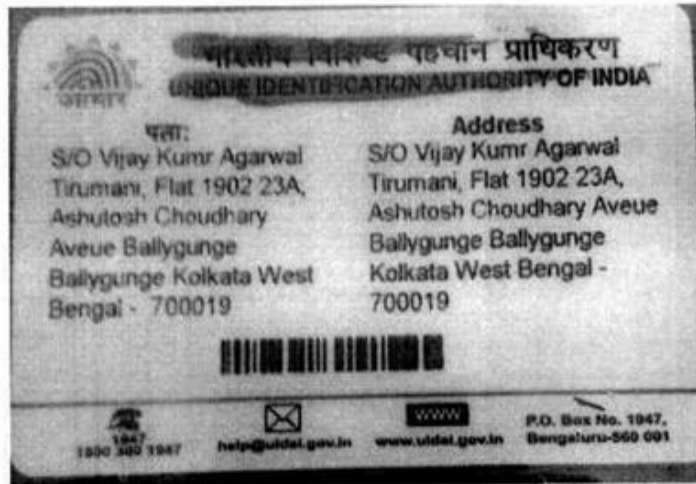




R. Agarwal



Rajat Agarwal





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 15022000213121/2021










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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUKUMAR SARDAR Sardar Para, Chakpachuria, P.O:- Chakpachuria, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700156	Seller			 15/02/2021 Sukumar Sardar
2	Mr HARAN SARDAR Sardar Para, Patharghata, Rajarhat, P.O:- Chakpachuria, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700156	Seller			 15/02/2021 Haran Sardar
3	Mrs MINA SARDAR Chakpachuria, Patharghata, P.O:- New Town, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700156	Seller			 15/02/2021 Mina Sardar








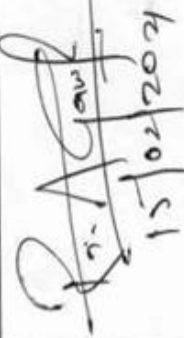



Query No:-15022000213121/2021, 15/02/2021 03:22:07 PM D.S.R. - II NORTH 24-PARGANAS

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr ANO SARDAR Sardar Para, Patharghata, Rajarhat, P.O:- New Town, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700156	Seller			 15/02/2021
5	Mrs PARBATI SARDAR Alias Parbati Mondal Karaidanga, P.O:- Bojerhat, P.S:- Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN - 743502	Seller			 15/02/2021
6	Mrs SANKARI HALDAR Alias Sankari Sardar Sardar Para, Patharghata, Rajarhat, P.O:- Chakpachuria, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700156	Seller			 15/02/2021






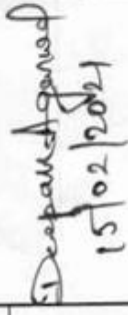





I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mrs SHANTI SARDAR Patharghata, Rajarhat, P.O:- Chakpachuria, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700156	Seller			 15/02/2021
8	Mr Rajat Agarwal 23A, Asutosh Choudhary Avenue, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Buyer [STORICK CONSTR UCTORS LLP] [ACOTEC H PLAZA PRIVATE LIMITED]			 15/02/2021
9	Mr Saswat Kumar Agarwal BJ 81, Salt Lake City, Sector 2, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700091	Represent ative of Buyer [MAHAPIT HA CONSTR UCTIONS LLP]			 15/02/2021



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
10	Mr Vijay Kumar Agarwal DE 2/A, Deshbandhu Nagar, P.O:- Baguihati, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700059	Represent ative of Buyer [GAJPATI CONSTR UCTIONS LLP] ,[TANSY WORTH LLP]			 15/02/2021
11	Mr Deepak Agarwal P- 274, CIT Scheme VIM, Manicktala Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN - 700054	Represent ative of Buyer [GOURIK BUILDER S LLP]			 15/02/2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ANINDITA ROY Daughter of ALOK ROY 16 KRISHNA RAM BOSE STREET, P.O:- SHYAMBAZAR, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004	Mr SUKUMAR SARDAR, Mr HARAN SARDAR, Mrs MINA SARDAR, Mr ANO SARDAR, Mrs PARBATI SARDAR, Mrs SANKARI HALDAR, Mrs SHANTI SARDAR, Mr Rajat Agarwal, Mr Saswat Kumar Agarwal, Mr Vijay Kumar Agarwal, Mr Deepak Agarwal			 15/02/2021



(Amitava Dutta)

DISTRICT SUB-
REGISTRAR

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



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

FZM1432590

পরিচয় পত্র



Elector's Name Anindita Roy

নির্বাচকের নাম অনিন্দিতা রায়

Father's Name Alok Roy

পিতার নাম অলক রায়

Sex F

লিঙ্গ স্ত্রী

Age as on 1.1.2005 23

১.১.২০০৫-এ বয়স ২৩

Anindita Roy

Address:

16 KRISHNA RAM BOSE STREET, KOLKATA, SHYAM
PUKUR, Kolkata, 700004

ঠিকানা :

১৬ কৃষ্ণা রাম বোস স্ট্রিট, কলকাতা, শ্যাম পুকুর, কলকাতা, ৭০০০০৪

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 141-Shyampukur

বিধানসভা নির্বাচন ক্ষেত্র : ১৪১-শ্যামপুকুর

District:Kolkata, জেলা: কলকাতা,

Date: 13.03.2005 তারিখ: ১৩.০৩.২০০৫

M21331



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

GRN Details

GRN: 192020210227900378
GRN Date: 15/02/2021 12:01:50
BRN : 4031299412630
Gateway Ref ID: 210467353633
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEPay Payment Gateway
BRN Date: 15/02/2021 12:02:48
Method: HDFC Retail Bank NB
Payment Ref. No: 2000213121/6/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: GOURIK BUILDERS LLP
Address: 1425 LASKARHAT
Mobile: 9903953188
Depositor Status: Buyer/Claimants
Query No: 2000213121
On Behalf Of: Org SARAOGI AND COMPANY
Identification No: 2000213121/6/2021
Remarks: Sale, Sale Document Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000213121/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	499130
2	2000213121/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	99836
			Total	598966

IN WORDS: FIVE LAKH NINETY EIGHT THOUSAND NINE HUNDRED SIXTY SIX ONLY.

Major Information of the Deed

Deed No :	I-1502-00741/2021	Date of Registration	22/02/2021
Query No / Year	1502-2000213121/2021	Office where deed is registered	
Query Date	29/01/2021 1:38:04 PM	1502-2000213121/2021	
Applicant Name, Address & Other Details	SARAOGI AND COMPANY Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874682423, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 99,82,200/-	Rs. 99,82,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,99,140/- (Article:23)	Rs. 99,868/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-230 (RS :-)	LR-1617	Bastu	Shali	6 Dec	98,32,200/-	98,32,200/-	
Grand Total :					6Dec	98,32,200 /-	98,32,200 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		150 sq ft	1,50,000 /-	1,50,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SUKUMAR SARDAR Son of Late Gour Sardar Sardar Para, Chakpachuria, P.O:- Chakpachuria, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: KKxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence

2	<p>Mr HARAN SARDAR Son of Late Gour Sardar Sardar Para, Patharghata, Rajarhat, P.O:- Chakpachuria, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: HJxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence</p>
3	<p>Mrs MINA SARDAR Wife of Late Biraj Sardar Chakpachuria, Patharghata, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: MDxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence</p>
4	<p>Mr ANO SARDAR Son of Late Biraj Sardar Sardar Para, Patharghata, Rajarhat, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: EXxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence</p>
5	<p>Mrs PARBATI SARDAR, (Alias: Parbati Mondal) Daughter of Late Biraj Sardar Karaidanga, P.O:- Bojerhat, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: LZxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence</p>
6	<p>Mrs SANKARI HALDAR, (Alias: Sankari Sardar) Daughter of Late Biraj Sardar Sardar Para, Patharghata, Rajarhat, P.O:- Chakpachuria, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BCxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence</p>
7	<p>Mrs SHANTI SARDAR Daughter of Late Fahim Sardar Patharghata, Rajarhat, P.O:- Chakpachuria, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: MXxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>GOURIK BUILDERS LLP 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
2	<p>GAJPATI CONSTRUCTIONS LLP 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

3	MAHAPITHA CONSTRUCTIONS LLP 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.:: ABxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	STORICK CONSTRUCTORS LLP 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.:: ADxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	TANSY WORTH LLP NP Paschim Para, Saltee Plaza, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
6	ACOTECH PLAZA PRIVATE LIMITED 15/11/B, Chowbaga Road,, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Rajat Agarwal (Presentant) Son of Mr Vijay Kumar Agarwal 23A, Asutosh Choudhary Avenue, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1E, Aadhaar No: 20xxxxxxxx1407 Status : Representative, Representative of : STORICK CONSTRUCTORS LLP (as AUTHORISED SIGNATORY), ACOTECH PLAZA PRIVATE LIMITED (as Director)
2	Mr Saswat Kumar Agarwal Son of Mr Vijay Kumar Agarwal BJ 81, Salt Lake City, Sector 2, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx3R, Aadhaar No: 99xxxxxxxx3138 Status : Representative, Representative of : MAHAPITHA CONSTRUCTIONS LLP (as Designated Partner)
3	Mr Vijay Kumar Agarwal Son of Mr Nemi Chand Agarwal DE 2/A, Deshbandhu Nagar, P.O:- Baguihati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3F, Aadhaar No: 96xxxxxxxx6803 Status : Representative, Representative of : GAJPATI CONSTRUCTIONS LLP (as Designated Partner), TANSY WORTH LLP (as Designated Partner)
4	Mr Deepak Agarwal Son of Mr Sushil Kumar Agarwal P-274, CIT Scheme VIM, Manicktala Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AJxxxxxx9A, Aadhaar No: 97xxxxxxxx0207 Status : Representative, Representative of : GOURIK BUILDERS LLP (as Authorised signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANINDITA ROY Daughter of ALOK ROY 16 KRISHNA RAM BOSE STREET, P.O:- SHYAMBAZAR, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004			

Identifier Of Mr SUKUMAR SARDAR, Mr HARAN SARDAR, Mrs MINA SARDAR, Mr ANO SARDAR, Mrs PARBATI SARDAR, Mrs SANKARI HALDAR, Mrs SHANTI SARDAR, Mr Rajat Agarwal, Mr Saswat Kumar Agarwal, Mr Vijay Kumar Agarwal, Mr Deepak Agarwal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKUMAR SARDAR	GOURIK BUILDERS LLP-0.142857 Dec,GAJPATI CONSTRUCTIONS LLP-0.142857 Dec,MAHAPITHA CONSTRUCTIONS LLP-0.142857 Dec,STORICK CONSTRUCTORS LLP-0.142857 Dec,TANSY WORTH LLP-0.142857 Dec,ACOTECH PLAZA PRIVATE LIMITED-0.142857 Dec
2	Mr HARAN SARDAR	GOURIK BUILDERS LLP-0.142857 Dec,GAJPATI CONSTRUCTIONS LLP-0.142857 Dec,MAHAPITHA CONSTRUCTIONS LLP-0.142857 Dec,STORICK CONSTRUCTORS LLP-0.142857 Dec,TANSY WORTH LLP-0.142857 Dec,ACOTECH PLAZA PRIVATE LIMITED-0.142857 Dec
3	Mrs MINA SARDAR	GOURIK BUILDERS LLP-0.142857 Dec,GAJPATI CONSTRUCTIONS LLP-0.142857 Dec,MAHAPITHA CONSTRUCTIONS LLP-0.142857 Dec,STORICK CONSTRUCTORS LLP-0.142857 Dec,TANSY WORTH LLP-0.142857 Dec,ACOTECH PLAZA PRIVATE LIMITED-0.142857 Dec
4	Mr ANO SARDAR	GOURIK BUILDERS LLP-0.142857 Dec,GAJPATI CONSTRUCTIONS LLP-0.142857 Dec,MAHAPITHA CONSTRUCTIONS LLP-0.142857 Dec,STORICK CONSTRUCTORS LLP-0.142857 Dec,TANSY WORTH LLP-0.142857 Dec,ACOTECH PLAZA PRIVATE LIMITED-0.142857 Dec
5	Mrs PARBATI SARDAR	GOURIK BUILDERS LLP-0.142857 Dec,GAJPATI CONSTRUCTIONS LLP-0.142857 Dec,MAHAPITHA CONSTRUCTIONS LLP-0.142857 Dec,STORICK CONSTRUCTORS LLP-0.142857 Dec,TANSY WORTH LLP-0.142857 Dec,ACOTECH PLAZA PRIVATE LIMITED-0.142857 Dec
6	Mrs SANKARI HALDAR	GOURIK BUILDERS LLP-0.142857 Dec,GAJPATI CONSTRUCTIONS LLP-0.142857 Dec,MAHAPITHA CONSTRUCTIONS LLP-0.142857 Dec,STORICK CONSTRUCTORS LLP-0.142857 Dec,TANSY WORTH LLP-0.142857 Dec,ACOTECH PLAZA PRIVATE LIMITED-0.142857 Dec
7	Mrs SHANTI SARDAR	GOURIK BUILDERS LLP-0.142857 Dec,GAJPATI CONSTRUCTIONS LLP-0.142857 Dec,MAHAPITHA CONSTRUCTIONS LLP-0.142857 Dec,STORICK CONSTRUCTORS LLP-0.142857 Dec,TANSY WORTH LLP-0.142857 Dec,ACOTECH PLAZA PRIVATE LIMITED-0.142857 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKUMAR SARDAR	GOURIK BUILDERS LLP-3.57142857 Sq Ft,GAJPATI CONSTRUCTIONS LLP-3.57142857 Sq Ft,MAHAPITHA CONSTRUCTIONS LLP-3.57142857 Sq Ft,STORICK CONSTRUCTORS LLP-3.57142857 Sq Ft,TANSY WORTH LLP-3.57142857 Sq Ft,ACOTECH PLAZA PRIVATE LIMITED-3.57142857 Sq Ft
2	Mr HARAN SARDAR	GOURIK BUILDERS LLP-3.57142857 Sq Ft,GAJPATI CONSTRUCTIONS LLP-3.57142857 Sq Ft,MAHAPITHA CONSTRUCTIONS LLP-3.57142857 Sq Ft,STORICK CONSTRUCTORS LLP-3.57142857 Sq Ft,TANSY WORTH LLP-3.57142857 Sq Ft,ACOTECH PLAZA PRIVATE LIMITED-3.57142857 Sq Ft
3	Mrs MINA SARDAR	GOURIK BUILDERS LLP-3.57142857 Sq Ft,GAJPATI CONSTRUCTIONS LLP-3.57142857 Sq Ft,MAHAPITHA CONSTRUCTIONS LLP-3.57142857 Sq Ft,STORICK CONSTRUCTORS LLP-3.57142857 Sq Ft,TANSY WORTH LLP-3.57142857 Sq Ft,ACOTECH PLAZA PRIVATE LIMITED-3.57142857 Sq Ft
4	Mr ANO SARDAR	GOURIK BUILDERS LLP-3.57142857 Sq Ft,GAJPATI CONSTRUCTIONS LLP-3.57142857 Sq Ft,MAHAPITHA CONSTRUCTIONS LLP-3.57142857 Sq Ft,STORICK CONSTRUCTORS LLP-3.57142857 Sq Ft,TANSY WORTH LLP-3.57142857 Sq Ft,ACOTECH PLAZA PRIVATE LIMITED-3.57142857 Sq Ft
5	Mrs PARBATI SARDAR	GOURIK BUILDERS LLP-3.57142857 Sq Ft,GAJPATI CONSTRUCTIONS LLP-3.57142857 Sq Ft,MAHAPITHA CONSTRUCTIONS LLP-3.57142857 Sq Ft,STORICK CONSTRUCTORS LLP-3.57142857 Sq Ft,TANSY WORTH LLP-3.57142857 Sq Ft,ACOTECH PLAZA PRIVATE LIMITED-3.57142857 Sq Ft
6	Mrs SANKARI HALDAR	GOURIK BUILDERS LLP-3.57142857 Sq Ft,GAJPATI CONSTRUCTIONS LLP-3.57142857 Sq Ft,MAHAPITHA CONSTRUCTIONS LLP-3.57142857 Sq Ft,STORICK CONSTRUCTORS LLP-3.57142857 Sq Ft,TANSY WORTH LLP-3.57142857 Sq Ft,ACOTECH PLAZA PRIVATE LIMITED-3.57142857 Sq Ft

7	Mrs SHANTI SARDAR	GOURIK BUILDERS LLP-3.57142857 Sq Ft,GAJPATI CONSTRUCTIONS LLP-3.57142857 Sq Ft,MAHAPITHA CONSTRUCTIONS LLP-3.57142857 Sq Ft,STORICK CONSTRUCTORS LLP-3.57142857 Sq Ft,TANSY WORTH LLP-3.57142857 Sq Ft,ACOTECH PLAZA PRIVATE LIMITED-3.57142857 Sq Ft
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Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 230, LR Khatian No:- 1617	Owner: সুষমা সর্দার, Gurdian: ফয়িম সর্দার, Address: লিডা, Classification: শালি, Area: 0.06000000 Acre,	Mr SUKUMAR SARDAR

Endorsement For Deed Number : I - 150200741 / 2021

On 15-02-2021

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:40 hrs on 15-02-2021, at the Private residence by Mr Rajat Agarwal ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 99,82,200/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 15/02/2021 by 1. Mr SUKUMAR SARDAR, Son of Late Gour Sardar, Sardar Para, Chakpachuria, P.O: Chakpachuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Others, 2. Mr HARAN SARDAR, Son of Late Gour Sardar, Sardar Para, Patharghata, Rajarhat, P.O: Chakpachuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Others, 3. Mrs MINA SARDAR, Wife of Late Biraj Sardar, Chakpachuria, Patharghata, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Others, 4. Mr ANO SARDAR, Son of Late Biraj Sardar, Sardar Para, Patharghata, Rajarhat, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Others, 5. Mrs PARBATI SARDAR, Alias Parbati Mondal, Daughter of Late Biraj Sardar, Karaidanga, P.O: Bojerhat, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife, 6. Mrs SANKARI HALDAR, Alias Sankari Sardar, Daughter of Late Biraj Sardar, Sardar Para, Patharghata, Rajarhat, P.O: Chakpachuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 7. Mrs SHANTI SARDAR, Daughter of Late Fahim Sardar, Patharghata, Rajarhat, P.O: Chakpachuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife

Indetified by Mr ANINDITA ROY, , , Daughter of ALOK ROY, 16 KRISHNA RAM BOSE STREET, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 15-02-2021 by Mr Rajat Agarwal, AUTHORISED SIGNATORY, STORICK CONSTRUCTORS LLP, 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039; Director, ACOTECH PLAZA PRIVATE LIMITED, 15/11/B, Chowbaga Road,, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by Mr ANINDITA ROY, , , Daughter of ALOK ROY, 16 KRISHNA RAM BOSE STREET, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Execution is admitted on 15-02-2021 by Mr Saswat Kumar Agarwal, Designated Partner, MAHAPITHA CONSTRUCTIONS LLP, 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by Mr ANINDITA ROY, , , Daughter of ALOK ROY, 16 KRISHNA RAM BOSE STREET, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Execution is admitted on 15-02-2021 by Mr Vijay Kumar Agarwal, Designated Partner, GAJPATI CONSTRUCTIONS LLP, 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039; Designated Partner, TANSY WORTH LLP, NP Paschim Para, Saltee Plaza, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Indetified by Mr ANINDITA ROY, , , Daughter of ALOK ROY, 16 KRISHNA RAM BOSE STREET, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Execution is admitted on 15-02-2021 by Mr Deepak Agarwal, Authorised signatory, GOURIK BUILDERS LLP, 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by Mr ANINDITA ROY, , , Daughter of ALOK ROY, 16 KRISHNA RAM BOSE STREET, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 18-02-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 99,868/- (A(1) = Rs 99,822/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 99,836/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/02/2021 12:03PM with Govt. Ref. No: 192020210227900378 on 15-02-2021, Amount Rs: 99,836/-,
Bank: SBI EPay (SBlePay), Ref. No. 4031299412630 on 15-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,99,130/- and Stamp Duty paid by by online = Rs 4,99,130/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/02/2021 12:03PM with Govt. Ref. No: 192020210227900378 on 15-02-2021, Amount Rs: 4,99,130/-,
Bank: SBI EPay (SBlePay), Ref. No. 4031299412630 on 15-02-2021, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 22-02-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 99,868/- (A(1) = Rs 99,822/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,99,130/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 93159, Amount: Rs.10/-, Date of Purchase: 28/01/2021, Vendor name: Sipra Dey



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2021, Page from 23440 to 23526

being No 150200741 for the year 2021.



(Amitava Dutta) 2021/02/22 04:33:37 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

2179.

I-2344/2020

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

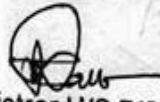
48AB 022588

1619363/2020

THIS INDENTURE made this 16th day of December Two Thousand Twenty

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

14 DEC 2020

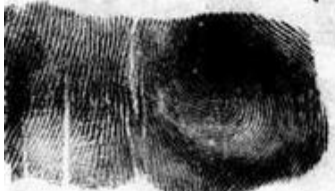
52713

SARAOGI & COMPANY
ADVOCATES
16, K. S. ROY ROAD,
KULANIA-700 001

NAME _____
ADD. _____
Rs. _____
12 NOV 2020
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kulania

12 NOV 2020
12 NOV 2020

Deepan Agarwal



886

GOURIK BUILDERS LLP

Deepan Agarwal
Authorized Signatory



928

অধিকারী
গুরিক বিল্ডার্স লিমিটেড



929

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

অধিকারী
গুরিক বিল্ডার্স লিমিটেড

~~1 DEC 2020~~

13 DEC 2020

(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 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



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স্বাক্ষরিত -
স্বাক্ষরিত



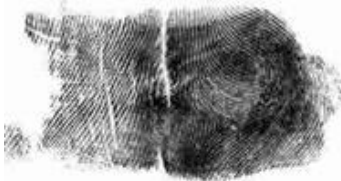
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স্বাক্ষরিত
স্বাক্ষরিত



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স্বাক্ষরিত
স্বাক্ষরিত



✓

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

~~11 DEC 2020~~ 13 DEC 2020

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 Designated Partner, Mr. Sameer Vikram Agarwal (PAN: ADYPA4896M, Aadhaar Card No. 784426151812), son of Mr. Vikram Chand Agarwal, residing at "Maniam", Flat No. 4B, 3/2A, Garcha First Lane, Kolkata 700019, Police Station Gariahat, 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 **0.5248 Sataks (or 228.61 Sft.)** (out of total area of 8 Sataks comprised in the concerned Dag) more or less, being divided and demarcated portions of **R.S. & L.R. Dag No.233**, 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), 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



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-016159578-1

Payment Mode Online Payment

GRN Date: 09/12/2020 17:28:45

Bank : HDFC Bank

BRN : 1313470014

BRN Date: 09/12/2020 17:30:17

DEPOSITOR'S DETAILS

Id No. : 2001619363/3/2020
[Query No./Query Year]

Name : GOURIK BUILDERS LLP

Contact No. : Mobile No. : +91 9903953188

E-mail :

Address : 1425 LASKARHAT

Applicant Name : Mr A

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001619363/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	28884
2	2001619363/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	5787
3	2001619363/3/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	240

Total

34911

In Words : Rupees Thirty Four Thousand Nine Hundred Eleven only

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 have duly made payment of the Khajana in respect of the said Property;
- vi) 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;
- vii) 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;
- viii) 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;
- ix) 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;
- x) 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;

- xi) 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;
 - xii) 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;
 - xiii) 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 her 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 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.5,39,752/= (Rupees Five Lacs Thirty Nine Thousand Seven Hundred Fifty Two)** only of the lawful money of the Union of India in hand and well and truly paid and/or deemed to have been paid by the Purchasers to the Vendors at or before the execution hereof (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do and each of them doth hereby indefeasibly unconditionally and absolutely grant sell convey transfer assign and assure unto and to the Purchasers **All That the said Property**, fully mentioned and described in the **SCHEDULE** hereunder written with all ownership share rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendors (if any) in or upon in the said Dag/s 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 lispensens 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 uncanceled;

- (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 is hereby conveying unto the Purchaser all and whatever the Vendors' 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 shall stand fully divested of all the Vendors' rights title and interest in the said Dag and the Purchaser 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 Purchaser 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, containing an area of **0.5248 Sataks** (or equivalent to 0.005248 Acre or 0.3175 Cottahs or 228.61 Sft.) (out of total area of 8 Sataks comprised in the said Dag) more or less, being divided and demarcated portions of **R.S. & L.R. Dag No.233**, recorded in **L.R. Khatian No.1617** (in the name of Rasha 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), not adjacent to any Road, as delineated in the plan annexed hereto duly bordered thereon in "**RED**", and the said Dag is butted and bounded as under :

On the North : By Dag No. 229;

On the South : Partly by Dag No. 234 and partly by Dag No. 1213;

On the East : Partly by Dag No. 231 and partly by Dag No. 232;

On the West : By 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) Palash Sardar
c/o Jiten Sardar
vill:po chakpanchuria
KOL-156

2) Hoke Sardar
c/o Sahadev Sardar
vill:po chakpanchuria
KOL-700156



(1a) **SUKUMAR SARDAR**

সুকুমার সর্দার
কলকাতা



(1b) **HARAN SARDAR**

হারান সর্দার
কলকাতা



(2a) **(SMT.) MINA SARDAR**

মিনা সর্দার
কলকাতা



(2b) **ANO SARDAR**

অনু সর্দার
কলকাতা



(2c) **(SMT.) PARBATI SARDAR**

পার্বতি সর্দার
কলকাতা



(2d) **(SMT.) SANKARI (alias Sardar) HALDAR**

সংকারী সর্দার
কলকাতা



(3) **(SMT.) SHANTI SARDAR**

শান্তি সর্দার
কলকাতা

233
Smell

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

- 1. Palash Sardar
- 2) Alok Sardar

GOURIK BUILDERS LLP

Deepak Agarwal
Authorised Signatory

GAJPATI CONSTRUCTIONS LLP

Veegant
Designated Partner

MAHAPITHA CONSTRUCTIONS LLP

Agarwal
Designated Partner

STORICK CONSTRUCTORS LLP

Suman Agarwal
Designated Partner

Tansy Worth LLP

Veegant
Designated Partner

ACOTECH PLAZA PRIVATE LIMITED

[Signature]
Director/Authorised Signatory

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of **Rs.5,39,752/= (Rupees Five Lacs Thirty Nine Thousand Seven Hundred Fifty Two)** only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

By Cheques all dated 11.12.2020 all drawn on Bank of Maharashtra, Salt Lake Sector 1 Branch, Kolkata 700064, drawn by the Purchasers in favour of the Vendors and, as per the details mentioned hereinbelow:

Sl. No.	Cheque No.	Name	Gross Consideration (Rs.)	TDS (Rs.)	Consideration paid (Rs.)
1	054607	Sukumar Sardar	1,69,918	1,699	1,68,219.00
2	054608	Haran Sardar	89,959	900	89,059.00
3	054609	Mina Sardar	44,979	450	44,529.00
4	054611	Ano Sardar	1,24,938	1,249	1,23,689.00
5	054612	Parbati Sardar	44,979	450	44,529.00
6	054613	Sankari Halidar	44,979	450	44,529.00
7	054614	Shanti Sardar	20,000	200	19,800.00
Total			5,39,752	5,398	5,34,354.00

(Rupees Five Lacs Thirty Nine Thousand Seven Hundred Fifty Two) only

WITNESSES

1. Parash Sardar

2. Alok Sardar



(1a) SUKUMAR SARDAR



(1b) HARAN SARDAR



(2a) (SMT.) MINA SARDAR



অনু সর্দার
এ. গুপ্তা সর্দার

(2b) ANO SARDAR



পার্বতি সর্দার
এ. গুপ্তা সর্দার

(2c) (SMT.) PARBATI SARDAR



সংকরি হালদার
এ. গুপ্তা সর্দার

(2d) (SMT.) SANKARI (alias Sardar) HALDAR



শান্তি সর্দার
এ. গুপ্তা সর্দার

(3) (SMT.) SHANTI SARDAR
(VENDORS)

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

Pranoy Kumar A
11/12/2020

Advocate

(S. PRANOY KUMAR A)