-
<b>TOTAL</b>			<b>8,39,107/-</b>	<b>8,391/-</b>	<b>8,30,716/-</b>
			-		-

**(Rupees Eight Lacs Thirty Nine Thousand One Hundred Seven) only**



*Handwritten signature in Hindi script, likely belonging to Padmabala Sardar.*

**(1) (Padmabala Sardar)**

*Handwritten signature in Hindi script, likely belonging to Sannasi Sardar.*

**(2) (Sannasi Sardar)**

১৬/০৭/২০২১  
 ১৫/০৭/২০২১  
 ১৫/০৭/২০২১

(3) (Rina Haldar alias Rina Sardar)

(Vendors)

**WITNESSES:**

1. Amit Sharma

2. Anindita Roy

3. Neeraj Kumar

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

Pranoyshubhra  
 ১৫/০৭/২০২১

Advocate

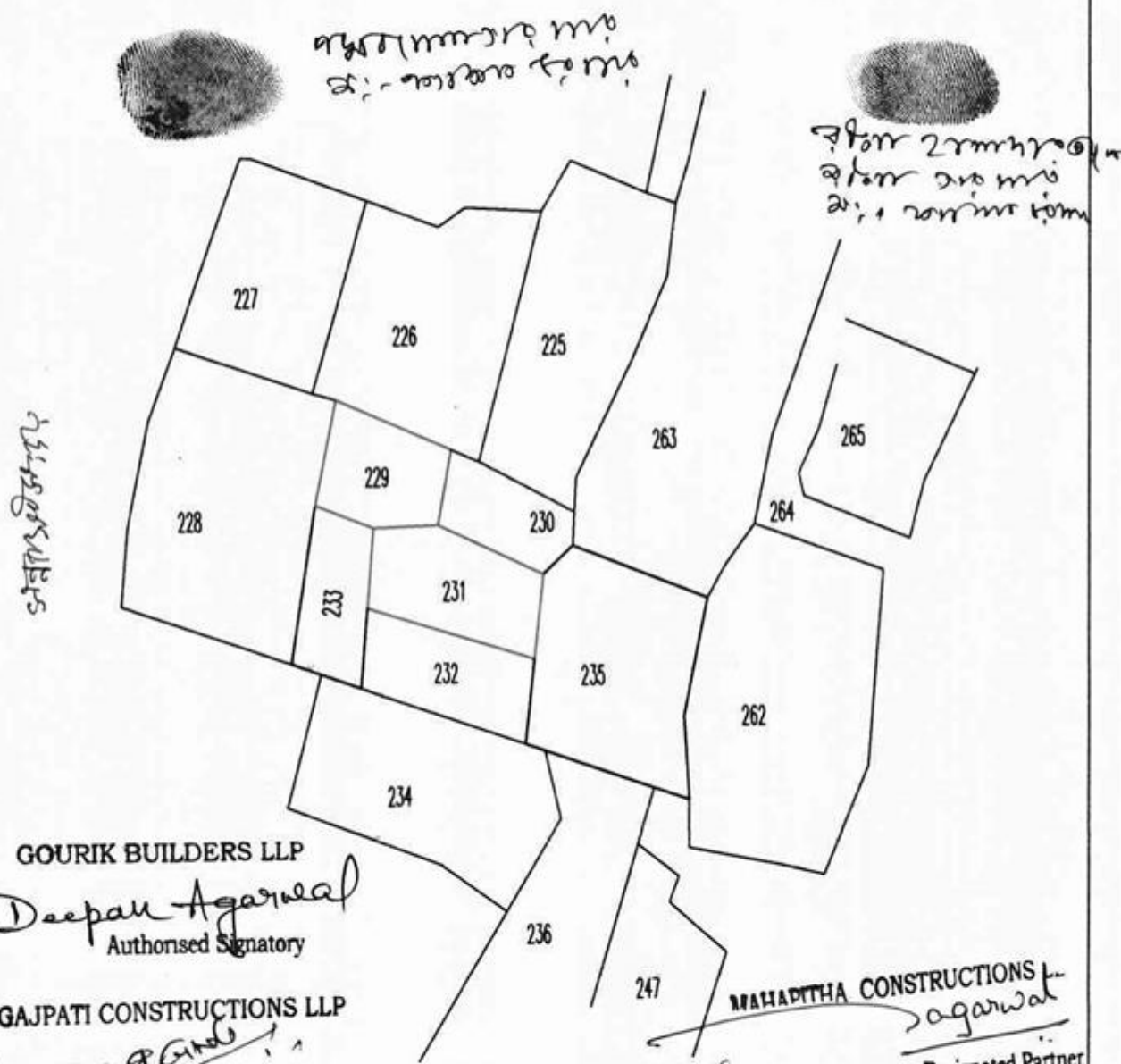
High Court, Calcutta

(S. PRANOYSHUBHRA)

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.



GOURIK BUILDERS LLP

*Deepan Agarwal*  
Authorized Signatory

GAJPATI CONSTRUCTIONS LLP

*Deepan Agarwal*  
Designated Partner

Tansy Worth LLP

*Deepan Agarwal*  
Designated Partner

STORICK CONSTRUCTORS LLP

*Deepan Agarwal*  
Authorized Signatory

MAHAPATHA CONSTRUCTIONS

*Deepan Agarwal*  
Designated Partner

ACOTECH PLAZA PRIVATE LIMITED

*Deepan Agarwal*  
Director/Authorized Signatory



**SPECIMEN FORM FOR TEN FINGER PRINTS**

Seller

Padmabala



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

Handwritten signature in Telugu script.

Samsari



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

Handwritten signature in Telugu script.

Rina



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

Handwritten signature in Telugu script.

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Buyer

Deepak  
(Gowarik)



Deepak Agarwal

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

Vijay Ji  
(Gajhota +  
Tansy)



Vijay Ji

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

Sarwat Ji  
(Mahapatra)



Sarwat Ji

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

Buyer

### SPECIMEN FORM FOR TEN FINGER PRINTS

Rajat Ji  
(storick +  
Acotech)



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

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

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



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

**GRN Details**

<b>GRN:</b>	192021220018525338	<b>Payment Mode:</b>	Online Payment (SBI Epay)
<b>GRN Date:</b>	22/06/2021 11:04:04	<b>Bank/Gateway:</b>	SBIEPay Payment Gateway
<b>BRN :</b>	5959725425028	<b>BRN Date:</b>	22/06/2021 11:06:29
<b>Gateway Ref ID:</b>	211736585788	<b>Method:</b>	HDFC Retail Bank NB
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2000981465/2/2021

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	GOURIK BUILDERS LLP
<b>Address:</b>	1425 LASKARHAT
<b>Mobile:</b>	9903953188
<b>EMAIL:</b>	deepakagarwal086@gmail.com
<b>Depositor Status:</b>	Buyer/Claimants
<b>Query No:</b>	2000981465
<b>Applicant's Name:</b>	Mr Anindita Roy
<b>Identification No:</b>	2000981465/2/2021
<b>Remarks:</b>	Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000981465/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	41975
2	2000981465/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	8405
3	2000981465/2/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	240
			<b>Total</b>	<b>50620</b>

**IN WORDS: FIFTY THOUSAND SIX HUNDRED TWENTY 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 15022000981465/2021



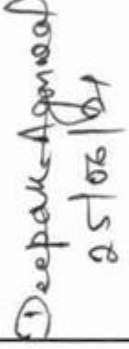






I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Padma Bala Sardar Alias Mrs Padmabala Sardar Chakpachuria, Village:- Chakpachuria, P.O:- Chakpachuria, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			<i>Handwritten signature and date: 12/02/2021</i>
2	Mr Sannasi Sardar Chakpachuria, Village:- Chakpachuria, P.O:- Chakpachuria, P.S:-New Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700135	Seller			<i>Handwritten signature and date: 12/02/2021</i>
3	Mrs Rina Haldar Alias Mrs Rina Sardar Santara Dakshin Bodra,, City:- , P.O:- Gobindapur, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			<i>Handwritten signature and date: 12/02/2021</i>



Query No:-15022000981465/2021, 24/06/2021 03:30:16 PM D.S.R. - II NORTH 24-PARGANAS



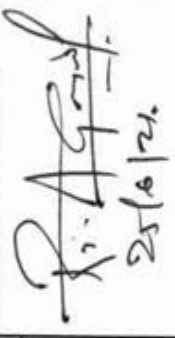



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr 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 ]			 25/06/21
5	Mr Vijay Kumar Agarwal DE 2/A, Deshbandhu Nagar, City:- , P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Representative of Buyer [Gajpati Constructions ] ,[Tansy Worth ]			 25/6/21
6	Mr Saswat Kumar Agarwal BJ 81, Salt Lake City, Sector 2, City:- , P.O:- Sech Bhawan, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091	Representative of Buyer [Mahapitha Constructions ]			 25/6/21





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
7	Mr Rajat Agarwal 23A, Asutosh Choudhary Avenue, Tirumani, 19th Floor, Flat No: 1902, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Buyer [Storick Construct ors ] ,[Acotech Plaza ]			 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 Padma Bala Sardar, Mr Sannasi Sardar, Mrs Rina Haldar, Mr Deepak Agarwal, Mr Vijay Kumar Agarwal, Mr Saswat Kumar Agarwal, Mr Rajat Agarwal			 25/6/21

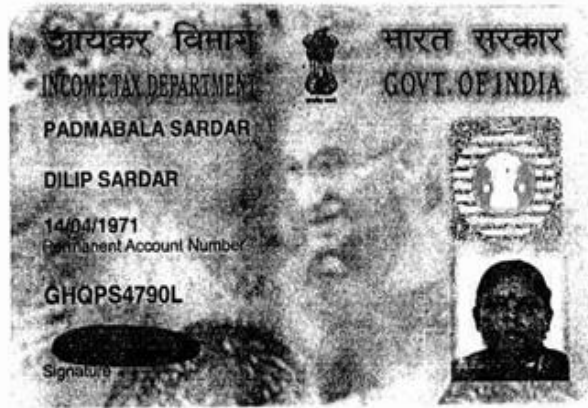


(Amitava Dutta)

DISTRICT SUB-REGISTRAR

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


Shivom - Chotokhoka  
229 + 231



शिवोम - चोखोका  
229 + 231



  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
**GGC4181442**



নির্বাচকের নাম : পদ্মাবালা সরদার  
 Elector's Name : Padma Bala Sardar  
 পিতার নাম : দীপলি সরদার  
 Father's Name : Dilip Sardar  
 লিঙ্গ / Sex : স্ত্রী / F  
 জন্ম তারিখ : XX / XX / 1971  
 Date of Birth : XX / XX / 1971




*Handwritten signature*  
*পদ্মাবালা সরদার*

GGC4181442

ঠিকানা:  
 সর্দার পাড়া (পূর্ব পশ্চিম) চক পথার্ঘাটা(উত্তর) পথার্ঘাটা  
 রাজারহাট উত্তর 24 পরগণা 700135

**Address:**  
**Sardar Paha ( East Paschim)Chak**  
**Panchanya(Uttar) Patharghata Rajarhat**  
**North 24 Parganas 700135**



Date: 13/08/2007  
 91-বার্ষিক (ত্রিশদিনী ছাতি) নির্বাচন ক্ষেত্রে নির্বাচক  
 নিবন্ধন পত্র পরিবর্তনের স্বাক্ষরের অনুমতি  
 Electronic Signature of the Electoral  
 Registration Officer for  
 91-Rajarhat (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম  
 যোগ করা হলে নতুন সঠিক পরিচয়পত্র পাওয়ার  
 জন্য নির্বাচক এই পরিচয়পত্রের নথিটি উত্তর 24 পরগণা  
 In the relevant FoIP for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.



ভারত সরকার  
Unique Identification Authority of India  
Government of India

অনৈকাত্মিক আই ডি / Enrollment No.: 1058/19074/05261

To  
Padma Bala Sardar  
শ্রীমতী বাল্য শর্দার  
CHAKPACHURIA  
Chakpachuria  
Chakpachuria North 24 Parganas  
West Bengal - 700059

24/04/2015



KH348199924FT  
34819992



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9208 3808 8958**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



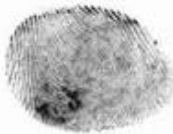
শ্রীমতী বাল্য শর্দার  
Padma Bala Sardar  
পতি : দিলীপ শর্দার  
Husband : Dilip Sardar

জন্মতারিখ / DOB: 29/07/1970  
লিঙ্গ / Female

**9208 3808 8958**



আধার - সাধারণ মানুষের অধিকার



শ্রীমতী বাল্য শর্দার  
শ্রী - দিলীপ শর্দার