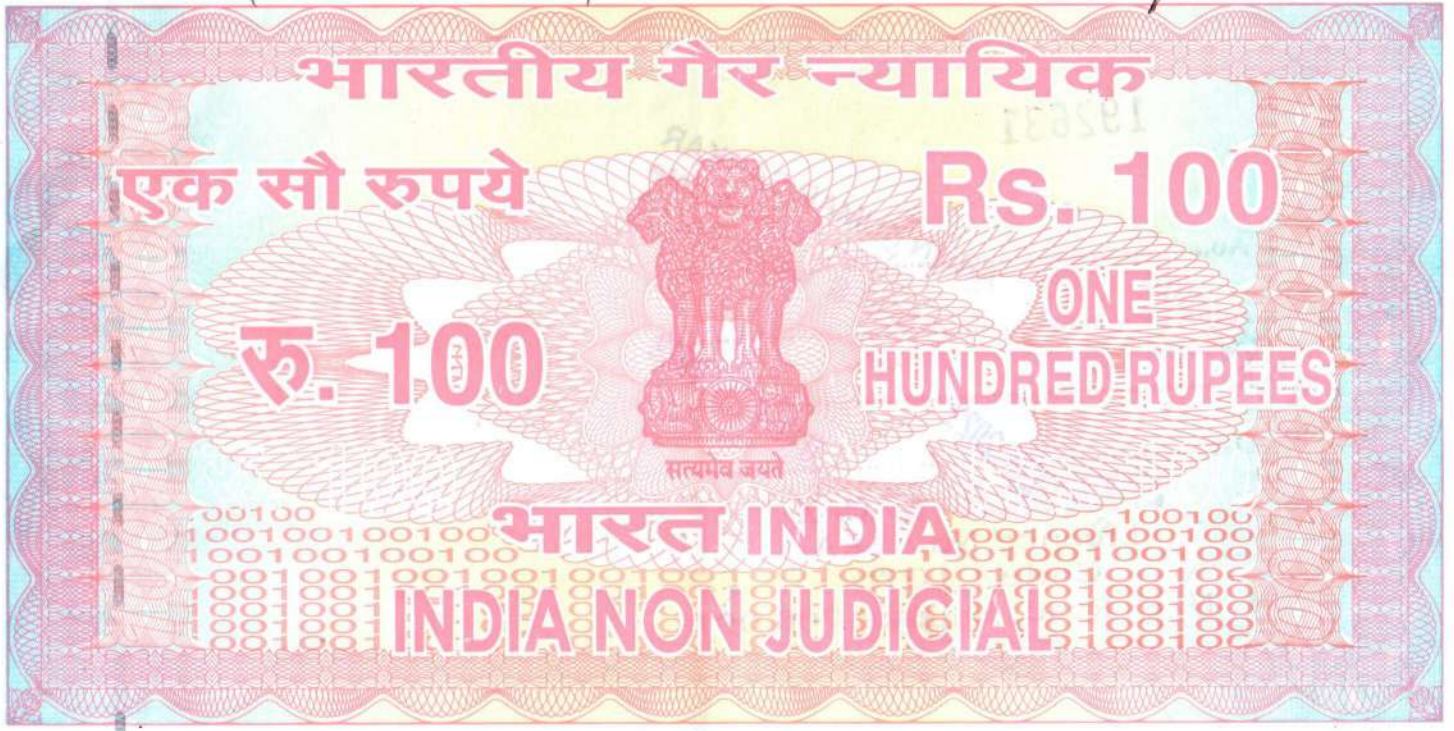


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Certified that the document is submitted to registration. The signature stamp and the endorsement stamp, as shown with the document are the part of this document.

DEED OF CONVEYANCE

- 1. **Date:** 9th July 2022
- 2. **Place:**
- 3. **Parties:**

District Sub-Registrar
Alipore, Sonar 24-palace

11-07-22



22/07/2022 12:50 AM
 (Signature)
 District Sub-Registrar
 Alipore, Sonar 24-palace
 (Signature)
 (Signature)

192631

ARUN KUMAR SARKAR
Advocate
Sold to
C.M.M.S Court, Kel-1

NO.....
Address.....
Rs.....
Date.....

01 FEB 2022

01 FEB 2022

01 FEB 2022

SIPRA DEY

Licence No.: 18A
Code : 1070

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

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(Anant Goenka)

7449

RAV ENCLAVES LLP

[Handwritten signature]

Partner

AG FERRUM AND ALLOY TRADING LLP

[Handwritten signature]

Partner

7450



GOLDEN GOENKA REALTY LLP

[Handwritten signature]

Designated Partner

Golden Goenka Estate Pvt. Ltd.

[Handwritten signature]

Director/Authorised Signatory

(RAJEEV GOENKA)

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
09 JUL 2022

- 3.1 **PURUSHOTTAM MULJI PATEL @ PURUSHOTTAM PATEL**, son of Late Mulji Patel, by faith Hindu, by nationality Indian, by occupation Business, residing at Makan No.1312 Surya Saw Mill Compound, New Timber Market Fafadih Raipur, Chattisgarh- 492009, Post Office- Fafadih Ganj, Police Station- Devendra Nagar (**PAN** AFUPP7230E) (**AADHAR** 5888 5424 0100).
- 3.2 **NANJI MULJI PATEL**, son of Late Mulji Patel, by faith Hindu, by nationality Indian, by occupation Business, residing at Surya Saw Mill Compound, New Timber Market Fafadih Raipur, Chattisgarh -,492009, Post Office- Fafadih Ganj, Police Station- Devendra Nagar (**PAN** AFUPP4705Q) (**AADHAR** 5170 5641 6913).
- 3.3 **MANI BEN PATEL**, wife of Shantilal Patel, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Surya Saw Mill Compound, New Timber Market Fafadih Raipur, Chattisgarh - 492009, Post Office - Fafadih Ganj, Police Station- Devendra Nagar (**PAN** AFSP1503N) (**AADHAR** 6773 5872 3847).
- 3.4 **SHARDA BEN PATEL @ SHARADABEN PATEL**, wife of Harilal Patel, by faith Hindu, by nationality Indian, by occupation Housewife, residing at House No. 23/1312, Surya Saw Mill Compound, New Timber Market Fafadih Raipur, Chattisgarh-492009, Post Office - Fafadih Ganj, Police Station - Devendra Nagar, (**PAN** AFHPP8175R) (**AADHAR** 8489 5201 0663).
- 3.5 **DHANJI MULJI PATEL**, son of Late Mulji Patel, by faith Hindu, by nationality Indian, by occupation Business, residing at Surya Saw Mill Compound, New Timber Market Fafadih Raipur, Chattisgarh - 492009, Post Office- Fafadih Ganj, Police Station- Devendra Nagar (**PAN** AJBPP7645N) (**AADHAR** 4818 2334 5017).
- 3.6 **VIJAY PATEL**, son of Dhanji Patel, by faith Hindu, by nationality Indian, by occupation Business, residing at Makan No. 1312, Surya Saw Mill Compound, New Timber Market Fafadih Raipur, Chattisgarh- 492009, Post Office- Fafadih Ganj,



7451

પુરુષોત્તમ પટેલ
(PURUSHOTTAM PATEL)



7452

નાનજી મુલ્જી પટેલ
(NANJI MULJI PATEL)



7453

મણી બેન પટેલ
(MANI BEN PATEL)



7454

શરદા બેન પટેલ
(SHARADA BEN PATEL)



7455

ધાનજી પટેલ



7456

વિજય પટેલ



Police Station- Devendra Nagar (**PAN** AIIPP1768L) (**AADHAR** 9318 0113 4968).

- 3.7 **SAVITA BEN PATEL**, wife of Suresh Patel, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Surya Saw Mill Compound, New Timber Market Fafadih Raipur, Chattisgarh- 492009, Post Office- Fafadih Ganj, Police Station- Devendra Nagar (**PAN** AIIPP1769M) (**AADHAR** 5273 9783 7531).
- 3.8 **DEEPAK PATEL**, son of Purushottam Patel, by faith Hindu, by nationality Indian, by occupation Business, residing at Makan No. 1312 Surya Saw Mill Compound, New Timber Market Fafadih Raipur, Chattisgarh - 492009, Post Office- Fafadih Ganj, Police Station - Devendra Nagar (**PAN** AJLPP7421Q) (**AADHAR** 3353 9361 1049).

(Collectively, **VENDORS**, includes successors-in-interest)

AND

- 3.9 **GOLDEN GOENKA REALTY LLP**, (LLPIN AAG-8008), (**PAN** **AAPFG9433L**), a Limited Liability Partnership firm governed by the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 18, British India Street, Room No. 305, Kolkata- 700069, Post Office Esplanade, Police Station Hare Street, West Bengal, represented by its Designated Partner **MR. RAJEEV GOENKA** (**PAN** **ALZPG8966B**), (**AADHAR** **826890987901**) S/o Sri Girdhari Lal Goenka, by faith Hindu, by nationality Indian, by occupation Business, residing at Satyam Towers, Flat 2B/1, 3 Alipore Road, Opposite Horticulture Garden Alipore, Kolkata 700027, Post Office Alipore, Police Station Alipore , District 24 Parganas (S) , West Bengal.
- 3.10 **GOLDEN GOENKA ESTATE PRIVATE LIMITED**, (**CIN** **U45201WB2021PTC244935**), (**PAN** **AAJCG0100B**), a Company registered under the Companies Act, 2013, having its registered office at 25A, S.P. Mukherjee Road, Kolkata - 700025, Post Office Bhawanipore, Police Station Bhawanipore, West Bengal,



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^ 2454 CI1 कोट 21 264
(SAVITA BEN PATEL)



7458

Savita Patel



7459

Gate

(VIPUL PATEL)

New Timber Market

Fardih, Raipur.

492009. (C.G.)



represented by its Director **MR. RAJEEV GOENKA** (PAN **ALZPG8966B**), (AADHAR **826890987901**) S/o Sri Girdhari Lal Goenka, by faith Hindu, by nationality Indian, by occupation Business, residing at Satyam Towers, Flat 2B/1, 3 Alipore Road, Opposite Horticulture Garden Alipore, Kolkata 700027, Post Office Alipore, Police Station Alipore, District 24 Parganas (S) , West Bengal.

3.11 **RAV ENCLAVES LLP**, (PAN AAUFR1969H), a Limited Liability Partnership Firm registered under the Limited Liability Partnership Act, 2008, having its registered office at 80, Golaghata Main Road, Block – A, VIP TOWER, Kolkata- 700048, Post Office Lake Town, Police Station Lake Town, West Bengal, represented by its Designated Partner **MR. ANANT GOENKA** (PAN ALPPG2182F), (AADHAR 400072347263) S/o. Sri Ashok Kumar Goenka, by faith Hindu, by nationality Indian, by occupation Business, residing at 120, Bangur Avenue, Block – C, Kolkata 700055, Post Office Lake Town, Police Station Lake Town, District 24 Parganas (S), West Bengal.

3.12 **AG FERRUM AND ALLOY TRADING LLP** , (PAN **ABPFA1879B**), a Limited Liability Partnership Firm, registered under the Limited Liability Partnership Act 2008, having its registered office at 120, Bangur Avenue, Block – C, Kolkata 700055, Post Office Lake Town, Police Station Bangur Avenue , West Bengal, represented by its Designated Partner **MR. ANANT GOENKA** (PAN ALPPG2182F), (AADHAR 400072347263) S/o Sri Ashok Kumar Goenka, by faith Hindu, by nationality Indian, by occupation Business, residing at 120, Bangur Avenue, Block – C, Kolkata 700055, Post Office Lake Town, Police Station Bangur Avenue , District 24 Parganas (S) , West Bengal.

(**PURCHASERS**, include successors-in-interest).

Vendor(s) and Purchaser(s) are hereinafter individually referred to as such or as **PARTY** and collectively as **PARTIES**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance;

- 4.1 **Said Premises:** Land measuring 1 (one) *bigha* 4 (four) *cottah* 13 (thirteen) *chittack* and 21 (twenty one) square feet, more or less, **together with** 1 (one) storied brick built wall with R.T. Shed structure measuring 5460 (five thousand four hundred and sixty) square feet, more or less, erected thereon, situate, lying at and being Municipal Premises No. 22D, Motilal Basak Lane, Kolkata -700054, Post Office Kankurgachi, Police Station Poolbagan , within Ward No. 31 of the Kolkata Municipal Corporation (**KMC**), Sub-Registration District Sealdah, District South 24 Parganas, more fully described in the **Schedule** below and delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Premises**), **and together with (1)** the existing water connection and **(2)** the existing sewage connection **and also together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Premises and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 Representations, Warranties and Covenants Regarding Title:

The Vendors represent and warrant to and covenant with the Purchasers regarding title as follows.

- 5.1.1 **Sale of First Part of the Said Premises:** By Sale Deed dated 29th September, 2003, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book I, Volume No. 1, at Pages 1 to 30, Being No. 00516, for the year 2004 **(1)** Lakshmi Moni Das *alias* Lakshmimoni Das, **(2)** Malina Das *alias* Molina Das, **(3)** Jyotirmoy Das, **(4)** Binapani Das, **(5)** Parshati Dey, **(6)** Anjali Das, **(7)** Partha Sarathi Das *alias* Parthosarathi Das and **(8)** Rajasree Das *alias* Rajashri Roy Chowdhury, jointly sold, transferred and conveyed to the Vendor Nos. 3.1 to 3.5 herein, land measuring 13 (thirteen) *cottah* 8

(eight) *chittack* and 2 (two) square feet, more or less, together with 1 (one) storied brick built wall with R.T. Shed structure measuring 3840 (three thousand eight hundred and forty) square feet, more or less, erected thereon, the aforesaid land being the eastern side portion of Municipal Premises No. 22D, Motilal Basak Lane, Kolkata-700054 (**First Part of the Said Premises**).

5.1.2 **Sale of Second Part of the Said Premises:** By Sale Deed dated 29th September, 2003, registered from the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book I, Volume No. 1, at pages 1 to 32, Being No. 00517, for the year 2004, (1) Lakshmi Moni Das *alias* Lakshmimoni Das, (2) Malina Das *alias* Molina Das, (3) Jyotirmoy Das, (4) Binapani Das, (5) Parshati Dey, (6) Anjali Das, (7) Partha Sarathi Das *alias* Parthosarathi Das and (8) Rajasree Das *alias* Rajashri Roy Chowdhury jointly sold, transferred and conveyed to the Vendor Nos. 3.5 to 3.8 herein, land measuring 11 (eleven) *cottahs* 5 (five) *chittacks* 19 (nineteen) square feet, more or less, together with 1 (one) storied brick built wall with R.T. Shed structure measuring 1620 (one thousand six hundred and twenty) square feet, more or less, erected thereon, the aforesaid land being the western side portion of Municipal Premises No. 22D, Motilal Basak Lane, Kolkata-700054 (**Second Part of the Said Premises**).

5.1.3 **Mutation:** Thereafter, Vendors herein got their names mutated in the records of the KMC as the joint owners of the First Part of the Said Premises and the Second Part of the Said Premises, collectively being the Said Premises described in the Schedule below, as mutated and assessed vide Assessee No. 110310900692.

5.1.4 **Absolute Ownership:** In the abovementioned circumstances, the Vendors have become the joint and absolute undivided owners of the Said Premises.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and

covenant with the Purchasers regarding encumbrances as follows:

5.2.1 **Rights of Vendors:** The Vendors are seized and possessed of and well and sufficiently entitled to the Said Premises. No person other than the Vendors have any manner of right, title, interest, claim or demand of any nature whatsoever in the Said Premises or any part thereof and there are no outstanding actions, claims or demands between the Vendors and any third party and thus the entirety of Said Premises is free from all encumbrances, liens, mortgages, charges, financial institution charges, attachments, Income Tax attachments, *lis pendens*, uses, trusts, restrictions, prohibitions, statutory prohibitions, *debuttars*, *wakfs*, trespassers, occupants, encroachers, tenants, claims, demands, liabilities, attachments, requisitions, acquisitions and alignments 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 and the title of the Vendors to the Said Premises is free, clear and marketable.

5.2.2 **No Express or Implied Mortgage:** Neither the title deeds nor any other documents in respect of the Said Premises or any part thereof have been deposited in favour of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise. Further, the Said Premises is not affected by or subject to any personal or collateral guarantee for securing any financial accommodation.

5.2.3 **No Previous Agreement:** The Vendors have not dealt with the Said Premises in any manner nor created any right, title or interest therein in favour of any third party in any manner whatsoever or howsoever and has not entered into or been party to any agreement of any nature

whatsoever including but not limited to agreement for sale, transfer, lease, development etc. in respect of the Said Premises.

- 5.2.4 **No Disputes Relating to Statutory Outgoings:** The Said Premises is free from any land charge and all statutory outgoings in respect thereof including land revenue have been paid in full by the Vendors till the date of this Conveyance. Further, no revenue, cess, betterment fee, municipal taxes, other taxes, surcharges, impositions, dues of CESC Ltd., outgoings or levies of any nature whatsoever in respect of the Said Premises is due and no demands, recovery proceedings or certificate cases are pending for realization of any dues from the Vendors.
- 5.2.5 **No Covenants and Restrictions:** The Said Premises is not subject to any covenants, restrictions, stipulations, easements, rights of pre-emption, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable) the benefit of which is vested in third parties nor is there any agreement to create the same.
- 5.2.6 **Easements Unrestricted:** No right or easement appurtenant to or benefiting the Said Premises is restricted in any way and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no person or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefiting the Said Premises.
- 5.2.7 **No Boundary Dispute:** The entirety of the Said Premises is butted and bounded and there is no manner of boundary dispute in respect thereof.
- 5.2.8 **No Legal Proceeding: (1)** There are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature, initiated, made, existing, pending,

threatened or anticipated in respect of the Said Premises or the Vendors, which may in any manner prejudicially affect the rights of the Purchasers under this Conveyance or any obligation, act or omission stated hereunder nor is there any threat of any such proceedings **(2)** there are no unfulfilled or unsatisfied judgments, injunctions, attachments, court orders, debts, notices etc. in respect of the Said Premises or the Vendors **(3)** there is no order of any Court or any other statutory authority prohibiting development, sale, transfer and/or alienation of the Said Premises and **(4)** there is no suit, action, litigation, investigation, claim, complaint, grievances or proceedings, appeals or applications for review, which are in process or pending against or relating to the Said Premises or the Vendors and the Vendors are not engaged, whether as plaintiff or defendant or otherwise, in any litigation, criminal or arbitration proceedings before any court, tribunal, statutory or governmental body, Thika tribunal, department, board or agency and no litigation, criminal or arbitration proceedings are pending by or against the Vendors and there are no facts which are likely to give rise to the same or to proceedings in respect of which the Vendors would be liable to indemnify any person concerned.

5.2.9 **No Requisition or Acquisition:** The Said Premises is at present not the subject of any requisition, acquisition, vesting, alignment, scheme of development/zoning or statutory extinguishment of title by any authority or body, statutory or otherwise, under any law and/or otherwise and the Vendors assert that **(1)** the Vendors did not and does not hold any excess land under the provisions of any Central, State or Local statute (whether in the Said Premises or otherwise) and **(2)** the Vendors have not received any notice of any proceeding or is not involved in any proceeding of requisition, acquisition, vesting, alignment, scheme of development/zoning or statutory extinguishment of title in respect of the Said Premises.

- 5.2.10 **No Attachment:** The Said Premises never was or is subject to any attachment under any of the provisions of the Public Demands Recovery Act, 1913 or under the Income Tax Act, 1961 or under any other statute for the time being in force and there are no certificate cases or proceedings pending or threatened against the Vendors *inter alia* for realization of any public demand, income tax and/or any other taxes or dues.
- 5.2.11 **No Disputes in Statutory Matters:** There is no dispute with any taxation or other statutory authorities in India or elsewhere in relation to the affairs of the Vendors, which may in any manner affect or impact the Said Premises and/or the rights conveyed herein, and there are no facts which may give rise to such dispute.
- 5.2.12 **No Investigation:** The Vendors are not the subject of any investigation, inquiry, process or request for information in respect of any aspect of the activities of the Vendors by any authority, governmental body, department, board or agency etc., which may in any manner affect or impact the Said Premises and/or the rights conveyed herein and no such procedures are pending nor do any facts exist which are likely to give rise to any such procedure.
- 5.2.13 **Compliances Made:** Compliance has at all times been made with all applicable laws, statutes, by-laws, permits, obligations, statutory instruments and requirements with respect to the Said Premises, its ownership, occupation, possession, use etc.
- 5.2.14 **Vendors have Authority:** There is no embargo on the Vendors from dealing with the Said Premises and/or transferring and/or alienating the same in any manner whatsoever and the Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Premises.

5.2.15 **Status of Possession:** The Said Premises is in the *khas*, vacant, peaceful, physical and absolute possession of the Vendors and no third party or parties have or had or has ever claimed or acquired any manner of right, title or interest over or in respect of any part or portion of the Said Premises, by way of adverse possession or otherwise.

5.2.16 **Vendors have Marketable Title Free From all Encumbrances:** The Vendors have good, free, clear, marketable, bankable and transferrable right, title and interest in the Said Premises, free from all encumbrances of any and every nature.

5.2.17 **Representations True and Correct:** Each of the representations, warranties and undertakings of the Vendors contained herein are true and correct and shall survive and subsist at all times and continue to bind the Vendors.

6. Basic Understanding

6.1 **Agreement to Sell and Purchase:** The Vendors have agreed to sell the Said Premises to the Purchasers, free from all encumbrances of any and every nature whatsoever, **and with good, bankable and marketable title and together with** physical possession and the Purchasers, based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above (collectively **Representations**), has agreed to purchase the Said Premises from the Vendors.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of their right, title and interest of whatsoever or howsoever nature in the Said Premises described in the **Schedule** below, being land measuring 1 (one) *bigha* 4 (four) *cottah* 13 (thirteen) *chittack* and 21 (twenty one) square feet, more or less, **together with** 1 (one) storied brick built wall with R.T. Shed structure measuring 5460 (five thousand four

hundred and sixty) square feet, more or less, erected thereon, situate, lying at and being Municipal Premises No. 22D, Motilal Basak Lane, Kolkata-700054, Police Station Poolbagan, within Ward No. 31 of the KMC, Sub-Registration District Sealdah, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **and together with** (1) the existing water connection and (2) the existing sewage connection **and also together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Premises and appurtenances and inheritances for access and user thereof.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 10,15,63,038/- (Rupees Ten Crore Fifteen Lakh Sixty Three Thousand Thirty Eight Only)** paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo hereunder written, admit and acknowledge.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being affected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882 further as amended till date.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to liens, mortgages, charges, financial institution charges, attachments, Income Tax attachments, *lis pendens*, uses, trusts, restrictions, prohibitions, statutory prohibitions, *debuttars*, *wakfs*, trespassers, occupants, encroachers, tenants, claims, demands, liabilities, attachments, requisitions, acquisitions and alignments 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 and the title of the Vendors to the Said Premises is free, clear and marketable.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Premises and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Premises.

8.2 **Subject to:** The transfer being affected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of title, the Vendors' authority to sell/convey and non-existence of any encumbrances on the Said Premises and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** All obligations and duties of Vendor and Vendee as provided in the Transfer of Property Act, 1882 as amended till date, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** The Vendors have handed over physical possession of the Said Premises to the Purchasers

herein and after execution of this presents the Purchasers shall be the joint and absolute Owners of the Said Premises, holding undivided & undemarcated share over the same.

- 8.4 **Outgoings:** All revenue, cess, betterment fee, municipal taxes (whether for current period or arrears or accruing on account of pending general revaluations), surcharges, other property taxes, impositions, dues of CESC Ltd., outgoings and levies of any nature whatsoever of or on the Said Premises, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid/reimbursed and discharged by the Vendors on demand by the concerned authority/agency, with regard to which the Vendors hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and/or the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Premises and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from, under or in trust for the Vendors.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchasers are fully entitled to mutate their name in all records of the concerned authorities and to pay municipal tax or taxes and all other impositions (accruing for the period after the date of this Conveyance) in the Purchaser's own name. In this regard, the Vendors hereby authorizes and empowers the Purchasers to take all steps and to do all acts, deeds and things as may be necessary for and on behalf of the Vendors. Notwithstanding such empowerment and authority, the Vendors undertake to co-operate with the Purchasers in all respect to

cause mutation of the Said Premises in the name of the Purchasers and in this regard shall sign all documents and papers as be required by the Purchasers.

8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under his/her, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or his/her successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Premises as may reasonably be required by the Purchasers.

SCHEDULE
(Said Premises)

ALL THAT the piece & parcel of land measuring **1 (one) bigha 4 (four) cottah 13 (thirteen) chittack and 21 (twenty one)** square feet, more or less, **together with** R.T. Shed structure measuring 5460 (five thousand four hundred and sixty) square feet, more or less, erected thereon, situate, lying at and being Municipal Premises No. **22D, Matilal Basak Lane, Kolkata - 700054**, Post Office-Kankurgachi, Police Station Poolbagan, within Ward No. 31 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon.

On the North : By Premises No. 22C, Motilal Basak Lane;
On the South : By Motilal Basak Lane;
On the East : By Bholanath Dr. Lane;
On the West : By Motilal Basak Lane (KMC Road).

And together with (1) the existing water connection and (2) the existing sewage connection **and also together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in and over the Said Premises and the entire appurtenances and inheritances for access and user thereof.

9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

पुरुषोत्तम मुल्जी

(Purushottam Mulji Patel)

मनिबेन मुल्जी

(Maniben Patel)

धनंजी मुल्जी

(Dhanji Mulji Patel)

सविताबेन मुल्जी

(Savitaben Patel)

GOLDEN GOENKA REALTY LLP

Goenka
Designated Partner

(Golden Goenka Realty LLP)

RAV ENCLAVES LLP

Goenka
Partner

(RAV Enclaves LLP)

नान्जी मुल्जी

(Nanji Mulji Patel)

शरदाबेन मुल्जी

(Shardaben Patel)

Vijay Patel

(Vijay Patel)

Deepak Patel

(Deepak Patel)

[Vendors]

Golden Goenka Estate Pvt. Ltd.

Goenka
Director/Authorised Signatory

(Golden Goenka Estate Private Limited)

AG FERRUM AND ALLOY TRADING LLP

Goenka
Partner

(A G Ferrum and Alloy Trading LLP)

[Purchasers]

WITNESSES:

- Yash*
- Nimil Patel

Drafted by:

Ishita Majumdar
Advocate, High Court at Calcutta
PLBZ/2011

MEMO OF CONSIDERATION

Received from the within named Purchasers, through various cheque and RTGS on various dates, the within mentioned sum of **Rs. 10,15,63,038/- (Rupees Ten Crore Fifteen Lakh Sixty Three Thousand Thirty Eight Only)** towards full and final payment of consideration for sale of the Said Premises described in the **Schedule** above, in the following manner:

Sl. No.	Paid To	Through	Amount (₹)
1	Purushottam Mulji Patel	RTGS, NEFT, Transfer	87,53,649.00
2	Purushottam Mulji Patel	PO. No. 505132	2,71,983.00
3	Purushottam Mulji Patel	PO. No. 513210	19,04,949.00
4	Purushottam Mulji Patel	TDS	1,10,410.00
5	Nanji Mulji Patel	RTGS, NEFT, Transfer	87,53,649.00
6	Nanji Mulji Patel	PO. No. 505133	2,71,983.00
7	Nanji Mulji Patel	PO. No. 513215	19,04,949.00
8	Nanji Mulji Patel	TDS	1,10,410.00
9	Maniben Patel	RTGS, NEFT, Transfer	87,53,649.00
10	Maniben Patel	PO. No. 505127	2,71,983.00
11	Maniben Patel	PO. No. 513211	19,04,949.00
12	Maniben Patel	TDS	1,10,410.00
13	Shardaben Patel	RTGS, NEFT, Transfer	87,53,649.00
14	Shardaben Patel	PO. No. 505126	2,71,983.00
15	Shardaben Patel	PO. No. 513212	19,04,949.00
16	Shardaben Patel	TDS	1,10,410.00
17	Dhanji Mulji Patel	RTGS, NEFT, Transfer	1,97,41,840.00
18	Dhanji Mulji Patel	PO. No. 505131	5,41,092.00
19	Dhanji Mulji Patel	PO. No. 513209	21,21,275.00
20	Dhanji Mulji Patel	TDS	2,26,306.00
21	Vijay Patel	RTGS, NEFT, Transfer	90,52,407.00
22	Vijay Patel	PO. No. 505129	3,69,109.00
23	Vijay Patel	PO. No. 513214	20,52,109.00
24	Vijay Patel	TDS	1,15,896.00
25	Savita Ben Patel	RTGS, NEFT, Transfer	90,52,407.00
26	Savita Ben Patel	PO. No. 505128	3,69,109.00