

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)

FIRSTLYALL THAT the piece and parcel of land containing an area of **0.1714Sataks** (out of total area of 12 sataks 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.1686**(in the name of SantoshSardar), **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)having no direct access to any Road, as delineated in the plan annexed hereto duly bordered thereon in "**RED**", and butted and bounded as under:

Related to Dag No.232:




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

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North: Dag No.231

South: Dag No.234

East: Dag No.235

West: Dag No.233

Related to Dag No.233:

North: Dag No.229

South: Dag No.234 and 1212 Part

East: Dag No.231 and 232

West: Dag No.228


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. Chanditika Roy
16, K.R. Bose St.
KOL-4

2. Alok Saran
Vill+PO - Chakpanehuria
PS - Techno city
KOL - 700156


Dipali Sardar

(Dipali Sardar)

Debu Sardar

(Debu Sardar)

Kartick Naskar

(Kartick Naskar alias Sardar)

Sudha Naskar

(Sudha Naskar alias Sardar)

Mamoni Paul

(Mamoni Paul alias Sardar)



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

1. *Anindita Ray*

2. *Atal Kumar*

GOURIK BUILDERS LLP

Deepan Agarwal
Authorised Signatory

GAJPATI CONSTRUCTIONS LLP

Agarwal
Authorised Signatory

MAHAPITHA CONSTRUCTIONS LLP

Agarwal
Designated Partne.

STORICK CONSTRUCTORS LLP

Agarwal
Authorised Signatory


Tansy Worth LLP

Agarwal
Authorised Signatory

ACOTECH PLAZA PRIVATE LIMITED

Agarwal
Director/Authorised Signatory




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RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs.3,90,000/= (Rupees Three Lacs Ninety Thousand)** only being the consideration in full payable under these presents as per memo written herein below:

MEMO OF CONSIDERATION:

By and out of Cheque dated 07.03.22 drawn on Bank of Maharashtra, Branch BE-84, Sector 1, Salt Lake, Bidhan Nagar, Kolkata 700064, drawn by the Purchaser in favour of the Vendors and as directed and instructed by the Vendors, as detailed herein:

Sl. No.	Cheque No. / Cash	Name	Gross Consideration (Rs.)	TDS (Rs.)	Consideration paid (Rs.)
1.	067515	Smt. Dipali Sardar	3,70,000	3700	3,66,300
2.	Cash	Debu Sardar	5,000	0	5,000
3.	Cash	Kartick Naskar alias Sardar	5,000	0	5,000
4.	Cash	Smt. Sudha Naskar alias Sardar	5,000	0	5,000
5.	Cash	Smt. Mamoni Paul alias Sardar	5,000	0	5,000
TOTAL :			3,90,000		3,86,300

(Rupees Three Lacs Ninety Thousand) only

WITNESSES:

1. *Chandika Ray*

2. *Aloke Sen*

(Signature)

 (Dipali Sardar)

(Signature)
 (Debu Sardar)

(Signature)

(Kartick Naskar alias Sardar)

(Signature)

(Sudha Naskar alias Sardar)

(Signature)

(Mamoni Paul alias Sardar)

(VENDORS)

Read over and explained the contents of the document in Bengali and drafted by me,

(Signature)
 Advocate *(Signature)*
 High Court, Calcutta



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How




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