

35/6/2023

37/4/2023



पश्चिम बंगाल WEST BENGAL

AM 908366

Additional Registrar of  
Assurances-IV, Kolkata

Certified that the Document is admitted of  
Registration. The Stamp, Fee and the  
endorsement shall be affixed to the document  
on the part this Stamp.

Additional Registrar of  
Assurances-IV, Kolkata

THIS INDENTURE OF CONVEYANCE made this 03<sup>rd</sup> day of MARCH

Two Thousand and Twenty Three

BETWEEN;

14 MAR 2023

FIRST VENDORS:

(1) NITAI MAJUMDER (having PAN AELPM0003N and Aadhaar No.908493590729)  
son of Bipin Majumder, deceased, residing at "Labanya Apartment", 92 Debinibas Road,

Address: Mohan Das Road, Kolkata

Wife: Anurupa Majumder

Daughter: Anurupa Majumder

Daughter: Anurupa Majumder

Daughter: Anurupa Majumder

Daughter: Anurupa Majumder

Daughter: Anurupa Majumder

Daughter: Anurupa Majumder

Daughter: Anurupa Majumder



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



192022230312410631

GRN Details

|                        |                     |                     |                     |
|------------------------|---------------------|---------------------|---------------------|
| GRN:                   | 192022230312410631  | Payment Mode:       | Online Payment      |
| GRN Date:              | 27/02/2023 11:46:13 | Bank/Gateway:       | AXIS Bank           |
| BRN :                  | 715323371           | BRN Date:           | 27/02/2023 11:48:23 |
| GRIPS Payment ID:      | 27022023031241062   | Payment Init. Date: | 27/02/2023 11:46:13 |
| Payment Status:        | Successful          | Payment Ref. No:    | 2000463143/2/2023   |
| (Query No**Query Year) |                     |                     |                     |

Depositor Details

|                           |                       |
|---------------------------|-----------------------|
| Depositor's Name:         | UTSAV VINIMAY PVT LTD |
| Address:                  | 14 N.S ROAD           |
| Mobile:                   | 9830031697            |
| Depositor Status:         | Buyer/Claimants       |
| Query No:                 | 2000463143            |
| Applicant's Name:         | Mr Subhash Naskar     |
| Identification No:        | 2000463143/2/2023     |
| Remarks:                  | Sale, Sale Document   |
| Period From (dd/mm/yyyy): | 27/02/2023            |
| Period To (dd/mm/yyyy):   | 27/02/2023            |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description              | Head of A/C        | Amount (₹) |
|---------|-------------------|-----------------------------------------|--------------------|------------|
| 1       | 2000463143/2/2023 | Property Registration- Stamp duty       | 0030-03-103-001-02 | 5100021    |
| 2       | 2000463143/2/2023 | Property Registration- Registration Fee | 0030-03-104-001-16 | 1621014    |
| Total   |                   |                                         |                    | 6721035    |

IN WORDS: SIXTY SEVEN LAKH TWENTY ONE THOUSAND THIRTY FIVE ONLY.



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



270220232031241062

GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 270220232031241062 | Payment Init. Date: | 27/02/2023 11:46:13 |
| Total Amount:     | 6721035            | No of GRN:          | 1                   |
| Bank/Gateway:     | AXIS Bank          | Payment Mode:       | Online Payment      |
| BRN:              | 715323371          | BRN Date:           | 27/02/2023 11:48:23 |
| Payment Status:   | Successful         | Payment Init. From: | GRIPS Portal        |

Depositor Details

Depositor's Name: UTSAV VINIMAY PVT LTD  
Mobile: 9830031697

Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---------------------------------------------|------------|
| 1       | 192022230312416631 | Directorate of Registration & Stamp Revenue | 6721035    |
| Total   |                    |                                             | 6721035    |

IN WORDS: SIXTY SEVEN LAKH TWENTY ONE THOUSAND THIRTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

Flat No.C4, Post Office Motijheel, Police Station Dum Dum, Kolkata - 700074, North 24 Parganas represented by his Attorney, (Smt.) Jayita Majumder (having PAN FJAPM4228L and Aadhaar No.627638751225) wife of Sanjoy Majumder and daughter of Khokan Majumder residing at 92 Debinibas Road, Flat No.C4, Post Office Motijheel, Police Station Dum Dum, Kolkata - 700074 North 24 Parganas, (2) **BABUL MAJUMDER**, (having PAN ANKPM0280H and Aadhaar No. 249188522649) son of Nirendra Kumar Majumder (also known as Nirendra Majumder) residing at 2<sup>nd</sup> Floor, Flat No.3, 1/7 Gorakshabasi Road, Nagerbazar, Police Station Dum Dum, Post office Dum Dum Pin Code 700028, North 24 Parganas. (3) **SANJOY MAJUMDER** (having PAN BBFPM3017K and Aadhaar No. 262211768560) son of Nitai Majumder residing at "Lahanya Apartment", Flat No.C4, 2<sup>nd</sup> Floor, 92 Debinibas Road, Post Office Motijheel, Police Station Dum Dum, Kolkata - 700074, (4) **LIMON MAJUMDER** (having PAN CGXPM3341K and Aadhaar No.379426571248) son of Babul Majumder residing at 2<sup>nd</sup> Floor, Flat No.3, 1/7, Gorakshabasi Road, near Byam Samiti, Nagerbazar, Post Office Dum Dum Police Station Dum Dum Pin Code 700028, (5) **SWAPAN KUMAR CHAKRABORTY** (having PAN CRMPC4106L and Aadhaar No. 275435849210) son of Prannatheswar Chakraborty, deceased, residing at Madhya Kalikapur, Post Office Barasat and Police Station Barasat, Pin Code 700124, presently residing at Flat No.3, 2<sup>nd</sup> floor, 1/7, Gorakshabasi Road, near Bayam Samiti, Nagerbazar, Post Office Dum Dum and Police Station Dum Dum Pin Code 700028 represented by his Constituted Attorney, (Smt.) Silpi Majumder (having PAN AUJPM7049N and Aadhaar No.283050705463) wife of Babul Majumder residing at Second Floor, Flat No.3, 1/7 Gorakshabasi Road, near Bayam Samiti, Nagerbazar, Post Office Dum Dum and Police Station Dum Dum, Kolkata-700028, North 24 Parganas and (6) **(SMT.) LIPI CHAKRABORTY** (having PAN CRJPC5608Q and Aadhaar No. 857789437888) wife of Swapan Kumar Chakraborty residing at Madhya Kalikapur, Post Office Barasat and Police Station Barasat, Pin Code 700124, presently residing at Flat No.3, 2<sup>nd</sup> floor, 1/7, Gorakshabasi Road, near Bayam Samiti, Nagerbazar, Post Office Dum Dum and Police Station Dum Dum Pin Code 700028 represented by his Constituted Attorney, (Smt.) Silpi Majumder (having PAN AUJPM7049N and Aadhaar No.283050705463) wife of Babul Majumder residing at Second Floor, Flat No.3, 1/7 Gorakshabasi Road, near Bayam Samiti, Nagerbazar, Post Office Dum Dum, and Police Station Dum Dum, Kolkata-700028, hereinafter referred to as "the **FIRST 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 heirs executors administrators and legal representatives);

AND

SECOND VENDORS:

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(1) **NASIR AHAMED** (having PAN DVIPA5532D and Aadhaar No. 217417316552) son of Isak Ali Mandal residing at Bhagyamantapur Post Office Bhagyamantapur, Police Station Barasat, Pin Code 700128, North 24 Parganas, (2) **AZIZUL** (also known as Ajijul Haque) (having PAN DVIPA5528M and Aadhaar No. 288425114232) son of Icha Haque (also known as Isak Ali Mandal) residing at Bhagyamantapur, Post Office Bhagyamantapur, Police Station Barasat, Pin Code 700128, North 24 Parganas, (3) **MONOWARA BIBI** (having PAN FIIPB4351L and Aadhaar No. 854219429906) wife of Mostahur Ali and daughter of Md. Achhak Ali (also known as Isak Ali Mandal) residing at Bhaslia (also known as Bhasliya), Deganga, Post Office Sathatia, Police Station Deganga Pin Code 743423, North 24 Parganas, (4) **AYSHA BIBI** (having PAN GVJPB6880H and Aadhaar No. 336167622678) wife of Ser Ali (also known as Ser Ali) residing at Bhagyamantapur Post Office Bhagyamantapur, Police Station Barasat, Pin Code 700128, North 24 Parganas and (5) **RAKIYA BIBI** (having PAN CUQSPB7798J and Aadhaar No. 731481035510) wife of Chhattar residing at Lauhati, Post Office Bishnupur, Police Station Rajarhat, Pin Code 700135, North 24 Parganas hereinafter referred to as the **SECOND 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 heirs executors administrators and legal representatives);

*Nasir Ahamed*

AND

### THIRD VENDORS:

(1) **ABDUL RAHAMAN** (having PAN AYSPR3119B and Aadhaar No. 598523879684) son of Late Abdul Hamid, residing at Narayanpur Dakshinpara, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Pin Code 700136, North 24 Parganas, (2) **JAHANARA BIBI**, (having PAN BTMPB4378J and Aadhaar No. 424803653905) wife of Ansar Ali Mandal and daughter of Late Abdul Hamid, residing at Narayanpur Dakshinpara, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Pin Code 700136, North 24 Parganas (also at Paschim Para, Post Office Hatiara, Police Station New Town, Pin Code 700157, North 24 Parganas) (3) **RAWSHANARA BIBI**, (also known as Rawshanara Khatun) (having PAN BTMPB4382A and Aadhaar No. 641684051364) wife of Mosarefali Mandal (also known as Mosaref Ali Mandal) and daughter of Late Abdul Hamid, residing at Narayanpur, Dakshinpara, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Pin Code 700136, North 24 Parganas, (4) **ANOWARA BIBI**, (also known as Anowara Khatun) (having PAN BTMPB4381D and Aadhaar No. 560182961951) wife of Mohiuddin Bhowas and daughter of Late Abdul Hamid, residing at Basina Dargatala,

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Post Office Rajarhat, Bidinipur, Police Station Rajarhat, Pin Code 700135, North 24 Parganas, (5) **ALAM ARA BIBI**, (also known as Alam Ara Khatun) (having PAN QQWPB7047E and Aadhaar No. 790567026996) wife of Bagbul Islam Baidya and daughter of Late Abdul Hamid, residing at Kumarpur Post Office Shawhai, Police Station Deganga, Pin Code 700128, North 24 Parganas, (6) **RUBINA BIBI** (having PAN CVYPB3561N and Aadhaar No. 462677955415) wife of Late Nazrul Islam residing at Narayanpur Dakshinpara, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Pin Code 700136, North 24 Parganas, (7) **ASANUR ISLAM** (having PAN ANGPI0623J and Aadhaar No. 992252557845) son of Late Nazrul Islam residing at Narayanpur Dakshinpara, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Pin Code 700136, North 24 Parganas, (8) **NAJMA BIBI** (having PAN GDMPB4122H and Aadhaar No. 295515012988) wife of Late Abdul Hannan residing at Narayanpur Dakshinpara, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Pin Code 700136, North 24 Parganas, (9) **MIJANUR RAHAMAN** (having PAN FTSPR5349H and Aadhaar No. 418517511868) son of Late Abdul Hannan residing at Narayanpur Dakshinpara, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Pin Code 700136, North 24 Parganas, (10) **MAHINUR ISLAM** (having PAN APNP16297M and Aadhaar No. 336278772103) son of Late Abdul Hannan residing at Narayanpur Dakshinpara, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Pin Code 700136, North 24 Parganas, (11) **RUBINA KHATUN** (having PAN MYHIP1641Q and Aadhaar No. 984061070317) wife of Rakibul Molla and daughter of Late Abdul Hannan residing at Narayanpur Dakshinpara, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Pin Code 700136, North 24 Parganas, (12) **SAKILA BANU** (also known as Sakila Humse Mondal) (having PAN BUVPB0519D and Aadhaar No. 844668103452) wife of Late Md. Mohiuddin (also known as Sk. Mohiuddin) residing at Narayanpur Dakshinpara, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Pin Code 700136, North 24 Parganas, (13) **SK MOTIN** (having PAN AKCPM5748D and Aadhaar No. 577283933858) son of Late Md. Mohiuddin residing at Narayanpur Dakshinpara, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Pin Code 700136, North 24 Parganas, and (14) **SERINA KHATUN** (having PAN FXXPK4448H and Aadhaar No. 284426335315) wife of Firoj Rahaman and daughter of Late Md. Mohiuddin (also known as Mohammed Mohiuddin) residing at Narayanpur Dakshinpara, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Pin Code 700136, North 24 Parganas, (also at Chandpur, Champaschhi, Post Office Chandpur, Police Station Rajarhat Pin Code 700135, North 24 Parganas), hereinafter referred to as "the **THIRD 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 heirs executors administrators and legal representatives);

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the First Vendors, the Second Vendors and the Third Vendors hereinafter 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 heirs, executors, administrators and legal representatives) of the **FIRST PART, AND**

**PURCHASERS:**

(1) **NANU DEVELOPERS PRIVATE LIMITED**, (having CIN U74999WB2011PTC162426 and PAN AAQCS0071C), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 17 Ganesh Chandra Avenue, 3rd Floor Kolkata -700013, Police Station Bowbazar Post Office Bowbazar represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Sri Nabin Banerjee of 14 N.S. Road, 4<sup>th</sup> floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (2) **SINGLE POINT COMMOSALE PRIVATE LIMITED**, (having CIN U74999WB2011PTC162437 and PAN AAQCS0064B), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 17 Ganesh Chandra Avenue, 3rd Floor Kolkata -700013, Police Station Bowbazar Post Office Bowbazar represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Sri Nabin Banerjee of 14 N.S. Road, 4<sup>th</sup> floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (3) **SINGLE POINT AGENCIES PRIVATE LIMITED** (having CIN U74999WB2011PTC162438 and PAN AAQCS0062H), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 17 Ganesh Chandra Avenue, 3rd Floor Kolkata -700013, Police Station Bowbazar Post Office Bowbazar represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Sri Nabin Banerjee of 14 N.S. Road, 4<sup>th</sup> floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (4) **ATTRIBUTE BUILD WORTH PRIVATE LIMITED** (having CIN U70102WB2012PTC187871 and PAN AALCA0701C), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 17 Ganesh Chandra Avenue, 3rd Floor, Kolkata -700013, Police Station Bowbazar Post Office Bowbazar represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Sri Nabin Banerjee of 14 N.S. Road, 4<sup>th</sup> floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (5) **SATYAM VANLIYA PRIVATE LIMITED** (having CIN U51109WB2006PTC108764 and PAN AAJCS9072N), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 14, N. S. Road, 4th floor, Kolkata-700001, Post Office GPO Kolkata and Police Station Hare Street, represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar

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320817684308) son of Sri Nabin Banerjee of 14 N.S. Road, 4<sup>th</sup> floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (6) **PURTI REALTY PRIVATE LIMITED** (having CIN U70109WB2009PTC138353 and PAN AAFCP2171H), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 14, N. S. Road, 4th floor, Kolkata-700001, Post Office GPO Kolkata and Police Station Hare Street represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Sri Nabin Banerjee of 14 N.S. Road, 4<sup>th</sup> floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (7) **PURTI BEVERAGES PRIVATE LIMITED** (having CIN U74999WB2011PTC170882 and PAN AAGCP3714P), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 14, N. S. Road, 4th floor, Kolkata-700001, Post Office GPO Kolkata and Police Station Hare Street represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Sri Nabin Banerjee of 14 N.S. Road, 4<sup>th</sup> floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (8) **UTSAV VINIMAY PRIVATE LIMITED** (having CIN U51109WB2005PTC104119 and PAN AAACL8248B), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 14, N. S. Road, 4th floor, Kolkata-700001, Post Office GPO Kolkata and Police Station Hare Street represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Sri Nabin Banerjee of 14 N.S. Road, 4<sup>th</sup> floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (9) **PURTI NANU CREATORS LLP** (having LLPID AAJ-1103 and PAN AAUFP1667J), a Limited Liability Partnership within the meaning of the Limited Liability Partnership Act, 2008 having its Registered Office at 14, N. S. Road, 4th floor, Kolkata-700001, Post Office GPO Kolkata and Police Station Hare Street, represented by its Authorized Signatory Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Sri Nabin Banerjee of 14 N.S. Road, 4<sup>th</sup> floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (10) **SANTOSH KUMAR KEDIA**, (having PAN AFZPK5964M and Aadhaar No. 244538311298), son of Late Chhajaram Kedia Residing at 69A, Palm Avenue, Kolkata-700019, Police Station Karaya and Post Office Ballygunge, (11) **MAHESH KUMAR KEDIA**, (having PAN AESPK1980P) and Aadhaar No. 925985871240), son of Santosh Kumar Kedia residing at 69A, Palm Avenue, Kolkata-700019, Police Station Karaya and Post Office Ballygunge, (12) **ADITYA MURARKA** (having PAN AFCPM4437L and Aadhaar No. 7555 4816 3437), son of Surend Kumar Murarka, residing at CG-222, Sector-2, Saltlake, North 24 Paraganas, West Bengal -700091 Police Station Bidhannagar (East) and Post Office Bidhannagar, (13) **SURESH KUMAR MURARKA** (having PAN AESPM5585N and Aadhaar No. 875773087727), son of Vishwanath Murarka, residing at CG-222, Sector-2, Saltlake, North 24 Paraganas, West Bengal -700091 Police Station

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Bidhannagar (East) and Post Office Bidhannagar. (14) **DHANUKA MERCHANTS PRIVATE LIMITED** (having CINU52110WB2006PTC110824 and PAN AACCD4293P), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 18 Abdul Hamid Street, Merla Chamber, 2nd Floor, Room No 204 Kolkata- 700069 Post office Esplanade Police Station Hare Street, represented by its authorized representative Mr. Sushil Kumar Dhanuka (having PAN AGAPD5611N and Aadhaar No. 622877357667) son of Sri Rajendra Prasad Dhanuka residing at 3B, Rammohan Mullick Garden Lane, Mani Karn Complex Pin Code Kolkata- 700010 Police Station Beliaghata Post Office Beliaghata. (15) **SUSHIL KUMAR DHANUKA** (having PAN AGAPD5611N and Aadhaar No. 622877357667), son of Sri Rajendra Prasad Dhanuka residing at 3B, Rammohan Mullick Garden Lane, Manikarn Complex, Kolkata- 700010 Police Station Beliaghata Post Office Beliaghata) and (16) **NEERAJ KUMAR DHANUKA** (having PAN AIQPD6586Q and Aadhaar No. 227665751978), son of Sri Rajendra Prasad Dhanuka residing at 3B, Rammohan Mullick Garden Lane, Manikarn Complex, Kolkata-700010 Police Station Beliaghata Post Office Beliaghata hereinafter referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include insofar as the individuals are concerned their respective members for the time being and their respective heirs executors administrators legal representatives and/or assigns and insofar as the Companies and Limited Liability Partnerships are concerned their respective successors, successors-in-office, successors-in-interest and/or assigns) of the **SECOND PART; AND**

**FIRST CONFIRMING PARTY:**

(1) **PRADIP KAR** (having PAN BETPK9970B and Aadhaar No.3502 5445 0637 ), son of Sri Bankim Kar residing at Parbayan, Lalkuthi Parbayan, Rajarhat Gopalpur, North 24 Paraganas, West Bengal 700136, Police Station Narayanpur Post Office Rajarhat Gopalpur, (2) **BADAL NANDI** (having PAN ABMPN6407F and Aadhaar No.4283 7541 7089), son of Sri Anulya Nandi residing at Anandloke, 4<sup>th</sup> Lane, Rajarhat Gopalpur, North 24 Paraganas, West Bengal 700136, Police Station Narayanpur Post Office Rajarhat Gopalpur and (3) **MOHIDUL ISLAM** (having PAN ABCPI2154G & Aadhaar No.6709 7098 1604), son of Mir Sirajul Islam residing at Rajarhat Gopalpur, South Narayanpur, North 24 Paraganas, West Bengal 700136, Police Station Narayanpur Post Office Rajarhat Gopalpur hereinafter referred to as "the **FIRST CONFIRMING PARTIES**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each or their heirs executors administrators and legal representatives) of the **THIRD PART; AND;**

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**SECOND CONFIRMING PARTY:**

**BCT INFRASTRUCTURE LLP** (having PAN:AAJFB9971A) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 21A Charu Chandra Avenue, Kolkata-700033, Post Office Tollygange, Police Station Charu Market, represented by its Authorised Representative Pankaj Tibrawalla, (having PAN ABQFT4269H and Aadhaar No. 215729016917) son of Chandrakant Tibrawalla of 34 Ballygunj Park, Kolkata-700019, Post Office Ballygange, Police Station Karaya, hereinafter referred to as "the **SECOND CONFIRMING PARTY**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners, successors or successors-in-office and/or successors-in-interest) of the **THIRD PART** :

A. **WHEREAS** in Mouza Gopalpur, J.L. No. 2 under Police Station Airport (formerly Rajarhat) in the District of North 24 Parganas **ALL THOSE** pieces or parcels of land situate lying at and being R.S. Dag No. 3345 contained an area of 22 Satak and R.S. Dag No. 3366 contained an area of 122 Satak. Both the said Dags containing a total area of 144 Satak were recorded in R.S. Khatian No. 91 in Mouza Gopalpur morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **Subject Property**" in the following names as Raiyats:

| Sl | Name                 | Share             | Dag 3345 | Dag 3366 |
|----|----------------------|-------------------|----------|----------|
| 1  | Chhakawat Ali Mondal | 1/4 <sup>th</sup> | 5.5      | 30.5     |
| 2  | Jamat Ali Mondal     | 3/4               | 11       | 61       |
| 3  | Moslem Ali Mondal    | 1/8 <sup>th</sup> | 2.75     | 15.25    |
| 4  | Abdul Wahab Mondal   | 1/8 <sup>th</sup> | 2.75     | 15.25    |

B. **AND WHEREAS** the facts about devolution of title of 72 Sataks of Jamat Ali Mondal is as follows:-

B1. Jamat Ali Mondal, a Mahomedan, died intestate leaving him surviving his wife Sharam Jan Bibi, two sons namely Abdul Khalek Mondal and Abdul Malek Mondal and only daughter namely Sahida Bibi as his only heirs and legal representatives who all four upon his death inherited and became entitled his part or share of and in the Subject Property absolutely as follows:

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| Sl. No. | Name                | Share             | Area (more or less) in Satak in Dag 3345 | Area (more or less) in Satak in Dag 3366 |
|---------|---------------------|-------------------|------------------------------------------|------------------------------------------|
| 1       | Sharam Jan Bibi     | 1/8 <sup>th</sup> | 1.375                                    | 7.625                                    |
| 2       | Sahida Bibi         | 7/40              | 1.925                                    | 10.675                                   |
| 3       | Abdul Malek Mondal  | 14/40             | 3.85                                     | 21.55                                    |
| 4       | Abdul Khalek Mondal | 14/40             | 3.85                                     | 21.35                                    |

**B2.** The said Abdul Khalek Mondal sold his entire 25.2 Satak inherited as aforesaid by two Indentures of Conveyance as follows:-

- (i) By Indenture of Conveyance dated 29<sup>th</sup> April 1977 and registered with the Sub Registrar, Cossipore Dum Dum in Book I Volume No.67 Pages 129 to 137 Being No.2408 for the year 1977 the said Abdul Khalek Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Pushpa Rani Chakraborty All That portion measuring 16.5 satak more or less out of the Dag No.3366 absolutely and forever.
- (ii) By Indenture of Conveyance dated 21<sup>st</sup> August 1980 and registered with the Sub Registrar Cossipore Dum Dum in Book I Volume No. 119 Pages 294 to 297 Being No.6717 for the year 1980 the said Abdul Khalek Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Arup Chakraborty All That his remaining 4.85 Satak in Dag No. 3366 and entire 3.85 Satak more or less in Dag No.3345 absolutely and forever.

**B3.** The said Sharam Jan Bibi and Sahida Bibi by an Indenture of Conveyance dated 16<sup>th</sup> March 1983 and registered with the Sub Registrar Cossipore Dum Dum in Book I Volume No.79 Pages 253 to 260 Being No.2917 for the year 1983 and for the consideration therein mentioned sold conveyed and transferred unto and to the said Abdul Malek Mondal All That their entire parts and shares of and in the said Dag 3345 and 3366 absolutely and forever.

**B4.** By an Indenture of Conveyance dated 5<sup>th</sup> December 2001 and registered with the District Sub Registrar II North 24 Parganas in Book I Volume No. 8 Pages 30 to 41 Being No. 298 for the year 2003 the said Pushpa Rani Chakraborty and Arup Chakraborty for the consideration therein mentioned sold conveyed and transferred

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unto and to the Nirendra Majumder and Nitai Majumder (being First Vendor No.1 hereto) All That their entire portion measuring 25.2 satak or 0.252 acre more or less out of both Dags 3345 and 3366 comprised in the Subject Property absolutely and forever.

- B5. By an Indenture of Conveyance dated 1<sup>st</sup> February 2002 and registered with the Additional District Sub Registrar Bidhannagar in Book 1 Volume No.127 Pages 127 to 143 Being No.2316 for the year 2002 the said Abdul Malek Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the said Nitai Majumder and Babul Majumder (being the First Vendor Nos.1 and 2 hereto respectively) and All That his entire part or share of and in both Dags 3345 and 3366 comprised in the Subject Property absolutely and forever.

C. AND WHEREAS the facts about devolution of title of 36 Sataks of Chhakawat Ali Mondal (except the share inherited from him by Moslem Mondal) and 18 Sataks of Abdul Wahab Mondal as also his share inherited from Chhakawat Ali Mondal is as follows:-

- C1. The said Chhakawat Ali Mondal and after him, his wife Khodejan Bibi both Mahomedan, died intestate leaving them surviving their only two son namely the said Abdul Wahab Mondal and Moslem Mondal and three daughters namely Chhufura Khatun Bibi, Aklima Bibi and Achhia Bibi as their only heirs and legal representatives who all five upon their death inherited and became entitled their share of and in the portion of the said Subject Property absolutely as follow:

| Sl. No. | Name                 | Share | Area (more or less) in Satak in Dag 3345 | Area (more or less) in Satak in Dag 3366 |
|---------|----------------------|-------|------------------------------------------|------------------------------------------|
| 1       | Abdul Wahab Mondal   | 2/7   | 1.5714                                   | 8.7142                                   |
| 2       | Moslem Ali Mondal    | 2/7   | 1.5714                                   | 8.7142                                   |
| 3       | Chhufura Khatun Bibi | 1/7   | 0.7857                                   | 4.3571                                   |
| 4       | Aklina Bibi          | 1/7   | 0.7857                                   | 4.3571                                   |
| 5       | Achia Bibi           | 1/7   | 0.7857                                   | 4.3571                                   |

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- C2. In addition to the said 1.5714 Satak in Dag 3345 and 8.7142 in Dag 3366, the said Abdul Wahab Mondal was also the owner of 2.75 Satak in Dag 3345 and 15.25 Satak in Dag 3366 as per the R.S. Records of Rights.
- C2. By an Indenture of Conveyance dated 21<sup>st</sup> September 1982 and registered with the Additional District Registrar Barasat in Book I Volume No.57 Pages 285 to 290 Being No.3499 for the year 1982 the said Chhafura Khatun Bibi for the consideration therein mentioned sold conveyed and transferred unto one Sk. Altah Mondal All That portion measuring 4 satak or 0.04 acre more or less of and in the Subject Property absolutely and forever. The said Chhafura Khatun Bibi remaining entitled to a total 5.1428 Satak upon her death, her heirs have joined in this sale deed as Second Vendors to convey their balance 1.1428 Satak in the Subject Property.
- C3. By an Indenture of Conveyance dated 1<sup>st</sup> August 1996 and registered with the District Registrar Barasat in Book I Volume No.10 Pages 322 to 329A Being No.1169 for the year 1999 the said Aklima Bibi and Achhia Bibi for the consideration therein mentioned sold conveyed and transferred unto and to one Anju Manowara Bibi, Sirajuddin Mondal, Khahiruddin Mondal and Jamaluddin Mondal All That portion measuring 9 Satak more or less out of the Subject Property absolutely and forever.
- C4. By an Indenture of Conveyance dated 12<sup>th</sup> March 2002 and registered with the Additional District Sub Registrar Bidhannagar in Book I Volume No.489 Pages 113 to 130 Being No.08731 for the year 2002 the said Sk Abdul Wahab Mondal, Aklima Bibi, Achia Bibi, Sk. Altah Mondal, Anju Manowara Bibi, Sirajuddin Mondal, Khahiruddin Mondal and Jamaluddin Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the said Nirendra Majumdar and Nital Majumdar (being the First Vendor No.1 hereto) All That the entire parts and shares of each of them in the said Dag Nos. 3345 and 3366 comprised in the Subject Property absolutely and forever.
- C5. As stated above, the said Chhafura Khatun Bibi, a Mahomedan, died intestate leaving her surviving her only two sons namely Nasir Ahamed and Azizul (being the Second Vendor Nos.1 and 2 respectively hereto), and three daughters namely Manowara Bibi, Aysa Bibi and Rakiya Bibi (being the Second Vendor Nos.3 to 5 respectively hereto) as her only heirs and legal representatives who all five upon her death inherited and became entitled to the said 1.1428 satak part or share of and in the Subject Property absolutely.

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D. **AND WHEREAS** the facts about devolution of title of 28.2856 Sataks of Moslem Ali Mondal is as follows:-

- D1. Moslem Ali Mondal, a Mahomedan, died intestate leaving him surviving his only two sons namely Sk Abdul Hamid and Sk Mohiuddin (also known as Md. Mohiuddin) and four daughters namely Khaleda Bibi, Jobeda Bibi, Sakera Bibi and Hazera Bibi as his only heirs and legal representatives who all six upon his death inherited and became entitled his part or share of and in the Subject Property absolutely in the following shares:

| Sl. No. | Name            | Share | Area (more or less) in Satak in Dag 3345 | Area (more or less) in Satak in Dag 3366 |
|---------|-----------------|-------|------------------------------------------|------------------------------------------|
| 1       | Sk. Abdul Hamid | 1/4   | 1.0803                                   | 5.9865                                   |
| 2       | Sk. Mohiuddin   | 1/4   | 1.0803                                   | 5.9865                                   |
| 3       | Khaleda Bibi    | 1/8   | 0.5041                                   | 2.9932                                   |
| 4       | Jobeda Bibi     | 1/8   | 0.5041                                   | 2.9932                                   |
| 5       | Sakera Bibi     | 1/8   | 0.5041                                   | 2.9932                                   |
| 6.      | Hazera Bibi     | 1/8   | 0.5041                                   | 2.9932                                   |

- D2. The said Sk. Abdul Hamid, a Mahomedan, died intestate leaving him surviving his wife Nurjahan Bibi, only four sons namely Sk Abdul Rahaman, Sk Abdul Hannan, Sk Sahujahan and Sk Najrat (also known as Sk. Nazrul Islam) and four daughters namely Anowara Khatun, Alam Ara Khatun, Jahanara Khatun and Rawshanara Khatun as his only heirs and legal representatives who all eight upon his death inherited and became entitled his part or share of and in the Subject Property absolutely.
- D3. The said Khaleda Bibi, a Mahomedan, died intestate leaving her surviving her husband namely Abdul Jalil, two sons namely, Abdul Rafique and Abdul Rasid and only daughter namely Farida Khatun as her only heirs and legal representatives who all four upon her death inherited and became entitled her part or share of and in the Subject Property absolutely.

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- D4. By following two Indenture of Conveyance both dated 12<sup>th</sup> September 1988 and registered with the Additional District Sub Registrar Bidhannagar the said Jobeda Bibi, Hajera Bibi, Abdul Rafique, Abdul Rasid, Farida Khatun and Abdul Jalil for the consideration therein mentioned they sold their entire part or share of and in the Subject Property absolutely and forever:-
- (i) By Indenture of Conveyance dated 12<sup>th</sup> September 1988 registered in Book I Volume No.160 Pages 311 to 322 Being No.7910 for the year 1988 they sold one-half of their three-eighth share out of the portion of Moslem Mondal in favour of the said Sk. Mohiuddin absolutely and forever.
  - (ii) By Indenture of Conveyance dated 12<sup>th</sup> September 1988 registered in Book I Volume No.160 Pages 323 to 334 Being No.7911 for the year 1988 they sold one-half of their three-eighth share out of the portion of Moslem Mondal in favour of the said Sk. Abdul Rahman, Sk Abdul Hannan, Sk Sahajahan and Sk Najrul.
- D5. The said Sk.Sahajahan, a Mahomedan, died intestate unmarried issueless leaving him surviving his mother Nurjahan Bibi, three brothers namely Sk Abdul Rahman, Sk Abdul Hannan, and Sk Najrul and four sisters namely Anowara Khatun, Alamara Khatun, Jahanara Khatun and Rawshan Ara Khatun as his only heirs and legal representatives who all eight upon his death inherited and became entitled his part or share of and in the Subject Property absolutely.
- D6. By an Indenture of Conveyance dated 30<sup>th</sup> October 2003 and registered with the Additional District Sub Registrar Bidhannagar in Book I Volume No.189 Pages 1 to 25 Being No.3065 for the year 2006 the said Sk. Mohiuddin, Nur Jahan Bibi, Anowara Khatun, Alamara Khatun, Sk Abdul Rahman, Sk Abdul Hannan, Sk Najrul, Jahanara Khatun, Rawshanara Khatun and Sakera Bibi for the consideration therein mentioned sold conveyed and transferred unto one Swapan Kumar Chakraborty and Lipi Chakraborty (being the First Vendor Nos. 5 and 6 here respectively) All That portion measuring 10 cottah 8 Chittanks or 17.74 satak more or less consisting of 15.28 satak in Dag No.3366 and 2.06 satak in Dag No.3345 of and in the Subject Property absolutely and forever.
- D7. After the sale by the said Indenture of Conveyance dated 30<sup>th</sup> October 2003 the said Sk. Mohiuddin, Nur Jahan Bibi, Sk Abdul Rahman, Sk Abdul Hannan, Sk Najrul, Anowara Khatun, Alam Ara Khatun, Jahanara Khatun and Rawshanara Khatun remained the owners of the remaining portion measuring 10.9456 satak more or less consisting of 8.6842 satak in Dag No.3366 and 2.2614 satak in Dag No.3345 of and

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in the Subject Property (hereinafter referred to as "the Moslem Heirs Remaining Portion").

- D8. The said Nur Jahan, a Mahomedan, died intestate leaving her surviving her above-named three sons namely Sk Abdul Rahaman (being the third Vendor No.1 hereto) Sk Abdul Haman, and Sk Najrul Islam and four daughters namely Jehanara Khatun, Rowshan Ara Khatun, Anowara Khatun and Alam Ara Khatun (being the Third Vendor Nos.2 to 5 hereto) as her only heirs and legal representatives who all seven upon her death inherited and became entitled to her part or share of and in the Moslem Heirs Remaining Portion absolutely.
- D9. Sk.Najrul Islam, a Mahomedan, died intestate leaving him surviving his wife namely Rubina Bibi (being the Third Vendor No. 6 hereto) and only son namely Azamur Islam (being the Third Vendor No.7 hereto) as his only heirs and legal representatives who both upon his death inherited and became entitled to his part or share of and in the Moslem Heirs Remaining Portion absolutely.
- D10. Abdul Haman, a Mahomedan, died intestate leaving him surviving his wife namely Najma Bibi (being the Third Vendor No. 8 hereto) and only two sons namely Mizanur Rahaman and Mohinur Islam (being the Third Vendor Nos.9 and 10 herein respectively) and only daughter namely Rubina Khatun (being the Third Vendor No.11 herein) as his only heirs and legal representatives who all four upon his death inherited and became entitled his entire part or share of and in the Moslem Heirs Remaining Portion absolutely.
- D11. Sk. Mohiuddin, a Mahomedan, died intestate leaving him surviving his wife namely Sakila Bano (being the Third Vendor No. 12 herein) and only son namely Sk Motin (being the Third Vendor No.13 herein) and only daughter namely Serina Khatun (being the Third Vendor No.14 herein) as his only heirs and legal representatives who all three upon his death inherited and became entitled his part or share of and in the Moslem Heirs Remaining Portion absolutely.
- D12. In the premises the Moslem Heirs Remaining Portion is now owned by Abdul Rahaman, Jehanara Bibi, Rowshanara Bibi, Anowara Bibi, Alamara Bibi, Rubina Bibi, Azamur Islam, Nazma Bibi, Mizanur Rahaman, Mohinur Islam, Rubina Khatun Bibi, Sakilabano, Sk Motin, and Serina Khatun Bibi being the Third Vendors hereto.
- E. AND WHEREAS by two Deeds of Gift both dated 15<sup>th</sup> January 2019 and registered with the Additional Registrar of Assurances-IV Kolkata the said Nital Majumder conveyed

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and transferred by way of gift All That a portion measuring 46.28 Satak out of his total purchased properties and has thereafter remained the owner of 12.5 Sataks being hereby conveyed by him as First Vendor No. 1 hereto as per particulars mentioned below:

- (i) By Deed of Gift registered in Book I Volume No.1904-2019 Pages 38151 to 38169 Being No.190400359 for the year 2019 the gift was made to his son Sanjoy Majumder, (being the First Vendor No.3 hereto) of portion measuring 23.14 satak consisting of 19.625 satak more or less in portion of Dag No.3366 and 3.515 satak more or less comprised in portion of Dag No.3345 out of the Subject Property absolutely and forever.
- (ii) By Deed of Gift registered in Book I Volume No.1904-2019 Pages 38132 to 38150 Being No.190400360 for the year 2019 the gift was made to his said son Sanjoy Majumder of portion measuring 23.14 satak consisting of 19.625 satak more or less in portion of Dag No.3366 and 3.515 satak more or less comprised in portion of Dag No.3345 out of the Subject Property absolutely and forever.
- (iii) After the Gifts made as above, the said Nitai Majumder, the First Vendor No. 1 has remained the owner of 12.6 Sataks being hereby conveyed by him as First Vendor No. 1 hereto.

F. **AND WHEREAS** by a Deed of Gift dated 24<sup>th</sup> January 2022 and registered with the Additional District Sub Registrar Bidhannagar in Book I Volume No.1504-2022 Pages 15013 to 15037 Being No.150400262 for the year 2022 the said Nirendra Majumder conveyed and transferred by way of gift unto and to his son Limon Majumder (being the First Vendor No. 4 hereto) All That his entire portion measuring 36 satak consisting of 30 satak in Dag No.3366 and 6 satak in Dag No.3345 out of the Subject Property absolutely and forever.

G. **AND WHEREAS** the Vendors are seized and possessed of and well and sufficiently entitled to as the full and absolute owners of the Subject Property morefully and particularly mentioned and described in the SCHEDULE and properties benefits and rights thereunto belonging and appertaining thereto are paying khajana to the Government of West Bengal and the same is and remains an undivided plot in Khan and exclusive possession of the First Vendors. The ownership of the Vendors in respect of the Subject Property as follows:-

| Sl No. | Vendor's Name | Ownership in respect of Dag No.3345 ( in Satak) | Ownership in respect of Dag No.3366 ( in Satak) |
|--------|---------------|-------------------------------------------------|-------------------------------------------------|
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| First Vendors |                                                                                                                                                                                                         |                                                               |         |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------|
| 1.            | Nitai Majumder                                                                                                                                                                                          | 2                                                             | 10.6    |
| 2.            | Babul Majumder                                                                                                                                                                                          | 3.675                                                         | 19.725  |
| 3.            | Sanjoy Majumder                                                                                                                                                                                         | 7.03                                                          | 39.25   |
| 4.            | Limon Majumder                                                                                                                                                                                          | 6                                                             | 30      |
| 5.            | Swapan Chakraborty                                                                                                                                                                                      | 1.03                                                          | 7.64    |
| 6.            | Lipi Chakraborty                                                                                                                                                                                        | 1.03                                                          | 7.64    |
|               | Total area of First Vendors                                                                                                                                                                             | 20.605                                                        | 114.655 |
| Second Vendor |                                                                                                                                                                                                         |                                                               |         |
| 7             | Nasir Ahamed, Azizul, Monowara Bibi, Aysha Bibi and Rekiya Bibi                                                                                                                                         | Aggregating to 1.1428 satak comprised in Dag No 3345 and 3366 |         |
| Third Vendors |                                                                                                                                                                                                         |                                                               |         |
| 8             | Abdul Rahman, Jaharara Bibi, Rawshanara Bibi, Anowara Bibi, Alam Ara Bibi, Rubina Bibi, Asatut Islam, Najma Bibi, Mijanur Rahman, Mahinur Islam, Rubina Khatun, Sakilubama, Sk Moin, and Serinia Khatun | 2.2614                                                        | 8.6842  |

H. AND WHEREAS the said R.S. Dag Nos 3366 and 3345 were continued to be numbered as L.R. Dag No 3366 and 3345 respectively under the Records of Rights published under the West Bengal Land Reforms Act, 1955 (hereinafter referred to as the said Act of 1955) and the names of the Vendors and/or their predecessors-in-title are recorded in L.R. Khata Nos. 5543, 5544, 5545, 6745, 6753 169, 101/1, 639, 2154/1, 2244, 3025, 1730 and, 2636 in respect of Subject Property and the First Vendors are paying khajana to the Government of West Bengal in respect of the Subject Property and are in Khas and exclusive possession thereof.

I. AND WHEREAS the First Confirming Party agreed to purchase by way of absolute freehold ownership the entirety of the Subject Property with all erections thereon free from

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all encumbrances mortgages charges liens leases tenancies burgular occupancy rights its pendent attachments uses debotters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof as follows:-

- (a) The First Vendors agreed to sell and transfer to the First Confirming Party and/or its nominee or nominees their part or share of the Subject Property at or for a total consideration of Rs.5,89,50,000/- (Rupees five crores eighty nine lakhs fifty thousand) only out of which the First Confirming Party made a part payment of Rs.20,00,000/- (Rupees twenty lakhs) only to the First Vendors.
- (b) The Second Vendors agreed to sell and transfer to the First Confirming Party and/or its nominee or nominees their part or share of the Subject Property at or for a total consideration of Rs.2,70,000/- (Rupees two lakhs seventy thousand) only which entire consideration was paid by the First Confirming Party to them.
- (c) The Third Vendors agreed to sell and transfer to the First Confirming Party and/or its nominee or nominees their part or share of the Subject Property at or for a total consideration of Rs.5,00,000/- (Rupees five lakhs) only which entire consideration was paid by the First Confirming Party to them.

J. AND WHEREAS subsequently, the First Confirming Party not being desirous of completing the purchase of the Subject Property, nominated the Second Confirming Party herein to the Vendors to complete the purchase of the Subject Property in place and stead of the First Confirming Party which nomination the Vendors have accepted. The Second Confirming Party have reimbursed to the First Confirming Party the said sum of Rs.27,70,000/- paid by them to the Vendors and paid to the First Confirming Party the agreed nomination consideration of Rs.1,22,80,000/- (Rupees one crore twenty-two lakhs eighty thousand) only in full and final settlement and the Second Confirming Party became liable to pay the balance consideration of Rs.5,69,50,000/- (Rupees five crores sixty-nine lakhs fifty thousand) only payable to the First Vendors, directly to the First Vendors.

K. AND WHEREAS subsequently, the Second Confirming Party not being desirous of completing the purchase of the Subject Property, nominated the Purchasers herein to the Vendors to complete the purchase of the Subject Property in place and stead of the Second Confirming Party which nomination the Vendors have accepted. The Purchasers have reimbursed to the Second Confirming Party the said sum of Rs.1,50,50,000/- (Rupees one crore fifty lakhs fifty thousand) only paid by them to the Vendors and paid to the Second Confirming Party the agreed nomination consideration of Rs.3,00,00,000/- (Rupees three crores) only in full and final settlement and the Purchasers became liable to pay the balance consideration of Rs.3,69,50,000/- (Rupees five crores sixty-nine lakhs fifty thousand) only

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payable to the First Vendors, directly to the First Vendors and which the Purchasers have paid the same to them at or before the execution hereof.

**L. AND WHEREAS** pursuant to the nomination and acceptance as aforesaid, the Vendors are contracted with the Purchasers for sale of the subject Property and all erections thereon and all appendages and appurtenances thereof free from all encumbrances, mortgages, charges, security interest, liens, lis pendens, prohibitions, attachments, leases, tenancies, bargadar, occupancy rights, uses, debusters, trusts, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof in favour of the Purchasers and in connection with the sale of the Subject Property in favour of the Purchasers, the Vendors made the following representation and assurances which have been relied upon and believed to be true and correct by the Purchasers in good faith:-

- a. That the respective Vendors are the full and absolute owners of the respective portions of the Subject Property with all erections thereon having clear good marketable title thereto free from all encumbrances, mortgages, charges, security interest, liens, lis pendens, prohibitions, attachments, benami transaction, leases, black money transaction, tenancies, bargadar, occupancy rights, uses, debusters, devnaya, wakf, trusts, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and the First Vendors alone are in "khas" vacant peaceful possession of the Subject Property;
- b. That the facts recited above are all true and correct and the Subject Property comprise of a combined cluster of plots directly abutting the public road.
- c. That save and except the Vendors, no other person has any ownership, possession or any other right, title or interest over or in respect of the Subject Property.
- d. That the Subject Property with all erections thereon or any part thereof is not affected by any right of way water light support drainage or any other easement with any third party or third party's property. Further, no internal roads or passages within the Subject Property were ever created and any reference or depiction in any document of title merely remained on paper and the entire lands of the Subject Property as a consolidated undivided block of land is hereby conveyed to the Purchasers;

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