

by occupation-Business, by nationality Indian, residing at 15B, Mandeville Gardens, P.S. Gariahat, P.O. Ballygunge, Kolkata-700 019 (Owners, includes successors-in-interest and assigns)

- 3.2 Sri Rupnath Roy Chowdhury (PAN ADGPR5375Q) son of Late Dharendra Kishore Roy Chowdhury, by faith- Hindu, by occupation -Business, residing at 15B, Mandeville Gardens, P.S. Gariahat, P.O. Ballygunge, Kolkata- 700 019 (Owners, includes successors-in-interest and assigns)
- 3.3 Sri Meghnath Roy Chowdhury (PAN ADGPR5377N) son of Late Dharendra Kishore Roy Chowdhury, by faith-Hindu, by occupation-Business, residing at 15B, Mandeville Gardens, P.S. Gariahat, P.O. Ballygunge, Kolkata-700019 (Owners, includes successors-in-interest and assigns) all Owners hereinafter referred to as First Party.

AND

- 3.4 CAPRICORN ESTATES a partnership firm having its registered office at 73, Moore Avenue Police Station-Regent Park, P.O. Regent Park, Kolkata- 700 040 represented by its Partner Sri Anu Burman (PAN_ADPPB5203J) son of Sri Bijay Kumar Burman residing at 30 New Road, P.S. Alipore, P.O. Alipore, Kolkata- 700 027 (Developer, includes successors-in-interests). The Developer hereinafter referred to as Second Party and Owners and Developer collectively Parties.

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS: -

4. Subject Matter of Agreement:

4.1 Development: Development and commercial exploitation of Municipal Premises No.399, Kalikapur, Police Station-Purba Jadavpur, Kolkata- 700 078, described in the 1st Schedule below (Premises) .

5. Background, Representative and Warranties:

5.1 Owners' Representative on Title : The Owners have represented and warranted to the Developer as follows:-

5.1.1 Erstwhile Owners : One Smt. Tarulata Naskar, Gobinda Chandra Naskar, Paresh Chandra Naskar, Mahesh Chandra Naskar, Kartick Chandra Naskar, Smt. Lakshmi Purkait and Smt. Saraswati Naskar were absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land containing area of 3 cottahs 24 sq ft more or less comprised in portion of R S' Dag No 48, R S Khatian No.178, Mouza-Kalikapur, J L No. 20, R S No.2 formerly within Police Station Kasba now Purba Jadavpur, District South 24 Pargana, withing the limits of the Kolkata Municipal Corporation (Jadavpur Unit) then being known as portion of Premises No.143, Kalikapur Main Road, Kolkata and were enjoying the same free from all encumbrances , liens, lispendents etc hereinafter called and referred to as the First Plot.