

S/L NO - 1691/23

Reg- Agreement

J- 1682/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 216897

11-05-23
05:30pm
pt

9-2001157480/23

Endorsement of this document and the sheet attached with it are part of the document.

pt
Addl. Dist. Sub-Registrar
Chandanagar, Hooghly

23 MAY 2023

AGREEMENT OF SALE WITHOUT POSSESSION

THIS AGREEMENT FOR SALE made on this the 11th day of May, 2023 (Two Thousand Twenty Three).

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নম্বর 555 তারিখ ইং 2-5 সন 20 23

ক্রোতা
সাং
থানা
Ithemba Developments Limited.
Barakayan, Chandannagar

ভেণ্ডার- শ্রী প্রবীর কুমার সাঁতরা
মূল্য- 2000/- মোকাম- চন্দননগর কোর্ট

P. Sankar



st

Addl. District Sub-Registrar
Chandannagar, Hooghly

11 MAY 2023

DEED PLAN

DIST - HOOGHLY, MOUZA & P.S. - CHANDERNAGORE, J.L. NO.- 1, C.S. & R.S. DAG NO.- 462, R.S. KHATIAN NO.- 289, L.R. DAG NO.- 786, L.R. KHATIAN NO.- 1597, 1622, 1623, 1624, 1628, 2077, 2174, 3114, 3115, 3118, 3122, 3123, 3124, 3125, SHEET NO.- 11 AT CHANDANNAGAR STATION ROAD, WARD NO.- 10, HOLDING NO.- 545 UNDER CHANDERNAGORE MUNICIPAL CORPORATION

AREA STATEMENT :-

TOTAL LAND AREA = 0.706 ACRE. (M/L)
 SHARE TO BE SOLD AREA = 30 KA - 10 CH.- 35 SFT./ 0.507 ACRE. (M/L)
 (COMING FROM KHATIAN NO.- 1622, 1623, 1624, 1628)
 TOTAL COVD. AREA = 4956.00 SFT.
 SHARE TO BE SOLD AREA :- A.S.B. SHED = 1596.00 SFT. (COMMERCIAL)
 PUCCA = 1981.00 SFT. (RESIDENTIAL)

SCALE = 1" = 64'-0"

SHOWN IN COLOUR

ITHEMBA DEVELOPMENTS LTD.

Saunp Gangy.

Director

GENOME CORPORATION

Rashmi Singheria
Partner

Roy Cement Supplier Private Limited

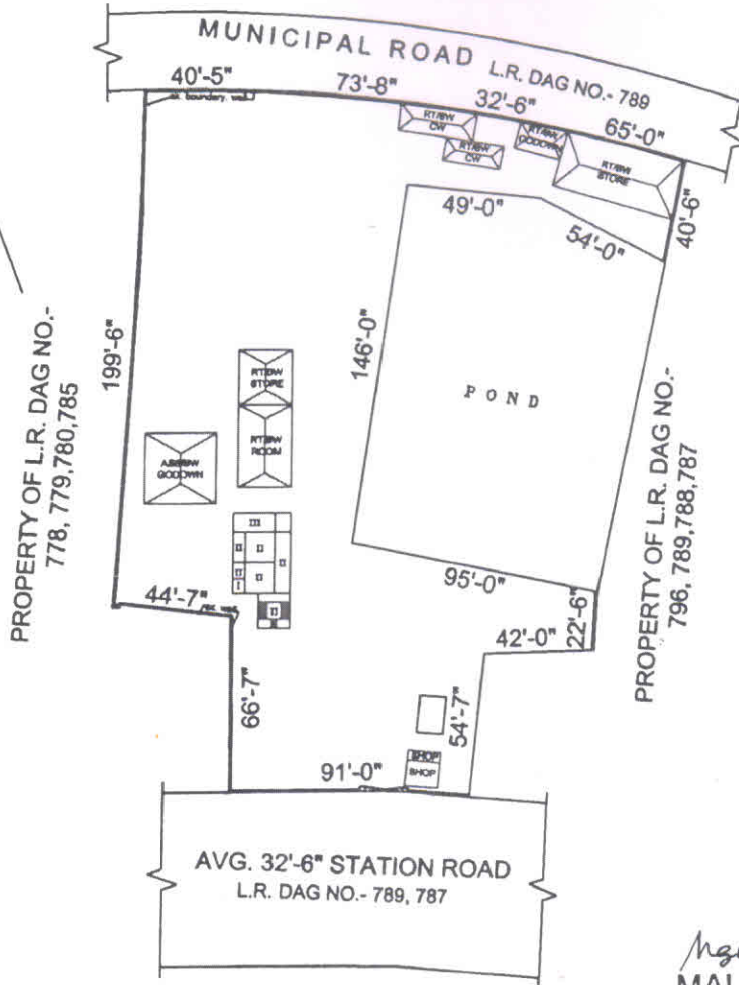
Kunal G.

Director

TRANSWIN CARRYING & FORWARDING AGENTS
PRIVATE LIMITED

Kunal G.

Director



1. *Ajit Kumar Nandy*

2. *Aljal Kr. Nandy*

3. *Shakti Kumar Nandi*

A. *Sanat Kumar Nandi*

DRAWN BY :-

Malay Gangyopadhyay
MALAY GANGYOPADHYAY

Consulting Civil Engineer

Regd.-L.B.S. No.- 04/23-24

3, J. C. Khan Road (S), Mankundu
Dist.-Hooghly, M-8622855659

(AS DIRECTED BY OWNERS)

ROYREYAN SERVICES PVT. LTD.

Kunal G.
Director.

UTILIS SERVICES PVT. LTD.

Saunp Gangy.
Director.

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BETWEEN

(1) SRI AJIT KUMAR NANDY, son of Late Akshay Kumar Nandy, **PAN No. ABLPN2781M, Aadhaar No. 4292 2070 3163**, by nationality – Indian, by caste – Hindu, by occupation –Retired, residing at Rashbihari Avenue, P.O. & P.S. – Chandannagar, District – Hooghly, Pin – 712136, **(2)SRI UJJAL KUMAR NANDY**, son of Late Akshay Kumar Nandy, **PAN No. ADHPN1931H, Aadhaar No.4529 8053 5640**, by nationality – Indian, by caste– Hindu, by occupation –Business, residing at Nilkanta Sarkar Street, Bagbazar, P.O.& P.S. – Chandannagar, District– Hooghly, Pin– 712136, **(3)SRI SHAKTI KUMAR NANDI**, son of Late Akshay Kumar Nandi, **PAN No. ANMPN2413P, Aadhaar No.2850 2391 3014**, by nationality – Indian, by caste – Hindu, by occupation –Retired, residing at Nilkanta Sarkar Street, Bagbazar, P.O. & P.S. – Chandannagar, District – Hooghly, Pin – 712136, **(4)SRI SANAT KUMAR NANDI**, son of Late Akshay Kumar Nandi, **PAN No. ABSPN4059R, Aadhaar No.9577 2348 9595**, by nationality – Indian, by caste – Hindu, by occupation –Retired, residing at Nilkanta Sarkar Street, Bagbazar, P.O. & P.S. – Chandannagar, District – Hooghly, Pin – 712136, hereinafter referred to as the "**VENDORS /OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

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AND

(1) ITHEMBA DEVELOPMENTS LIMITED, PAN - AAC16491E, CIN - U70109WB2011PLC164512 A Limited

Company having incorporated under the company Act. 1956, Registered Office at S-3, Nundy's Enclave, Bhudev Mukherjee Road, Barabazar, P.O. & P.S.- Chandannagar, Pin- 712136. Represented by its Director: **SRI SAUMYARUP GANGULY** (Aadhar No. 3314 8892 4582 / PAN - ATEPG6947R), DIN- 03535055, Son of Late Sarbadaman Ganguly, by faith Hindu, Citizen – Indian, by profession- Business, Residing at RA 11 Viva, NH4A bypass Road, Next to Goa Electric Sub Station , Kadamba Plateau Panelim, Bainguinim, Velha-Goa, P.O. & P.S.- Old Goa, District - North Goa, Goa, Pin – 403402, as per Board Resolution dated 20.04.2023.

(2) ROYREYAN SERVICES PVT. LTD, PAN -AALCR7888K, CIN –U51909WB2022PTC253037, A Private Limited Company

having incorporated under the company Act. 1956, Registered Office at 31B K.K. Roy Chowdhury Road, P.O. Barisha & P.S - Thakurpukur, Kolkata - 700008 Represented by its Director: **SRI KUNAL ROY** (Aadhar No. 2056 0008 4538/ PAN - AFGPR6438A), DIN- 02491277, Son of Sri Tapan Kumar Roy, by faith Hindu, Citizen – Indian, by profession- Business, Residing at Hari Sabha Lane, Bose Para, P.O. Gondalpara & P.S - Chandannagar, District - Hooghly, Pin – 712137, as per Board Resolution dated 20.04.2023.

(3) TRANSWIN CARRYING & FORWARDING AGENT PVT. LTD., PAN - AAGCN0022N, CIN –U26960WB2010PTC142027,

A Private Limited Company having incorporated under the company Act. 1956, Registered Office at 31B K.K. Roy Chowdhury Road, P.O.

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Barisha & P.S - Thakurpukur, Kolkata - 700008, Represented by its Director: **SRI KUNAL ROY** (Aadhar No. 2056 0008 4538/ PAN - AFGPR6438A), DIN- 02491277, Son of Sri Tapan Kumar Roy, by faith Hindu, Citizen – Indian, by profession- Business, Residing at Hari Sabha Lane, Bose Para, P.O. Gondalpara & P.S - Chandannagar, District - Hooghly, Pin – 712137, as per Board Resolution dated 20.04.2023.

(4)UTILIS SERVICES PVT LTD, PAN - AADCU1403F, CIN – U51909WB2022PTC255554, A Private Limited Company having incorporated under the company Act. 1956, Registered Office at 31B K.K. Roy Chowdhury Road, P.O. Barisha & P.S - Thakurpukur, Kolkata - 700008, Represented by its Director: **SRI SAUMYARUP GANGULY** (Aadhar No. 3314 8892 4582 / PAN - ATEPG6947R),DIN- 03535055, Son of Late Sarbadaman Ganguly, by faith Hindu, Citizen – Indian, by profession- Business, Residing at RA 11 Viva, NH4A bypass Road, Next to Goa Electric Sub Station, Kadamba Plateau Panelim, Bainguinim, Velha-Goa, P.O. & P.S- Old Goa, District - North Goa, Goa, Pin – 403402, as per Board Resolution dated 20.04.2023.

5.ROY CEMENT SUPPLIER PVT LTD,PAN - AAFCR8669G, CIN - U523441WB2012PTC172305, A Private Limited Company having incorporated under the company Act. 1956, Registered Office at 31B K.K. Roy Chowdhury Road, P.O. Barisha & P.S - Thakurpukur, Kolkata -700008, Represented by its Director **SRI KUNAL ROY,** (Aadhar No. 2056 0008 4538/ PAN - AFGPR6438A), DIN-02491277, Son of Sri Tapan Kumar Roy, by faith Hindu, Citizen – Indian, by profession- Business, Residing at Hari Sabha Lane, Bose Para, P.O. Gondalpara & P.S - Chandannagar, District - Hooghly, Pin – 712137, as per Board Resolution dated 20.04.2023.

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(6) GENOME CORPORATION, PAN - AAWFG4238J, A Partnership Company, Registered Office at Genome Corporation, Out House Ground Floor, Plot No. 56, Haridas Building, Kalbadevi Road, Popatwadi, Kalbadevi, Mumbai, Pin- 400002, P.O. Kalbadevi, P.S. LT Marg, Represented by **Ms. RASHMI SINGHANIA** (Aadhar No. 2255 3211 3455/ PAN -ALQPS3936A), Daughter of SRI Debi Prasad Singhania, by faith Hindu, Citizen - Indian, by profession-Business, Residing at Lotus Enpar Residency, Wing-A, Flat 2001, 20th Floor, 45 Hanuman Lane, Lower Parel West, Mumbai, MH- 400013, P.O. Delisle Road, Sitaram Jadhav Marg, P.S. NM Joshi, Sakhubai Mohite Marg, as per Partnership Resolution dated 20.04.2023. hereinafter referred to as the "**PURCHASERS**" (which expression shall unless excluded by and/or repugnant to the subject or context, be deemed to mean and includes its heirs, legal representatives, successors - in- interest, and successor -in- title executors, administrators and/or assigns) of the **OTHER PART.**

WHEREAS

A. All that piece and parcel of land measuring 43 Kattha be the same or a little more or less comprised in C.S. & R.S. Plot No.462 under R.S. Khatian No.289, Sheet No.11, within ambit of Mouza & P.S. - Chandannagar, J.L.No.1, District - Hooghly and other properties originally belonged to Hari Gopal Nandy.

B. That said Hari Gopal Nandy while in possession of the afore said property, executed a French Will on 26th day of October, 1947 which was duly Noterised before the Notary Public: P. Tinivassane, at Chandernagore, being No.331 for the 26.10.1947 directing that after his (excecutant) demise, his eldest son Akshay Kumar Nandy will

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enjoy and possess the above mentioned property during his life time and after his demise the above mentioned property will be devolved upon his male children(s).

C. That said Hari Gopal Nandy died long back and his elder son Akshay Kumar Nandy also died on 07.10.1996 and according to terms of said Will being No.331 dated 26.10.1947, his Seven sons namely **Ajit Kumar Nandy, Ujjal Kumar Nandy, Shakti Kumar Nandi, Sanat Kumar Nandi, Rabindra Nath Nandy, Sanjib Kumar Nandy and UtpalNandy**, became the joint absolute Owners of the above mentioned property to the extent of undivided $1/7^{\text{th}}$ share each.

D. That said Rabindra Nath Nandy died intestate on **24.02.2003** as bachelor and according to Hindu succession Act., his undivided $1/7^{\text{th}}$ share devolved upon his living brothers **Ajit Kumar Nandy, Ujjal Kumar Nandy, Shakti Kumar Nandi, Sanat Kumar Nandi, Sanjib Kumar Nandy and Utpal Nandy** and sisters namely **Saraswati Chatterjee, Jayashree Modak, Bharati Dey and Arati Das** in equal and said living brothers and sisters jointly got and acquired undivided $1/7^{\text{th}}$ share left by Rabindra Nath Nandy to the extent of undivided $1/70^{\text{th}}$ share out of the entire property mentioned hereinabove. Be it mentioned that one sister Indu Ghosh, wife of Late. Brojogopal Ghosh died on 18.12.2015 as having no child and another sister Ira Mallick also predeceased on 04.10.1986.

E. That said Sanjib Kumar Nandy while in possession of undivided $1/7^{\text{th}} + 1/70^{\text{th}} = 11/70^{\text{th}}$ share out of the entire property, died

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intestate on 20.04.2008 leaving behind his wife **Smt. Rama Nandy** and one son namely **Sri Surajit Nandy** and one daughter **Smt. Tumpa Dutta** as his only legal heirs and successors and said legal heirs became the joint absolute Owners of undivided $1/70^{\text{th}}$ share left by Sanjib Kumar Nandy by way of law of inheritance to the extent of undivided $1/210^{\text{th}}$ share each.

F. That said Arati Das while in possession of undivided $1/70^{\text{th}}$ share out of the entire property, died intestate on 02.12.2017 leaving behind her one son namely **Sri Arun Kumar Das** and three daughter namely **Jhunu Dey, Runu Nag and Rupa Das** as her only legal heirs and successors and said legal heirs became the joint absolute Owners of undivided $1/70^{\text{th}}$ share left by Arati Das by way of law of inheritance to the extent of undivided $1/280^{\text{th}}$ share each.

G. That said Utpal Nandy while in possession of undivided $1/7^{\text{th}}$ + $1/70^{\text{th}}$ = $11/70^{\text{th}}$ share out of the entire property, died intestate on 19.06.2020 as bachelor leaving behind his living brothers **Ajit Kumar Nandy, Ujjal Kumar Nandy, Shakti Kumar Nandi and Sanat Kumar Nandi** and three sisters namely **Saraswati Chatterjee, Jayashree Modak, Bharati Dey** as his only legal heirs and successors and said legal heirs became the joint absolute Owners of undivided $11/70^{\text{th}}$ share left by Utpal Nandy by way of law of inheritance to the extent of undivided $11/490^{\text{th}}$ share each.

H. That in the recited herein above the following persons are the joint absolute Owners of the above mentioned property as per ROR recorded by BL&LRO Singur Hooghly as following manner:

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Sl.	Name	Share and Area (Acre)
1.	Sri Ajit Kumar Nandy	0.1791% = 0.127 Acre
2.	Sri Ujjal Kumar Nandy	0.1791% = 0.127 Acre
3.	Sri Shakti Kumar Nandi	0.1791% = 0.126 Acre
4.	Sanat Kumar Nandi	0.1791% = 0.127 Acre
5.	Smt. Jayashree Modak	0.0363% = 0.025 Acre
6.	Smt. Saraswati Chatterjee	0.0362% = 0.025 Acre
7.	Smt. Bharati Dey	0.0363% = 0.026 Acre
8.	Smt. Rama Nandy	0.0529% = 0.037 Acre
9.	Sri Surajit Nandy	0.0529% = 0.037 Acre
10.	Smt. Tumpa Dutta	0.0529% = 0.037 Acre
11.	Sri Arun Kumar Das	0.0038% = 0.003 Acre
12.	Smt. Jhunu Dey	0.0042% = 0.003 Acre
13.	Smt. Runu Nag	0.0040% = 0.003 Acre
14.	Smt. Rupa Das	0.0040% = 0.003 Acre

I. That the Owners herein hereby declare that the under scheduled property is free from all sorts of encumbrances and attachments, whatsoever and such property is exclusive joint possession of the Owners herein by exercising their right, title and interest without any interruption from any corner whatsoever.

J. That the Owners/vendors herein hereby declare that the under scheduled property is free from all sorts of encumbrances and attachments, whatsoever and such property is exclusive joint possession of the Owners herein by exercising their right, title and interest without any interruption from any corner whatsoever.

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K. That the Owners herein hereby also declare that there is no impediment in respect of selling of the above mentioned property to the Purchaser herein and the Owners herein are not presently binding to any agreement/agreement for sale/development agreement or any other contract which may prevent the Owners to sell the above mentioned property.

L. That relying on the aforesaid representation, the Purchaser herein on good faith has approached to the owners herein for purchasing **43 Kattha** of the said property facing entirely Chandannagar Station Road, which is morefully described in the **“A” Schedule** hereunder written the Owners herein have also agreed to sale the Schedule mentioned property to the Purchaser against a negotiable value.

M. The Vendors herein effected mutation their names in the records of B. L & L. R. O, Singur as well as in the records of Chandernagore Municipal Corporation .

N. The Vendors are in uninterrupted and unhindered possession and occupation of the said Property .

O. That earlier Four number of Co-Owners namely **Sri Arun Kumar Das, Jhunu Dey, Runu Nag and Rupa Das** have jointly transferred their undivided $1/70^{th}$ share measuring 0.012 Acre out of 0.706 Acre in favour of Ithemba Developments Limited by executing a Deed of Conveyance dated 03.05.2023 which was registered at the Office of A.D.S.R. Chandernagore being Deed No.060401405 for the year 2023.

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P. That a group of Co-Owners namely (1)SMT. RAMA NANDY, (2)SRI SURAJIT NANDY, (3)SMT. TUMPA DUTTA, (4)SMT. JAYASHREE MODAK, (5)SMT. SARASWATI CHATTERJEE, (6)SMT. BHARATI DEY, have agreed to sell their respective share out of the above mentioned entire property in favour of the instant Purchasers by executing a Deed of Sale.

Q. That in the event of recited herein above said SRI AJIT KUMAR NANDY (Vendor No.1), SRI UJJAL KUMAR NANDY (Vendor No.2), SRI SHAKTI KUMAR NANDI (Vendor No.3), SRI SANAT KUMAR NANDI (Vendor No.4), jointly got and acquired remaining share of Land measuring 0.507 Acre each out of the above mentioned entire property measuring about 0.706 Acre .

AND WHEREAS relying on the aforesaid representation, the Purchasers herein on good faith has/have approached to the instant owners herein for purchasing the remaining respective share of Land measuring 0.507 Acre of Land morefully described in the "B" Schedule hereunder written and hereinafter referred to as the "said property", out of 0.706 Acre which is facing entirely Chandannagar Station Road, (a little more or less), and specifically mentioned in the "A" Schedule herein and the Owners/Vendors herein have also agreed to sale the Schedule mentioned property to the Purchasers herein at a price of **Rs. 6,31,95,466/- (Rupees Six Crore Thirty One Lac Ninety Five thousand Four hundred Sixty Six) only.**

AND WHEREAS the Vendors/owners have agreed to sell and the Purchasers have agreed to purchase the said property, more fully and particularly described in the "B"Schedule of property written hereunder free from all encumbrances for a total consideration

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of **Rs. 6,31,95,466/- (Rupees Six Crore Thirty One Lac Ninety Five thousand Four hundred Sixty Six) only** and the Purchasers have paid this day unto the Vendors /First Party of a sum of **Rs.2,91,95,468/- (Rupees Two Crore Ninety One Lac Ninety Five thousand Four hundred Sixty Eight) only** by cheque/bank transfer towards the earnest money in a manner mentioned in the memo of consideration hereunder mentioned (the receipt whereof the said Vendors /owners hereby by acknowledge) and the parties hereto agree to the following terms and conditions for completion of the transaction of sale:-

TERMS AND CONDITIONS

(1) That the Owners/Vendors herein have jointly agreed to sell their respective share of Land measuring 0.507 Acre (a little more or less) and the Purchasers herein have agreed to purchase the **"B"** **Schedule** mentioned property at the total price of **Rs. 6,31,95,466/- (Rupees Six Crore Thirty One Lac Ninety Five thousand Four hundred Sixty Six) only.**

(2) That out of the total consideration money the Purchasers herein have paid on this day of execution of this Agreement a sum of **Rs.2,91,95,468/- (Rupees Two Crore Ninety One Lac Ninety Five thousand Four hundred Sixty Eight) only** to the Owners/Vendors herein towards the advance Earnest Money and the Purchasers shall pay the balance amount of **Rs.3,39,99,998/- (Rupees Three Crore Thirty Nine Lac Ninety Nine thousand Nine hundred Ninety Eight)only** to the owners **within 3 (three)** months from the date of execution of

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this present and in the meantime all necessary formalities required to be cleared by parties to complete all record correction and mutation formalities for the purpose of obtaining clearance of 16 anna title of the owners shall have to be completed.

The aforesaid time as well as mutation, record corrections and vacation of the said property herein shall be treated as the essence of this contract.

(3) That, the Vendors/Owners shall deliver to the Purchaser Xerox copies of all deeds of title, municipal tax receipt, parcha, kazana receipt, and other papers in their possession or power relating to the said property, for searching and approval of title. The Vendors/Owners shall answer all objections and requisitions on title if required. The owners/vendors shall sign in any other papers or forms as will be required for the purpose of clearance of mutation in the record of Municipal Corporation in the name of the Owners herein i.e. for clearance of title relating to under scheduled property and shall fully co-operate the purchaser in all respect in order to clear title of owners as mentioned above and equally, the purchaser shall also extend co-operation from his end none the less deviation of any of the covenants by either parties may render the agreement liable to be terminated.

(4) That, after clearance of title of the owners herein i.e. approval of the Vendors' title to the property as mentioned above, the Purchasers shall tender a draft copy of proposed Sale Deed to the Vendors, who shall return the same to the Purchasers within three days after approval.

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(5) That if the title of the Owners in respect of the said property is found not free from all encumbrances or the property is not found to be the absolute property of the Owners herein or the property is found to be the subject of any acquisition, requisition or any charge of the Government or any institution or authority then the Owners shall return the Advance Money which paid by the Purchasers.

(6) That Purchasers shall liable to pay the balance of consideration money of **Rs. 3,39,99,998/- (Rupees Three Crore Thirty Nine Lac Ninety Nine thousand Nine hundred Ninety Eight) only** within the said stipulated period of **03 (three) months** from the date of signing of this Agreement, failing which the Owners shall have every right to proceed in accordance with the law for the termination of the agreement.

(7) That after clearance of mutation in the record of Municipal Corporation in the name of the Owners herein i.e. clearance of 16 annas title of the owners herein including physical measurement, on receiving the aforesaid balance of consideration money amounting to **Rs. 3,39,99,998/- (Rupees Three Crore Thirty Nine Lac Ninety Nine thousand Nine hundred Ninety Eight) only** the Owners shall be liable to execute proper Deed of Conveyance in favour of the Purchasers herein or in favour of their nominee in respect of the under **"B" Scheduled** of property at the cost of the Purchasers. It is to be mentioned that in spite of agreeing to pay the balance consideration by the Purchasers, if the Vendors neglect or refuse to execute and register the Sale Deed in favor of the Purchasers or in favour of their nominee or in favour of the person as will be selected by the

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Purchasers herein, in that event the Purchasers shall have every liberty to proceed against the Vendors under the provision of the Specific Performance of Contract before the competent court of law and will get the property registered from the competent court of law.

(8) That it is main precondition that after clearance of title of the "B" Schedule of property including mutation from all corners in the name of present Owners/Vendors, the Purchasers shall pay the balance consideration within time and manner as mentioned above and being assured on the said terms the Purchasers are entering into this agreement to purchase of the "B" scheduled of property. If the mutation will not be affected or refused by the competent authority, or if the title will not be cleared in any manner, the Purchasers shall have liberty to cancel this agreement and in that event the Owners/Vendors shall refund the entire advance consideration to the Purchasers within 15 days from the date service of a notice by the Purchasers to the Vendors/Owners.

(9) That the PURCHASERS shall have liberty to publish in the daily news paper regarding the sale transaction in respect of the Schedule property written herein by the VENDOR for any objection and any claim from any other person or persons over the same .

(10) That the all expenses for preparation of sale deed and the cost of the Stamp and Registration charges shall be born by the Purchasers.

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(11) All the terms and conditions mentioned hereinabove are all inter-related to each other and those will remain valid and binding on the parties including their respective heirs, executors, representatives and assigns.

(12) The time is the essence of this Agreement. However, the time is exempted from all provision under Force Majure like natural calamities, earthquake, flood. War etc. or any other provisions or interruption (s) which is beyond the control of the Parties. The extension of time, if any, desires on such ground shall be mutually agreed upon by the parties .

(13) Any defect (s) encumbrances, if found in existence in the said property after the Agreement to Sale is executed, the Owners/Vendors shall immediately rectify and remove all such defect(s), encumbrances, failing which, the Owners/Vendors shall be at liberty to refund the entire consideration along with expenses forthwith the Purchasers .

(14) That, the parties hereto shall be entitled to Specific Performance of Contract.

(15) The Deed Plan annexed herewith will be treated as a part and parcel of this Deed.

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(A) SCHEDULE OF PROPERTY ABOVE REFERRED TO:

(ENTIRE LAND)

ALL THAT All that piece and parcel of **BASTU Land** admeasuring 43 (Forty Three) Katha or 0.706 Acre(a little more or less) appertaining to C.S. & R.S. Plot No.462 under R.S. Khatian No.289, corresponding to L.R. Dag No.786(Seven hundred Eighty Six) under L.R. Khatian Nos. 1597, 1622, 1623, 1624, 1628, 2077, 2174, 3114, 3115, 3118, 3122, 3123, 3124 & 3125, Sheet No.11, within ambit of Mouza &P.S. – Chandannagar, J.L.No.1, District – Hooghly which is delineated and Marked by Red Border in the annexed Deed Plann together with 30 years old mosaic flooring three storied building having area of 4956 Sq.ft. { Residential-2758 Sq.ft, (Pucca) & Factory + Godown-2198 Sq.ft. (Asbestos Shed)} along with all fittings and fixture and every right of easement whatsoever .

Yearly Rent payable infavour of Govt. of West Bengal in the Office of B.L & L.R.O, Singur at Khalisani .

The Property situated under holding No. 545, Chandernagore Station Road under Ward No.10 of Chandernagore Municipal Corporation , P.S. Chandernagore, District Hooghly.

BUTTED AND BOUNDED BY:-

North	:- Municipal Road & Prop. of L.R. Dag No.789.
South	:- Chandernagore Station Road, Prop. of L.R. Dag Nos789 & 787.
East	:- Property of L.R. Dag Nos. 796, 789, 788 & 787.
West	:- Property of L.R. Dag Nos.778, 779, 780 & 785.

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“B” SCHEDULE OF PROPERTY ABOVE REFERRED TO:
(AGREED TO BE SOLD BY THIS AGREEMENT)

OUT OF THE (A) SCHEDULE OF PROPERTY:

District – Hooghly, P.S. & Mouza– Chandannagar, Sheet No.11, R.S. Khatian No.289, C.S. & R.S. Plot No.462, L.R. Khatian Nos. 1623, 1628, 1622 & 1624, L.R. Dag No.786(Seven hundred Eighty Six) :

- (1) **ALL THAT** All that piece and parcel of Undivided share of **BASTU Land** admeasuring **2 (Two) Katha 10 (Ten) Chittaks 24 (Twenty Four) Sq.ft.** (a little more or less) (**Uses as Factory & Godown**) out of 43 (Forty Three) Katha or 0.706 Acre (a little more or less). together with undivided share of 30 years old Cement flooring Asbestos Sheded Room having area of 1596 Sq.ft. along with all fittings and fixture and every right of easement whatsoever .
- (2) **ALL THAT** All that piece and parcel of Undivided share of **BASTU Land** admeasuring **1(One) Bigha 8 (Eight) Katha 0(Zero) Chittaks 11 (Eleven) Sq.ft.** (a little more or less) (**Uses as Residential**) out of 43 (Forty Three) Katha or 0.706 Acre (a little more or less) together with undivided share of 30 years old mosaic flooring three storied building having area of 1981 Sq.ft. along with all fittings and fixture and every right of easement whatsoever .

Total area of Land is 1 Bigha 10 Katha 10 Chittaks 35 Sq.ft. or 0.507 Acre together with structure of 3577 Sq.ft.

Yearly Rent payable infavour of Govt. of West Bengal in the Office of B.L & L.R.O, Singur at Khalisani .

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals and day month and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR /
LAND OWNER AND THE PURCHASERS
IN THE PRESENCE OF
WITNESSES:

1. Suresh Bhattaraj. Kalupukur, Channarayana.	1. Ajit Kumar Nandy.
2. Subhojit B. Maudal. Boudhmagor Court.	2. Rajat K. Nandy.
	3. Shakti K. Nandi
	4. Sanat Kumar Nandi

SIGNATURE OF THE VENDORS

Roy Cement Supplier Private Limited

Kunal M
Director

ITHEMBA DEVELOPMENTS LTD.

Saunp Gangji
Director

TRANSWIN CARRYING & FORWARDING AGENT
PRIVATE LIMITED

Kunal M
Director

UTILIS SERVICES PVT. LTD.

Saunp Gangji
Director.

ROYREYAN SERVICES PVT. LTD.

Kunal M
Director.

GENOME CORPORATION

Rashmi Singhani
Partner

SIGNATURE OF THE PURCHASER

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MEMO OF ADVANCE CONSIDERATION

RECEIVED by the within named **VENDORS / OWNERS** from the within named **PURCHASER(S)**, the sum of **Rs.2,91,95,468/-** (Rupees Two Crore Ninety One Lac Ninety Five thousand Four hundred Sixty Eight) only including TDS as under :

SL.	R.T.G.S.NO.	DATED	AMOUNT(Rs.)
1.	BANK TRANSFER	11.05.2023	72,98,867/-
2.	BANK TRANSFER	11.05.2023	72,98,867/-
3.	BANK TRANSFER	11.05.2023	72,98,867/-
4.	BANK TRANSFER	11.05.2023	72,98,867/-
Total=			2,91,95,468/-

WITNESSES:

1. Shesadi Bhattacharya.
Kalyanpur, Chandernagore.

1. Ajit Kumar Nandgi.

2. Vijal K. Nandgi

2. Seelendra D. Nandgi.
Chandernagore Court.

3. Shakti Kumar Nandgi

4. Sanat Kumar Nandgi.

SIGNATURE OF THE VENDORS

Drafted by [Signature]
Advocate WB 576/25.
Chandernagore Court

Comp. Print by/ Typed by

[Signature]
Chandernagore Court.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0604-2023, Page from 37379 to 37415
being No 060401682 for the year 2023.



Digitally signed by Swagata Tarafdar
Date: 2023.05.26 14:29:53 +05:30
Reason: Digital Signing of Deed.

At

(Swagata Tarafdar) 2023/05/26 02:29:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

(This document is digitally signed.)
