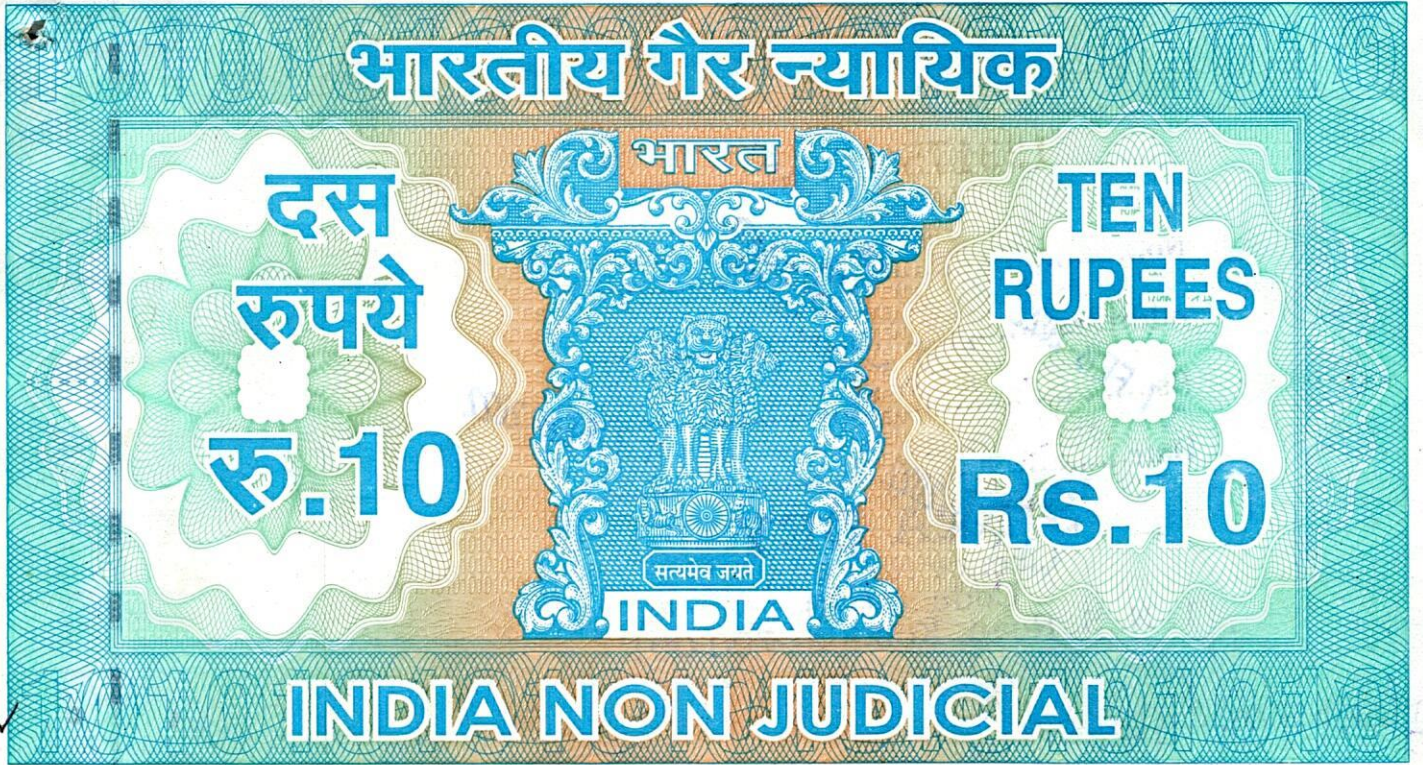


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Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

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

11 APR 2022

THIS INDENTURE made this 7th day of March Two Thousand Twenty-Two BETWEEN

199175

No.....
Address.....
Rs.....
Date.....

17 FEB 2022

17 FEB 2022

SARAOGI & COMPANY
ADVOCATES
7B, K. S. ROY ROAD,
KOLKATA-700 001

SIPRA DEY

Licence No.: 18A
Code : 1070

1, N. S. Road, Kolkata-700 001

Deepan Agarwal



491

GOURIK BUILDERS LLP

Deepan Agarwal
Authorized Signatory



492

GAJPATI CONSTRUCTIONS LLP

Pegawad
Authorized Signatory

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

07 MAR 2022



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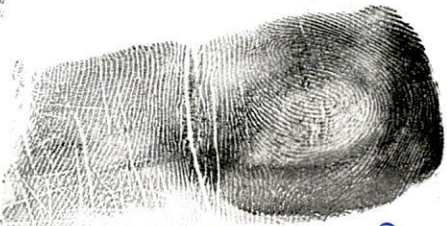
MAHAPITHA CONSTRUCTIONS LLP

Pegawad
Designated Partne.

(1) (SMT.) DIPALI SARDAR (PAN: NDHPS6601E, Aadhaar Card No.: 848716610463, Voter Card No.: GGC4181368) wife of Late Hiru alias Hirulal Sardar, **(2) DEBU SARDAR** (PAN: FZLPS3897C, Aadhaar Card No.: 294843458846, Voter Card No.: YMM2178663) son of Late Hirulal alias Hiru Sardar and grandson of Late Santosh Sardar both residing at Sardar Para (Purba-Paschim), Patharghata, Chakpachuria, New Town, North 24 Parganas, Post Office-Chakpachuria, Police Station-Technocity, West Bengal 700156 **(3) KARTICK NASKAR (also known as Kartick Sardar)** (PAN: AZEPN9633M, Aadhaar Card No.: 386334763702, Voter Card No.: XVM1781947), son of Late Hiru Sardar and grand son of Late Santosh Sardar, **(4) (Smt.) SUDHA NASKAR alias SUDHA SARKAR alias SUDHA SARDAR** (PAN: AWXPN4022E, Aadhaar Card No.: 581287785646, Voter Card No.: XVM1633619) wife of Rajkumar Sarkar and daughter of Late Hiru Sardar both residing at Sir Ramesh Mitra Road, Kadihati, North Dumdum (m), North 24 Paraganas, Post Office-Ganti, Police Station-Airport, West Bengal 700132, and **(5) (Smt.) MAMONI PAUL (also known as Mamoni Sardar)** (PAN: CRJPP6386D, Aadhaar Card No.: 521984796754, Voter Card No.: XOY2186997) wife of Sanjoy Paul and daughter of Late Hiru Sardar, residing at 43, Dakshindari, Rishi Arbindo Colony, South Dumdum, Lake Town, Sreebhumi, North 24 Paraganas, Post Office-Sreebhumi, Police Station-Lake Town, West Bengal 700048, 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 and each of their respective heirs, legal representatives, successors, executors and administrators and assigns) of the **ONEPART:**

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 Id Card No. YUP2266369) son of Sri Sushil Kumar Agarwal, residing at No.P-274, CIT Scheme VIM, Manicktala Main Road, Kolkata 700054, **(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 Authorised Signatory, Mr. Saswat Kumar Agarwal (PAN: BDHPA4103R, Aadhaar 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, **(3) MAHAPITHA CONSTRUCTIONS LLP**, (PAN: ABLFM8325J, LLPIN: AAP-7399) a Limited Liability Partnership registered under the



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STORICK CONSTRUCTORS LLP

[Signature]
Authorised Signatory



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Tansy Worth LLP

[Signature]
Authorised Signatory



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ACOTECH PLAZA PRIVATE LIMITED

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Director/Authorised Signatory

[Signature]

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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, ^{Authorised Signatory Mr. Rajat Agarwal} **(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 Authorised Signatory, 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, **(6) ACOTECH PLAZA PRIVATE LIMITED**, (PAN: AAOCA3461C, CIN: U45400WB2016 PTC210238) 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) 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, ^{by Caste-Hindu and 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 and each of their respective successors or successors-in-interest and assigns) of the **OTHERPART:**

WHEREAS:

- A. The Vendors herein have held out, represented before and assured the Purchasers, inter alia, as follows:
- i) That one **Santosh Sardar** was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat, amongst other properties, to **FIRSTLY ALL THAT** the piece and parcel of land containing an area of **1.2 Sataks** (out of total area of 12 sataks comprised in the concerned Dag) being divided and demarcated portion of **L.R. Dag No.232 AND SECONDLY ALL THAT** the piece and parcel of land

6725070,

Deepam Agarwal



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Kartick Naskar



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Sudha Naskar



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অনিদিতা রায়



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District Sub Registrar-II
North 24 Parganas, Barasat


07 MAR 2022

Anindita Ray
Identified by me
Anindita Ray
D/O - Late Akh Ks. Ray
16, K. R. Bose Street
Koh-4

containing an area of **0.4336Sataks** (out of total area of 8 sataks comprised in the concerned Dag) being divided and demarcated portion of **L.R. Dag No.233**, both recorded in **L.R.Khatian No.1686** (in the name of Santosh Sardar), **both aggregating to a total area of 1.6336 Sataks**, in **Mouza Chakpachuria, J.L.No.33**, Police Station Rajarhat, in the District of North 24-Parganas, Sub-Registration Office ADSR, Bidhannagar, Salt Lake City, absolutely and forever;

- ii) That the said Santosh Sardar, 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 six sons namely Hasa Sardar, Sudhangsu Sardar, Astapada Sardar, **Hirulal Sardar**, Lankeswar alias Lankeshwar Sardar, Jiten Sardar and one daughter namely Sujata Haldar (Sardar) as his only heirs heiresses, and legal representatives, all having equal 1/7th share in the said **1.6336Sataks** in both Dags;
- iii) That the said Hiru Sardar, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, also died intestate leaving him surviving his wife **Dipali Sardar** and two sons namely **Debu Sardar, Kartick Sardar** and two daughters namely **Mamoni Sardar and Sudha Sardar** (all being the Vendors herein) as his only heirs, heiresses, and legal representatives;
- iv) In the events aforesaid, the Vendors herein became jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats, amongst other properties, to **FIRSTLYALL THAT** the piece and parcel of land containing an area of **0.1714Sataks**(out of total area of 12sataks comprised in the concerned Dag) being divided and demarcated portion of **L.R. Dag No.232** and **SECONDLYALL THAT** the piece and parcel of land containing an area of **0.0619Sataks** (out of total area of 8 sataks comprised in the concerned Dag) being divided and demarcated portion of **L.R. Dag No.233**,both recorded in **L.R.Khatian No.1363**(in the name of Santosh Sardar), **both aggregating to a total area of 0.2333Sataks** 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**";





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The name of the said SantoshSardar continues to be recorded as the owner in the L.R. Records of Rights;

- v) That the said Property is free from all encumbrances mortgages charges liens lispens 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 hold 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




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