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I-741/2021

भारतीय गैर न्यायिक



INDIA NON JUDICIAL


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48AB 361362

213 1218/2021

THIS INDENTURE made this 15th day of February Two
Thousand Twenty-One BETWEEN

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

22 FEB 2021

93159

SARAOGI & COMPANY
Advocate
7B, N.S. Roy Road
Kolkata - 700 001

No.....

Address.....

Rs.....

Date.....

SIPRA DEY

Licence No.: 28A

Code : 1670

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

Sipra Dey

28 JAN 2021

R.A. Grew



305



ACOTECH PLAZA PRIVATE LIMITED

Director/Authorized Signatory

STORICK CONSTRUCTORS LLP

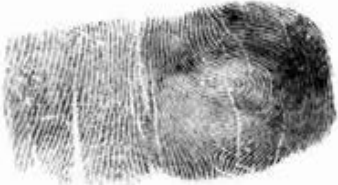
Authorized Signatory

R.A. Grew

Registrar U/S 7(2)

District Sub. Registrar II

24 Pgs (N) Barasat



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GOURIK BUILDERS LLP

Deepran Aggarwal
Authorized Signatory

15 FEB 2021

(1a) **SUKUMAR SARDAR** (PAN: KKDPS3861Q, Voter Id Card: WB/20/091/684389) son of Late Gour Sardar and grandson of Late Rusha Sardar, residing at Sardar Para, Chakpachuria, New Town, village & Post office Chakpachuria, Police Station Technocity (formerly New Town and prior thereto Rajarhat), District North 24 Parganas, West Bengal 700156; (1b) **HARAN SARDAR** (PAN: HJXPS6643J, Voter Id Card: GGC3653003) son of Late Gour Sardar and grandson of Late Rusha Sardar, residing at Sardar Para, Patharghata, Rajarhat, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; (2a) **(SMT.) MINA SARDAR** (PAN: MDYPS5203E, Voter Id Card: WB/20/091/684445) wife of Late Biraj Sardar and daughter-in-law of Late Rusha Sardar, residing at Chakpachuria, Patharghata, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; (2b) **ANO SARDAR** (PAN: EXTPS7989N, Voter Id Card: GGC3037405) son of Smt. Mina Sardar and Late Biraj Sardar, residing at Sardar Para, Patharghata, Rajarhat, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; (2c) **(SMT.) PARBATI SARDAR** alias Parbati Mondal (PAN: LZZPS3925D, Voter Id Card: ZUB1692185) daughter of Smt. Mina Sardar and Late Biraj Sardar, residing at Karaidanga, Kolkata Leather Complex, Post office Bojerhat, Police Station Kolkata Leather Complex, District South 24 Parganas, West Bengal 743502; (2d) **(SMT.) SANKARI HALDAR** alias Sankari Sardar (PAN: BCTPH4483C, Voter Id Card: GGC3652039) daughter of Smt. Mina Sardar and Late Bira alias Biraj Sardar, residing at Sardar Para, Patharghata, Rajarhat, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; (3) **(SMT.) SHANTI SARDAR** (PAN: MXNPS2946B, Voter Id Card: GGC3652039) daughter of Late Faime alias Fahim Sardar and Late Rusha Sardar, residing at Patharghata, Rajarhat, village & Post office Chakpachuria, Police Station Technocity, District 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



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MAHAPITHA CONSTRUCTIONS LLP

[Signature]
Designated Partner



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GAJPATI CONSTRUCTIONS LLP

[Signature]
Designated Partner

Tansy Worth LLP

[Signature]
Designated Partner



309

[Signature]



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[Signature]

[Signature]
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24 Pgs (N) Barasat

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[Signature]

include their and each of their respective heirs successors legal representatives successors executors and administrators and assigns) of the **ONE 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 ID Card No. YUP2266369) son of Sri Sushil Kumar Agarwal, residing at No.P-274, CIT Scheme VIM, Manicktala Main Road, Kolkata 700054, Police Station Phoolbagan, P.O. 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, Aadhaar Card No. 967214176803) son of Mr. Nemi Chand Agarwal, residing at, 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, Aadhaar Card No. 997592773138), 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: ADZFS6485, 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) son of Vijay Kumar Agarwal, residing at "Tirumani", Flat No.1902, 19th



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ଅନ୍ଧାରି ମନେ
ନାହିଁ କିମ୍ବା ଅନ୍ଧାରି -



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ଅନ୍ଧାରି ମନେ
ନାହିଁ କିମ୍ବା ଅନ୍ଧାରି -



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ଅନ୍ଧାରି ମନେ ନାହିଁ କିମ୍ବା ଅନ୍ଧାରି -



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ଅନ୍ଧାରି ମନେ ନାହିଁ କିମ୍ବା ଅନ୍ଧାରି -

Registrar U/S 7(2)
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Amindite Roy

Identified by me.
Amindite Roy, d/o - Alak Kumar
Roy, 16, Krishna Ram Bose
Street, Kolkata - 700004.
P.O. - Shyamfukur. P.O. - Shyambox
Occupation - Service

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, Aadhaar Card No. 967214176803) 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: 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, all hereinafter collectively 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**:

WHEREAS:

- A. The Vendors herein have held out, represented before and assured the Purchasers, inter alia, as follows:
- i) That the Vendors are seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats to **ALL THAT** the piece and parcel of land containing an area of **6 Sataks (equivalent to 3.63 Cottahs)** more or less, comprised in and being the entirety of **L.R. Dag No.230**, recorded in **L.R.Khatian No.1617** (in the name of Rasha



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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, Salt Lake City), fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**";

- ii) That the said Vendors inherited the said Property from their predecessor, (Smt.) Rusha Sardar. The said Rusha Sardar, who was a Hindu during her lifetime and at the time of her death governed by the Dayabhaga School of Hindu Law, died intestate leaving her surviving her two sons namely **Gour Sardar, Biraj Sardar** and one daughter namely **Shanti Sardar** (being the Vendor No.3 herein) as her only heirs and legal representatives, who all upon her death inherited and became entitled to the said Property absolutely and forever and in equal shares. The name of the said Rusha Sardar continues to be recorded as the Owner of the said Property in the L.R. Records of Rights.
- a) That the said Gour 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 two sons namely **Sukumar Sardar** and **Haran Sardar** (being the Vendor Nos.1a and 1b herein) as his only heirs and legal representatives, who all upon his death inherited and became entitled to his share, in the said Property, absolutely and forever and in equal shares.
- b) That the said Biraj 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 sole widow namely **Mina Sardar** and one son namely **Ano Sardar** and two daughters namely **Parbati Sardar and Shankari Sardar** (being the Vendor Nos. 2a to 2d herein) as his only heirs heiresses and legal

representatives, who all upon his death inherited and became entitled to his share, in the said Property, absolutely and forever and in equal shares.

- iii) 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;
- iv) That the Vendors are in possession of the said Property without any disturbance obstruction claim or objection whatsoever from any person or persons;
- v) That the Vendors are in possession and residing in their semi-pucca brick built dwelling houses with roof tiles / asbestos sheets;
- vi) That the Vendors have duly made payment of the Khajana in respect of the said Property;
- vii) 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;
- viii) 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;

- ix) 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;
- x) 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;
- xi) 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 Demands 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;
- xii) 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;
- xiii) 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 is 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;

- xiv) 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 lispens 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 together with their old dwelling houses 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 lispens 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 has 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.99,82,200/= (Rupees Ninety nine Lacs eighty two Thousand two Hundred)** 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 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 lispendens 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 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 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 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 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 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 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 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 uncancelled;

- (viii) **AND ALSO THAT** the Vendors 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 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 that the Vendors are hereby conveying unto the Purchasers all and whatever the Vendors' rights title and interest in the entirety of the said Dag (mentioned in the Schedule hereunder written) to the end and intent that with effect from this day the Vendors shall stand fully divested of all the Vendors' rights title and interest in the said Dag and the Purchasers alone shall be the full and absolute owner thereof and in

case any share right title or interest be found to be vested in the Vendors, 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 Bhag Chasi 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)

ALL THAT the piece and parcel of land, recorded as "Sali", containing an area of **6 Sataks** (equivalent to 3.63 Cottahs) more or less together with semi-pucca brick built 70 years (approx.) old dwelling houses measuring 150 square feet more or less, comprised in and being the entirety of **L.R. Dag No.230**, recorded in **L.R. Khatian No. 1617** (in the name of Rusha 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, Salt Lake City), having no direct access to any Road, as delineated in the map or plan annexed hereto duly bordered thereon in "**RED**", and the said Dag is butted and bounded as under :

On the North : By Dag Nos. 225 and 226;
On the South : By Dag No. 231;
On the East : By Dag Nos. 235 and 263; and
On the West : By Dag No. 229.

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:

Ulope Sardar
So Sahadev Sardar
Vill+PO - Chokpanchuria
PS - TEESMO city
KOL - 700156

Kaviraj Sardar
So Mahadev Sardar
Vill+PO - Chokpanchuria
PS - TEESMO city
KOL - 700156



সুকুমার সর্দার
স্বাক্ষরিত
(Sukumar Sardar)



হারান সর্দার
স্বাক্ষরিত
(Haran Sardar)



মিনা সর্দার
স্বাক্ষরিত
(Mina Sardar)



অনো সর্দার
স্বাক্ষরিত
(Ano Sardar)

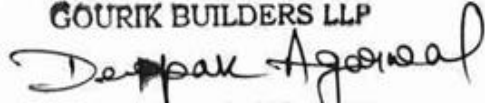


পার্বতি সর্দার
স্বাক্ষরিত
(Parbati Sardar)


କାଉଁଡ଼ି ସାହୁ (ସାଧାରଣ ନାମ) ହାଲ୍ଦାର
{Sankari (alias Sardar) Haldar}

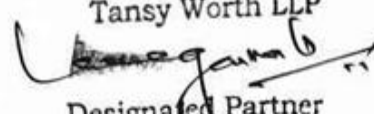

ଶାନ୍ତି ସାହୁ
(Shanti Sardar)

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

GOURIK BUILDERS LLP

Authorised Signatory

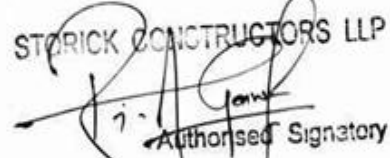
GAIPATI CONSTRUCTIONS LLP

Designated Partner

Tansy Worth LLP

Designated Partner

MAHAPITHA CONSTRUCTIONS LLP

Designated Partner

STORICK CONSTRUCTORS LLP

Authorised Signatory

ACOTECH PLAZA PRIVATE LIMITED

Director/Authorised Signatory

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of **Rs.99,82,200/= (Rupees Ninety nine Lacs eighty two Thousand two Hundred)** only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

By Cheques all dated 15th February 2021 all drawn on Bank of Maharashtra, Salt Lake Sector I, Kolkata 700064, drawn by the Purchasers in favour of the Vendors and, as per the details mentioned hereinbelow:

| Vendor No. | Cheque No. | Name | Gross Consideration (Rs.) | TDS (Rs.) | Consideration paid (Rs.) |
|------------|------------|----------------|---------------------------|------------------|--------------------------|
| 1(a) | 054186 | Sukumar Sardar | 12,10,000.00 | 9,075.00 | 12,00,925.00 |
| 1(a) | 054192 | Sukumar Sardar | 13,00,000.00 | 9,750.00 | 12,90,250.00 |
| 1(b) | 054187 | Haran Sardar | 12,10,000.00 | 9,075.00 | 12,00,925.00 |
| 2(a) | 054188 | Mina Sardar | 2,05,000.00 | 1,537.00 | 2,03,463.00 |
| 2(b) | 054189 | Ano Sardar | 10,05,000.00 | 7,537.00 | 9,97,463.00 |
| 2(b) | 054193 | Ano Sardar | 14,22,200.00 | 10,666.00 | 14,11,534.00 |
| 2(c) | 054191 | Parbati Sardar | 6,05,000.00 | 4,537.00 | 6,00,463.00 |
| 2(d) | 054190 | Sankari Haldar | 6,05,000.00 | 4,537.00 | 6,00,463.00 |
| 3 | 054185 | Shanti Sardar | 24,20,000.00 | 18,150.00 | 24,01,850.00 |
| Total | | | 99,82,200.00 | 74,864.00 | 99,07,336.00 |

(Rupees Ninety nine Lacs eighty two Thousand two Hundred) only


 (Sukumar Sardar)



ହରନ ସାହୁ
ଫା. ଅନୁମୋଦିତ
(Haran Sardar)



ମିନା ସାହୁ
ଫା. ଅନୁମୋଦିତ
(Mina Sardar)



ଆନୋ ସାହୁ
ଫା. ଅନୁମୋଦିତ
(Ano Sardar)



ପାର୍ବତୀ ସାହୁ
ଫା. ଅନୁମୋଦିତ
(Parbati Sardar)



ସଙ୍କରୀ ହାଲଦାର
ଫା. ଅନୁମୋଦିତ
{Sankari (alias Sardar) Haldar}



শান্তি সর্দার
ব: শান্তি সর্দার
(Shanti Sardar)
(VENDORS)

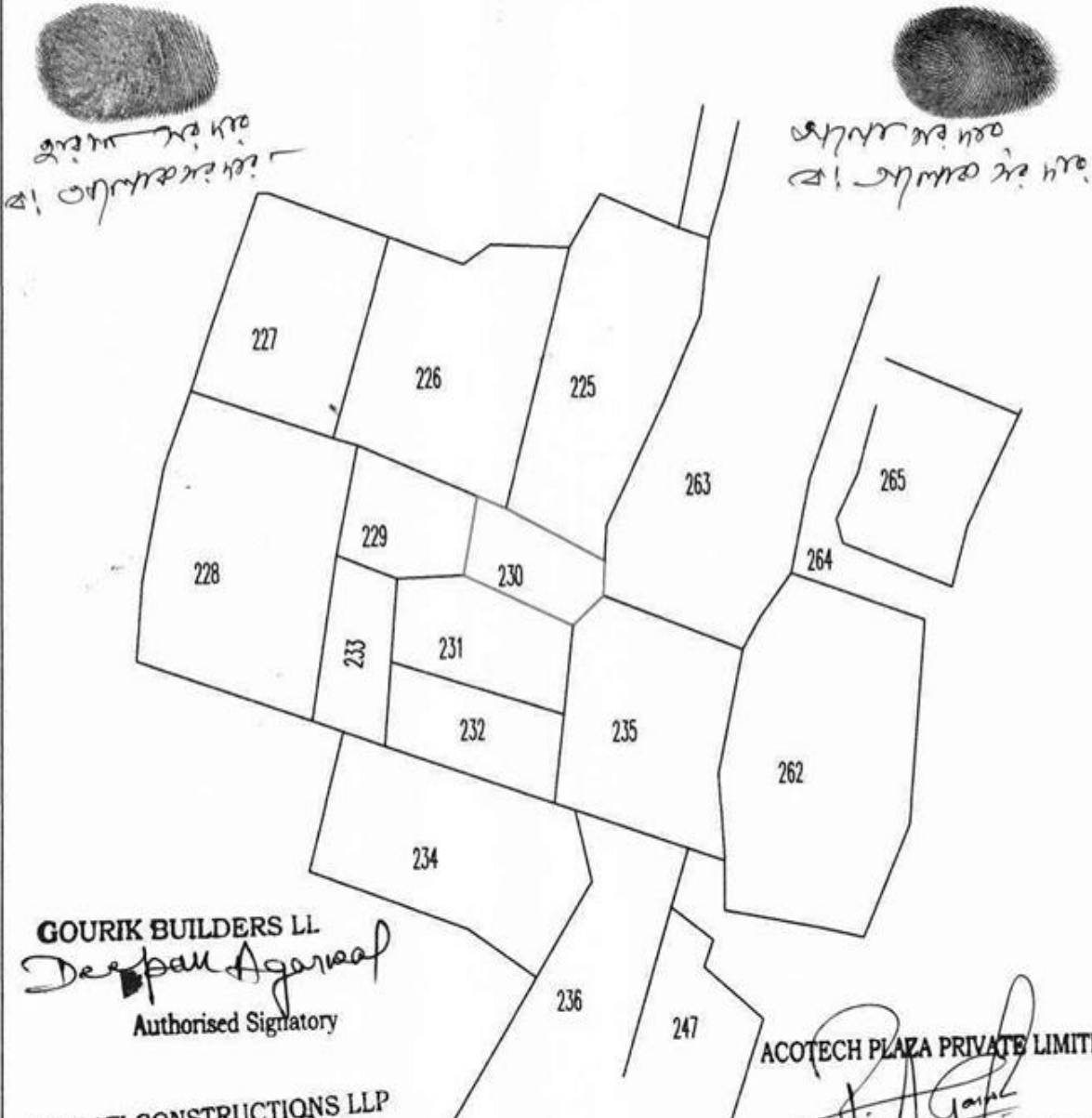
Read over and explained the contents of
the document in Bengali and drafted by
me,

S. Pranoysaha
Advocate
High Court, Calcutta
19/05/2001
(S. PRANOYSAHA)

MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING ~~the~~ L.R. DAG NO. 230 IN MOUZA - CHAKPACHURIA P.S.- RAJARHAT, J.L. NO.-33, IN THE DISTRICT OF 24 NORTH PARGANAS.



NOTE:- Outline of ~~the~~ L.R. Dag No. 230 shown within "RED" borders, out of which 6.0 satak is subject matter of foregoing document.



GOURIK BUILDERS LL
Deepan Agarwal
Authorized Signatory

GAJPATI CONSTRUCTIONS LLP
Deepan Agarwal
Designated Partner

Tansy Worth LLP
Deepan Agarwal
Designated Partner

MAHAPITHA CONSTRUCTION
Deepan Agarwal
Designated Partner

STORICK CONSTRUCTORS L...
Deepan Agarwal
Authorized Signatory

ACOTECH PLAZA PRIVATE LIMITED
Deepan Agarwal
Director/Authorized Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS



Handwritten text in Telugu: సమస్యలు ఉన్నాయి

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



Handwritten text in Telugu: సమస్యలు ఉన్నాయి

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



Handwritten text in Telugu: సమస్యలు ఉన్నాయి

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

SPECIMEN FORM FOR TEN FINGER PRINTS



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

Handwritten text in Telugu script, likely identifying the man.



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

Handwritten text in Telugu script, likely identifying the woman.



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

Handwritten text in Telugu script, likely identifying the woman.

SPECIMEN FORM FOR TEN FINGER PRINTS



Handwritten text in a non-Latin script, possibly Kannada, located below the fingerprint impression.

| | 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 | | | | | |













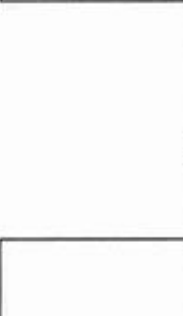




| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|--------------|---------------|-------------|---------------|-------------|---------------|
| Left Finger | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Finger | | | | | |

SPECIMEN FORM FOR TEN FINGER PRINTS


| | | | | | | | |
|---|----------------|--------------|---------------|-------------|---------------|-------------|---------------|
|  | Deepak Agarwal | Left Finger | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | Right Finger | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|  | Veer Singh | Left Finger | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | Right Finger | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|  | Jagwal | Left Finger | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | Right Finger | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |

SPECIMEN FORM FOR TEN FINGER PRINTS

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

R. A. Gaur




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/20/091/684389




নির্বাচকের নাম : সুকুমার সরদার
 Elector's Name : Sukumar Sardar
 পিতার নাম : গৌর সরদার
 Father's Name : Gour Sardar
 লিঙ্গ/Sex : পুং/M
 জন্ম তারিখ
 Date of Birth : 01/01/1975



WB/20/091/684389

ঠিকানা:
 সর্দার প্যার চাকপাঞ্চুরিয়া, নর্ট টাউন, উত্তর ২৪
 পরগণা-700156

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

Date: 28/11/2015

115-রাজারহাট নিউটাউন বিধান কেন্দ্রে নির্বাচন বিষয়
 অধিবক্তার স্বাক্ষরে অনুমোদিত
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Rajarhat New Town Constituency

কোন পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে নির্বাচন সচিবকে
 লিখিত পত্র দ্বারা পরিবেশিত পত্রের মাধ্যমে জানাতে হবে এবং
 পরিবেশিত পত্রটি উল্লেখ করা হবে।
 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.

आयकर विभाग
- INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
HJXPS6643J

नाम / Name
HARAN SARDAR

पिता का नाम / Father's Name
GOUR SARDAR

जन्म की तारीख / Date of Birth
01/01/1991

हस्ताक्षर / Signature





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GGC3653003



নির্বাচকের নাম : হারান সর্দার
Elector's Name : Haran Sardar
পিতার নাম : গৌর সর্দার
Father's Name : Gour Sardar
লিঙ্গ/Sex : পুং / M
জন্ম তারিখ : XXXX/1985
Date of Birth



GGC3653003

ঠিকানা:

সর্দার পাড়া (পূর্ব পশ্চিম), পাথরঘাটা, নিউ
টাউন, উত্তর ২৪ পরগণা-700156

Address:

SARDAR PARA (PURBA PASHCHIM),
PATHARGHATA, NEW TOWN, NORTH 24
PARGANAS-700156

Date: 07/01/2017

115 - রাজহাট নিউটাউন নির্বাচন কেন্দ্রে নির্ভিক
নিবন্ধন অধিকারিকের স্বাক্ষরে অনুমতি

Facsimile Signature of the Electoral
Registration Officer for

115 - Rajarhat New Town Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় যেতে গিয়ে পিঠে নতুন
ফোটা ও একই নম্বরে নতুন স্বাক্ষর পরিচয়পত্র পাঠানোর
অন্য নির্দেশ ছাড়া এই পরিচয়পত্রের ব্যবহার করা যাবে না।

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

196 / 69

INDIAN METAL CORPORATION **भारत सरकार**
GOVT. OF INDIA

भारत सरकार द्वारा जारी
 Permanent Account Number Card
MDYPS5203E



Name: **PINA SARDAR**
 The holder's Father's Name: **PECHO SARDAR**
 Date of Birth: **01/01/1955**

Signature: _____
 PIN: _____

If you need to use Pan card in any other way,
 please refer to the link below.
Director, Tax PAN Services Unit, NSDL
 2nd Floor, Main Building,
 Plot No. 141, Sector No. 97A,
 Model Colony, Near Durgam Chowk, Sec-6,
 Pune-411 016.
 Tel: 91-20-2711 8000, Fax: 91-20-2711 8001
 e-mail: director@pan.iti.co.in