

8-299/24

T-309/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 473866

Certified that the document is
admitted to registration. The Signatures
sheet of the document and the endorsement
sheet of the document are the part of this document
and are the part of the document.

District Sub-Registrar-III
Under 24, Panchayat, Barasat

09 JAN 2024

DEED OF CONVEYANCE

This DEED OF CONVEYANCE made on this 14th day of
December, 2023 (Two Thousand and Twenty Three).

BETWEEN

নং : 3081
সন ও তারিখ : 13/12/23
ক্রেতার নাম : Jivet Infra Nirman LLP.
ঠিকানা : Park Street
মূল : 150000
ভিত্তিক :

বারাসাত কোর্ট
তারিখ : ১৪ জানুয়ারি
স্মারক নং : 25 SEP 20 23
সিটি ইডেন্সি নং : 18/LD 0000
জিএসটি নং :
সিটি ইডেন্সি নং :
সিটি ইডেন্সি নং :

Abhishek Roongta



Abhishek Roongta



Sidharth Saraff
SIDHARTH SARAFF



Mahesh Kumar Gupth



Sanjiv Kumar



District Sub-Registrar-III
North 24 Parganas, Barasat

05 JAN 2024



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



192023240316390292

GRN Details

GRN:	192023240316390292	Payment Mode:	Counter Payment
GRN Date:	13/12/2023 19:09:27	Bank/Gateway:	Union Bank of India
BRN :	A10210005	BRN Date:	14/12/2023 00:00:00
GRIPS Payment ID:	131220232031639028	Payment Init. Date:	13/12/2023 19:09:27
Payment Status:	Successful	Payment Ref. No:	2003062927/3/2023
[Query No*/Query Year]			

Depositor Details

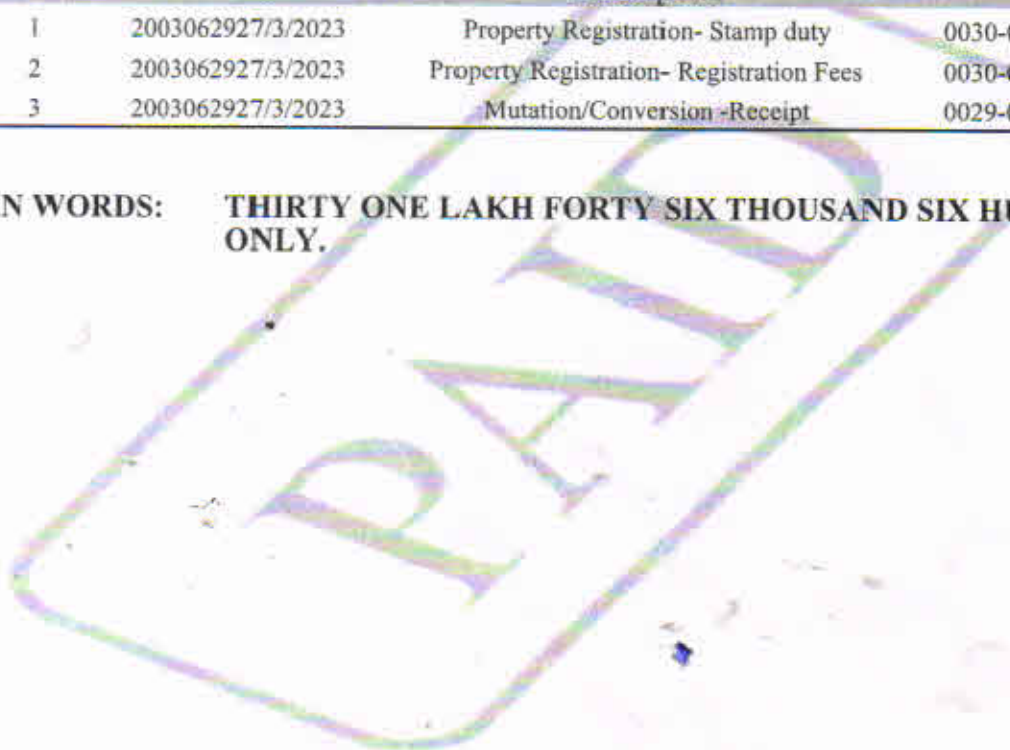
Depositor's Name:	Abhishek Roongta
Address:	Salt Lake City
Mobile:	6290929203
Depositor Status:	Buyer/Claimants
Query No:	2003062927
Applicant's Name:	Mrs Nandini Bhuniya
Identification No:	2003062927/3/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	13/12/2023
Period To (dd/mm/yyyy):	13/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003062927/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	2620020
2	2003062927/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	525014
3	2003062927/3/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	1608

Total 3146642

IN WORDS: THIRTY ONE LAKH FORTY SIX THOUSAND SIX HUNDRED FORTY TWO ONLY.



(Page : 2)

SRI SIDHARTH SARAFF, having PAN AVKPS3676H and Passport R1704306 and Aadhaar 7630-1299-3984, Son of Late Madan Mohan Saraff, formerly resident of 11/1, Sunny Park, P.O. & P.S. - Ballygunge, Kolkata - 700019, presently residing at Flat No. 303, 12, Ashoka Road, P.O. & P.S. - Alipore, Kolkata 700027, by faith - Hindu, by Nationality - Indian, by occupation - Business, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal representatives, successors and/or assigns) of the FIRST PART.

A N D

1. JIVEL INFRA NIRMAN LLP, having PAN AATFJ9080G, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act 2008 having its registered office at 22A, Loudon Street, Asim Shova, 3rd Floor, Room No. 3S, P.O. & P.S. - Park Street, Kolkata 700016, represented by its designated Partner SRI MAHESH KUMAR SINGHANIA, having PAN AMBPS8508E and EPIC XOA1504216 and Aadhaar 3047-7629-7859, DPIN-00303941, Son of Ram Gopal Singhania, residing at Flat No. 2B, 20, Mandeville Gardens, P.O. - Ballygunge, P.S. - Gariahat, Kolkata - 700019, by faith - Hindu, by Nationality - Indian, by occupation - Business.

2. JIVEL NIWAS LLP, having PAN AATFJ9042L, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act 2008 having its registered office at 22A, Loudon Street, Asim Shova, 3rd Floor, Room No. 3S, P.O. & P.S. - Park Street, Kolkata 700016, represented by its designated Partner SRI MAHESH KUMAR SINGHANIA, having PAN AMBPS8508E and EPIC XOA1504216 and Aadhaar 3047-7629-7859, DPIN-00303941, Son of Ram Gopal Singhania, residing at Flat No. 2B, 20, Mandeville



23

• Punita Singhania



24

• Birwa Nath Sarda



25

• Akshiti

(KAILASH ROOPNATHA)

9



District Sub-Registrar-III
North 24 Parganas, Barasat

05 JAN 2024

✓ Naulini Bhunia
w/o Kuntal Saha,
Barasat Jijelga Gmt
P.O. & P.S - Barasat
No 1-700124.
Advocate.

(Page : 3)

Gardens, P.O. - Ballygunge, P.S. - Gariahat, Kolkata - 700019, by faith - Hindu, by Nationality - Indian, by occupation - Business.

3. JIVEL PROJECTS LLP, having PAN AATFJ9079P, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act 2008 having its registered office at 22A, Loudon Street, Asim Shova, 3rd Floor, Room No. 3S, P.O. & P.S. - Park Street, Kolkata 700016, represented by its designated Partner SRI MAHESH KUMAR SINGHANIA, having PAN AMBPS8508E and EPIC XOA1504216 and Aadhaar 3047-7629-7859, DPIN-00303941, Son of Ram Gopal Singhanian, residing at Flat No. 2B, 20, Mandeville Gardens, P.O. - Ballygunge, P.S. - Gariahat, Kolkata - 700019, by faith - Hindu, by Nationality - Indian, by occupation - Business.

4. JIVEL REALTY LLP, having PAN AATFJ9043M, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act 2008 having its registered office at 22A, Loudon Street, Asim Shova, 3rd Floor, Room No. 3S, P.O. & P.S. - Park Street, Kolkata 700016, represented by its designated Partner SRI MAHESH KUMAR SINGHANIA, having PAN AMBPS8508E and EPIC XOA1504216 and Aadhaar 3047-7629-7859, DPIN-00303941, Son of Ram Gopal Singhanian, residing at Flat No. 2B, 20, Mandeville Gardens, P.O. - Ballygunge, P.S. - Gariahat, Kolkata - 700019, by faith - Hindu, by Nationality - Indian, by occupation - Business.

5. KKRISHIV AWAS LLP, having PAN ABBFK1345A, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act 2008 having its registered office at 25, R.N. Mukherjee Road, 4th Floor, Suite F, Mission Court, P.O. R.N. Mukherjee Road, P.S. Hare Street, Kolkata 700001, represented by its designated Partner SRI ABHISHEK ROONGTA, having PAN AHZPR6983P and EPIC XOY1103233 and Aadhaar 2141-1578-5375, DPIN - 02748655,

(Page : 4)

Son of Subhash Kumar Roongta, residing at AD-29, Salt Lake City, Sector I, P.O. - Bidhannagar CC Block, P.S. Bidhannagar North, Kolkata - 700064, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Business.

6. TVISHA AWAS LLP, having PAN AAVFT4987A, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act 2008 having its registered office at 25, R.N. Mukherjee Road, 4th Floor, Suite F, Mission Court, P.O. R.N. Mukherjee Road, P.S. Hare Street, Kolkata 700001, represented by its designated Partner SRI ABHISHEK ROONGTA, having PAN AHZPR6983P and EPIC XOY1103233 and Aadhaar 2141-1578-5375, DPIN - 02748655, Son of Subhash Kumar Roongta, residing at AD-29, Salt Lake City, Sector I, P.O. - Bidhannagar CC Block, P.S. Bidhannagar North, Kolkata - 700064, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Business.

7. SHREYANGSHI AWAS LLP, having PAN AFDFS6116F, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act 2008 having its registered office at 25, R.N. Mukherjee Road, 4th Floor, Suite F, Mission Court, P.O. R.N. Mukherjee Road, P.S. Hare Street, Kolkata 700001, represented by its designated Partner SRI KAILASH ROONGTA, having PAN ACIPR3837J and EPIC XOY1127802 and Aadhaar 2531-0419-6113, DPIN - 00741199, Son of Jugal Kishore Roongta, residing at AD-29, Salt Lake City, Sector I, P.O. - Bidhannagar CC Block, P.S. Bidhannagar North, Kolkata - 700064, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Business.

8. SHREYANGSHI BUILDERS LLP, having PAN AFDFS7274J, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act 2008 having its registered office at 25, R.N.

(Page : 5)

Mukherjee Road, 4th Floor, Suite F, Mission Court, P.O. R.N. Mukherjee Road, P.S. Hare Street, Kolkata 700001, represented by its designated Partner SRI KAILASH ROONGTA, having PAN ACIPR3837J and EPIC XOY1127802 and Aadhaar 2531-0419-6113, DPIN - 00741199, Son of Jugal Kishore Roongta, residing at AD-29, Salt Lake City, Sector I, P.O. - Bidhannagar CC Block, P.S. Bidhannagar North, Kolkata - 700064, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Business.

9. SRI SANTOSH K ROONGTAA, having PAN ADDPR5812P and Aadhaar 9431-9737-5051 and Passport R4881159, Son of Late Jugal kishore Rooongta, residing at AD-29, Salt Lake City, Sector I, P.O. - Bidhannagar CC Block, P.S. - Bidhannagar North, Kolkata - 700064, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Business.

10. SRINATH SECURITIES PRIVATE LIMITED, having CIN: U67190WB1995PTC071683, PAN AAECs8222M, a Private Limited Company, incorporated with the Companies Act, having its registered Office at 25, R.N. Mukherjee Road, 4th Floor, Suite F, Mission Court, P.O. R.N. Mukherjee Road, P.S. Hare Street, Kolkata 700001, represented by its one of the Director SRI BISWANATH SARAF, having PAN AJFPS9590K and EPIC XOY1844521 and Aadhaar 6202-5271-7417, Son of Krishna Saraff, residing at 26/1, Block B, P.O. - Bangur Avenue, P.S. - Lake Town, Kolkata 700055, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Business.

11. SMT. PUNITA SINGHANIA, having PAN AKUPS1006N and EPIC XOA1504208 and Aadhaar 9668-2711-5710, Wife of Sri Mahesh Kumar Singhania, residing at 20, Mandeville Gardens, P.O. - Ballygunge, P.S. - Gariahat, Kolkata - 700019, by faith - Hindu, by Nationality - Indian, by occupation - Business.

12. M K SIGHANIA & SONS HUF, having PAN AACHM5435P, having it's principal place of business at 22A, Loudon Street, Asim Shova, 3rd Floor, Room No. 3S, P.O. & P.S. - Park Street, Kolkata 700016, represented by its Karta SRI MAHESH KUMAR SINGHANIA, having PAN AMBPS8508E and EPIC XOA1504216 and Aadhaar 3047-7629-7859, DPIN-00303941, Son of Ram Gopal Singhanian, residing at Flat No. 2B, 20, Mandeville Gardens, P.O. - Ballygunge, P.S. - Gariahat, Kolkata - 700019, by faith - Hindu, by Nationality - Indian, by occupation - Business, hereinafter called and referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in case of a joint stock company, its successors, successors-in-interest and assigns, in case of an individual his/her heirs, executors, successors, representatives, administrators and assigns, in case of a limited liability partnership firm its partners for the time being and from time to time and their respective heirs, executors, successors, representatives, administrators and assigns and in case of an HUF its Karta from time to time and for the time being and the co-parceners of such HUF) of the SECOND PART.

WHEREAS all that piece and parcel of Bagan land measuring an area of 40 Decimal, more or less, as 7500 share out of 53 Decimal, comprising in R.S. & L.R. Dag No. 99 and Danga land measuring an area of 17 Decimal, more or less, as 10000 share out of 17 Decimal, comprising in R.S. & L.R. Dag No. 155 and Danga land measuring an area of 06 Decimal, more or less, as 10000 share out of 06 Decimal, comprising in R.S. & L.R. Dag No. 157 and Danga land measuring an area of 49 Decimal, more or less, as 10000 share out of 49 Decimal, comprising in R.S. & L.R. Dag No. 158 and Danga land measuring an area of 06 Decimal, more or less, as 10000 share out of 06 Decimal, comprising in R.S. & L.R. Dag No. 159, i.e. Total 118 Decimal or 1.18

(Page : 7)

[ONE POINT ONE EIGHT] ACRE, more or less, alongwith 3627 Sq.ft. Cemented Flooring one-storied residential building erected thereon, all are recorded under L.R. Khatian No. 1288 [recorded in the name of the Sidharth Saraff], lying and situated at MOUZA - DIGBERIA, J.L. No. 74, Re. Su. No. 28, Touzi No. 146, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, Ward No. 2, being Holding No. 203, Digberia, District - North 24 Parganas, is the subject matter of this Deed of Conveyance.

AND WHEREAS the predecessor father of the VENDOR herein namely **Sri Madan Mohan Saraff**, became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area of 30.50 Decimal, be the same a little more or less, out of 61 Decimal, comprising in R.S. & L.R. Dag Nos. 157, 158 & 159, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1 & 412, lying and situated at MOUZA - DIGBERIA, J.L. No. 74, Re. Su. No. 28, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, District - North 24 Parganas, by virtue of purchase from his predecessor-in-title **Nandalal Jha**, through a Sale Deed, which was duly registered on 13/02/1984 before the S.R.O. Barasat and recorded in Book No. I, Volume No. 88, Pages from 174 to 180, being No. 1274 for the year 1984 and absolutely seized and possessed the same.

• AND WHEREAS the predecessor mother of the VENDOR herein namely **Smt. Mita Saraff**, became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area of 30.50 Decimal, be the same a little more or less, out of 61 Decimal, comprising in R.S. & L.R. Dag Nos. 157, 158 & 159, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 48/1 & 185, lying

(Page : 8)

and situated at MOUZA - DIGBERIA, J.L. No. 74, Re. Su. No. 28, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, District - North 24 Parganas, by virtue of purchase from her predecessor-in-title **Abed Ali Mallick**, through a Sale Deed, which was duly registered on 13/02/1984 before the S.R.O. Barasat and recorded in Book No. I, Volume No. 88, Pages from 181 to 188, being No. 1275 for the year 1984 and absolutely seized and possessed the same,

AND WHEREAS by virtue of aforesaid two separate Sale Deed, being Nos. 1274/1984 and 1275/1984, said **Sri Madan Mohan Saraff** and **Smt. Mita Saraff**, being the husband and wife, each of them became the absolute owner of undivided 1/2 share out of ALL THAT piece and parcel of Danga land measuring an area of 06 Decimal, more or less, comprising in **R.S. & L.R. Dag No. 157** and Danga land measuring an area of 49 Decimal, more or less, comprising in **R.S. & L.R. Dag No. 158** and Danga land measuring an area of 06 Decimal, more or less, comprising in **R.S. & L.R. Dag No. 159**, i.e. **Total 61 (Sixty One) Decimal**, more or less, being **Scheme Plot No. A**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185, lying and situated at MOUZA - DIGBERIA, J.L. No. 74, Re. Su. No. 28, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, District - North 24 Parganas and jointly seized and possessed the same,

AND WHEREAS the sister of the VENDOR herein namely **Miss. Charisma Saraff**, became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area of 28.50 Decimal, be the same a little more or less, comprising in R.S. & L.R. Dag Nos. 99 & 155, under Sabek Khatian Nos. 105 & 52, corresponding to R.S.

(Page : 9)

Khatian Nos. 663, 702 & 127, corresponding to L.R. Khatian No. Kri 442, lying and situated at MOUZA - DIGBERIA, J.L. No. 74, Re. Su. No. 28, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, District - North 24 Parganas, by virtue of purchase from her predecessor-in-title **Panchu Hari Mondal**, through a Sale Deed, which was duly registered on 16/03/1984 before the S.R.O. Barasat and recorded in Book No. I, Volume No. 111, Pages from 12 to 18, being No. 2270 for the year 1984 and absolutely seized and possessed the same.

AND WHEREAS the sister of the VENDOR herein namely **Miss. Chandrima Saraff**, became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area of **28.50 Decimal**, be the same a little more or less, comprising in R.S. & L.R. Dag Nos. 99 & 155, under Sabek Khatian Nos. 105 & 52, corresponding to R.S. Khatian Nos. 664, 702 & 127, corresponding to L.R. Khatian No. Kri 443, lying and situated at MOUZA - DIGBERIA, J.L. No. 74, Re. Su. No. 28, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, District - North 24 Parganas, by virtue of purchase from her predecessor-in-title **Panchu Gopal Mondal**, through a Sale Deed, which was duly registered on 16/03/1984 before the S.R.O. Barasat and recorded in Book No. I, Volume No. 111, Pages from 19 to 22, being No. 2271 for the year 1984 and absolutely seized and possessed the same.

• AND WHEREAS by virtue of aforesaid two separate Sale Deed, being Nos. 2270/1984 and 2271/1984, said **Miss Charisma Saraff** and **Miss Chandrima Saraff**, being the natural sister, each of them became the absolute owner of undivided 1/2 share out of ALL THAT piece and parcel of Bagan land measuring an area of **40 Decimal**, more or less, out of 53 Decimal, comprising in R.S. & L.R. Dag No.

(Page : 10)

99 and Danga land measuring an area of 17 **Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 155**, i.e. **Total 57 (Fifty Seven) Decimal**, more or less, being **Scheme Plot No. B**, under Sabek Khatian Nos. 105 & 52, corresponding to R.S. Khatian Nos. 664, 702 & 127, corresponding to L.R. Khatian Nos. Kri 442 & Kri 443, lying and situated at **MOUZA - DIGBERIA**, J.L. No. 74, Re. Su. No. 28, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, District - North 24 Parganas and jointly seized and possessed the same,

AND WHEREAS by virtue of aforesaid description, the parents and two sisters of the **VENDOR** herein namely **Sri Madan Mohan Saraff, Smt. Mita Saraff, Miss Charisma Saraff and Miss Chandrima Saraff**, being the members of a Hindu family, jointly became the owners of **ALL THAT** piece and parcel of Bagan land measuring an area of 40 **Decimal**, more or less, out of 53 **Decimal**, comprising in **R.S. & L.R. Dag No. 99**, under Sabek Khatian Nos. 105 & 52, corresponding to R.S. Khatian Nos. 664, 702, corresponding to L.R. Khatian Nos. Kri 442 & Kri 443 **AND** Danga land measuring an area of 17 **Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 155**, under R.S. Khatian No. 127, corresponding to L.R. Khatian Nos. Kri 442 & Kri 443 **AND** Danga land measuring an area of 06 **Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 157**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185 **AND** Danga land measuring an area of 49 **Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 158**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185 **AND** Danga land measuring an area of 06 **Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 159**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185, i.e. **Total 118 (One hundred eighteen) Decimal** or **1.18 Acre**, more or less, being **Scheme Plot Nos. A & B**, lying and

(Page : 11)

situated at MOUZA - DIGBERIA, J.L. No. 74, Re. Su. No. 28, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, District - North 24 Parganas and mutated the said property, in the records of Madhyamgram Municipality, under Ward No. 2, being Holding No. 203, Digberia Road and constructed 3627 Sq.ft. one-storied building erected thereon over the land in Dag Nos. 99 & 155, a portion of Scheme Plot No. B, according to the pre-sanctioned building plan of the then Ganganagar Gram Panchayet and jointly seized and possessed the same.

AND WHEREAS said Sri Madan Mohan Saraff, Smt. Mita Saraff, Miss Charisma Saraff and Miss Chandrima Saraff, jointly transferred their aforesaid property, i.e. ALL THAT piece and parcel of Bagan land measuring an area of **40 Decimal**, more or less, out of 53 Decimal, comprising in **R.S. & L.R. Dag No. 99**, under Sabek Khatian Nos. 105 & 52, corresponding to R.S. Khatian Nos. 664, 702, corresponding to L.R. Khatian Nos. Kri 442 & Kri 443 AND Danga land measuring an area of **17 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 155**, under R.S. Khatian No. 127, corresponding to L.R. Khatian Nos. Kri 442 & Kri 443 AND Danga land measuring an area of **06 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 157**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185 AND Danga land measuring an area of **49 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 158**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185 AND Danga land measuring an area of **06 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 159**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185, i.e. **Total 118 (One hundred eighteen) Decimal** or **1.18 Acre**, more or less, alongwith 3627 Sq.ft.

(Page : 12)

one-storied building erected thereon, being **Scheme Plot Nos. A & B**, lying and situated at **MOUZA - DIGBERIA**, J.L. No. 74, Re. Su. No. 28, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, under Ward No. 2, being Holding No. 203, Digberia Road, District - North 24 Parganas, in favour of their Son/brother namely **Sidharth Saraff**, i.e. the **VENDOR** herein, by virtue of a Deed of Gift, which was duly executed on 21/05/2001, submitted on 22/05/2001 and finally complete the registration process on 13/09/2001 before the D.S.R.-II North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 113, Pages from 375 to 388, being No. 6272 for the year 2001 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid Gift Deed, the **VENDOR** herein, became the sole and absolute owner of **ALL THAT** piece and parcel of Bagan land measuring an area of **40 Decimal**, more or less, out of 53 Decimal, comprising in **R.S. & L.R. Dag No. 99**, under Sabek Khatian Nos. 105 & 52, corresponding to R.S. Khatian Nos. 664, 702, corresponding to L.R. Khatian Nos. Kri 442 v& Kri 443 **AND** Danga land measuring an area of **17 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 155**, under R.S. Khatian No. 127, corresponding to L.R. Khatian Nos. Kri 442 & Kri 443 **AND** Danga land measuring an area of **06 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 157**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185 **AND** Danga land measuring an area of **49 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 158**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185 **AND** Danga land measuring an area of **06 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 159**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185, i.e. **Total 118 (One hundred eighteen) Decimal or 1.18 Acre**, more or

less, alongwith 3627 Sq.ft. one-storied building erected thereon, being **Scheme Plot Nos. A & B**, lying and situated at **MOUZA - DIGBERIA**, J.L. No. 74, Re. Su. No. 28, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, under Ward No. 2, being Holding No. 203, Digberia Road, District - North 24 Parganas, morefully and particularly described in the **SCHEDULE** hereunder written and mutated his name in the present L.R. R.O.R. vide **L.R. Khatian No. 1288** and since then he has been enjoying the same, peacefully and uninterruptedly free from all encumbrances, liens, charges whatsoever and has every right to sell, transfer and convey the same in favour of any intending Purchasers.

AND WHEREAS the **VENDOR** herein declares that : -

A. The Vendor has not entered into any agreement or arrangement, joint venture, development agreement, agreement for sale or any other writing for sale transfer or assignment or development of the said Property or any part or share that may have been entered into by the Vendor with any person/s in respect of the said property prior to the execution of this Indenture, is valid or that any such document is subsisting as on the date hereof.

B. The Vendor, with the intention of selling the said Land to the Purchasers, has represented, declared, covenanted assured and warranted that the Vendor is the sole and absolute owner of the said lands/Property.

C. The said Land/property is non-agricultural and is not mortgaged and no third party rights in any manner whatsoever have been created in respect of the said land/property.

D. That Vendor has complied with the applicable laws till the

(Page : 14)

date of execution of this conveyance in favour of the Purchasers;

E. The Purchasers shall from the date hereof and at all times be entitled to peacefully and quietly hold, own, possess and enjoy the said property mentioned in the schedule hereunder written without any let or hindrance, interruption or disturbance whatsoever from or by the Vendor or any person or persons claiming under or in trust for him and the Purchasers shall continue to remain in khas physical and absolute possession of the entirety of the said Land/property;

F. All municipal/panchayat rates taxes, cesses and other outgoings payable in respect of the said Land/property upto the date of the execution of this conveyance have been duly paid and/or shall be paid if found due and payable up to the date hereof by the Vendor and all future municipal/panchayat rates taxes, cesses and other outgoings and expenses payable in respect of the said Land/property from the date of this Indenture/Conveyance shall be paid by the Purchasers;

G. The Vendor has not received any notice of acquisition and/or requisition in respect of the said land/property or any part thereof.

H. No part of the said Land/property is affected by any scheme of development and/or any public or private trust.

I. That the Vendor has not done anything and/or have caused to be done any act, deed, matter or thing whereby or by reason whereof, the right, title, interest and benefit of the Vendor in respect of the said property and/or any part thereof is prejudiced and/or adversely affected or extinguished in any manner whatsoever and there is no encroachment or right of way on the said lands/property. No part or portion of the said lands/property is occupied for religious

(Page : 15)

or charitable purposes. There is no mosque, temple, church or any other place of worship established and/or any idol installed in any part of the said Property.

J. The Vendor has not received and is not aware of any order of injunction or any other prohibitory order and/or any order of attachment or of appointment of a Court Receiver by any Court, Tribunal, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues whereby the Vendor is restricted from dealing with and disposing the said property in the manner whatsoever.

K. There is no suit/nor any proceeding nor any lis pending in respect of the said lands/Property or any part thereof and there are no disputes with any occupier and/or owner in respect of the adjacent lands whereby the rights of the Vendor in the said lands/property, is in any way affected or jeopardized.

L. There are no statutory claims, demands, attachments or prohibitory order/s made or issued by the Taxation Authorities or any other State or Central Government Department or other local body/bodies or authorities whatsoever whereby the said Property or any part thereof is affected in any manner.

M. There are no income tax, sales tax or other taxation proceedings or any demand or legal proceedings of whatsoever nature pending against the vendor for recovery of any taxes/dues or otherwise initiated by any taxation authorities in respect of the said lands and/or our pending before any authority whereby the rights of the Vendor is affected in any manner.

N. No part of the said Land/property is belonging to any public or private trust. The Vendor is in possession of all original documents,

(Page : 16)

Titles, Deeds, Municipal Extracts and etc. in respect of the said lands and shall provide the same to the Purchasers immediately upon execution of this conveyance.

O. That the Vendor has not done and/or caused to be done any act, deed, matter or thing whereby or by reason whereof, the right, title, interest and benefit of the Vendor in respect of the said lands/property and/or any part thereof is or can be prejudiced or adversely affected or extinguished in any manner whatsoever and there is no encroachment or right of way on the said lands/property.

P. The Vendor hereby declares that neither the Vendor nor any other person/s claiming under him shall have any manner of right, title, claim, ownership and interest whatsoever over the schedule property from date of execution of this conveyance and the Purchasers shall be entitled to have, hold enjoy, possess the said land/property as absolute owners thereof for ever.

Q. The Vendor shall execute and/or cause to be executed any other documents found necessary in future and upon being required by the Purchasers solely at the costs charges and expenses of the Purchasers.

R. The Vendor agrees, undertakes and covenants with the Purchasers to indemnify and keep the purchasers indemnified and harmless from all and/or any action, suit, claim, proceeding, costs, damages, judgments, losses, charges up to the date of this conveyance which the Purchasers may be subjected to and/or incur, sustain, and/or are legally compelled to pay in the event the title of the Vendor in respect of the said lands/property is adjudged to be finally held to be defective.

S. The Vendor hereby further assures, warrants and represents

(Page : 17)

to the Purchasers that in the unlikely event of the said land being acquired by any government authority the compensation and/or benefit awarded by the authority shall accrue to the Purchasers without the Vendor claiming any right therein and simultaneously with the execution of this Conveyance the Vendor shall be deemed to have sold all his right, title and interest in its entirety unto and in favour of the Purchasers in respect to the said land/property and the Vendor shall not be entitled to claim any right, title and interest in the said land/property.

T. Relying on the aforesaid representations, preconditions and covenants on the part of the Vendor and believing the same to be true and correct and acting on good faith thereof the Purchasers have agreed to purchase and acquire the said land/property, free from all encumbrances, charges, liens, lispendens, attachments, trusts, whatsoever or howsoever.

AND WHEREAS the VENDOR herein, announced to sell out and the Purchasers, herein jointly have agreed to purchase and acquire the said lands/property in equal and undivided shares, free from all encumbrances charges, liens, lispendens, attachments, trusts whatsoever or howsoever, i.e. ALL THAT piece and parcel of Bagan land measuring an area of **40 Decimal**, more or less, as 7500 share out of 53 Decimal, comprising in R.S. & L.R. Dag No. 99, under Sabek Khatian Nos. 105 & 52, corresponding to R.S. Khatian Nos. 664, 702, corresponding to L.R. Khatian Nos. Kri 442 & Kri 443 AND Danga land measuring an area of **17 Decimal**, more or less, comprising in R.S. & L.R. Dag No. 155, under R.S. Khatian No. 127, corresponding to L.R. Khatian Nos. Kri 442 & Kri 443 AND Danga land measuring an area of **06 Decimal**, more or less, comprising in R.S. & L.R. Dag No. 157, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185 AND Danga land measuring

(Page : 18)

an area of **49 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 158**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185 **AND** Danga land measuring an area of **06 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 159**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185, i.e. **Total 118 (One hundred eighteen) Decimal** or **1.18 Acre**, more or less, alongwith 3627 Sq.ft. one-storied building erected thereon, being **Scheme Plot Nos. A & B**, lying and situated at **MOUZA - DIGBERIA**, J.L. No. 74, Re. Su. No. 28, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, under Ward No. 2, being Holding No. 203, Digberia Road, District - North 24 Parganas, which is morefully and particularly described in the **SCHEDULE** hereunder written, free from all encumbrances whatsoever, at or for a total consideration of **Rs. 5,25,00,000/- (Rupees Five Crore Twenty Five Lakh)** only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of total consideration of **Rs. 5,25,00,000/- (Rupees Five Crore Twenty Five Lakh)** only, duly paid to the Vendor by the Purchasers on or before the execution of this Deed (the receipt whereof the Vendor doth hereby as also by the Memorandum hereunder written demists, acknowledge and or from the same) and every part thereof acquit, release and discharge the Purchasers and hereby sold, transferred, conveyed or intended so to be, the Vendor above named doth hereby grant convey, transfer, assign and assure unto and in favour of the Purchasers herein **ALL THAT** piece and parcel of Bagan land measuring an area of **40 Decimal**, more or less, as 7500 share out of 53 Decimal, comprising in **R.S. & L.R. Dag No. 99**, under Sabek Khatian Nos. 105 & 52, corresponding to R.S. Khatian Nos. 664, 702, corresponding to L.R. Khatian Nos. Kri 442

(Page : 19)

& Kri 443 AND Danga land measuring an area of 17 **Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 155**, under R.S. Khatian No. 127, corresponding to L.R. Khatian Nos. Kri 442 & Kri 443 AND Danga land measuring an area of 06 **Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 157**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185 AND Danga land measuring an area of 49 **Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 158**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185 AND Danga land measuring an area of 06 **Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 159**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185, i.e. **Total 118 (One hundred eighteen) Decimal** or **1.18 Acre**, more or less, alongwith 3627 Sq.ft. one-storied building erected thereon, being **Scheme Plot Nos. A & B**, lying and situated at MOUZA - DIGBERIA, J.L. No. 74, Re. Su. No. 28, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, under Ward No. 2, being Holding No. 203, Digberia Road, District - North 24 Parganas, more fully and particularly described in the **SCHEDULE** hereunder written, free from all encumbrances, mortgages, charges, liens, lispendesns, claims, demands, liabilities and trusts whatsoever;

TOGETHER WITH all appurtenant and rights of the vendor unto the purchaser free from all encumbrances, charges, claims, demands whatsoever absolutely and for ever **BUT SUBJECT TO** the obligations and stipulations for payment of all municipal taxes and outgoings from the date of this conveyance which may be chargeable or hereafter be chargeable and becoming payable in respect of the said land/premises **TOGETHER WITH** paths, passages, common and other passages, grounds, water, water courses, all manner of former and other rights, liberties, privileges, easements and benefits

(Page : 20)

whatsoever to the said land hereditaments and premises belonging to or in anywise appertaining thereto or usually held and or enjoyed therewith or reputed to belong or be appurtenant thereto and the Reversion or Reversions Remainder or Remainders and the Rents issues and profits thereof together with all benefits AND all the estate right title and interest into or upon the said property and every part thereof and all documents muniments and writings and other evidence of title which exclusively relates to the said property or any part thereof and which now are or heretofore and or may be in the custody power or possession. of any person from whom they can procure the same without action suit **TO HAVE AND TO HOLD** the same unto and to the use of Purchasers absolutely and forever as and for an indefeasible title or all inheritance in fee simple in possession free from encumbrances, charges, claims, demands, lispensens and attachments whatsoever.

1. The Vendor doth hereby covenant with the Purchasers that the Vendor has sufficient authority to grant convey transfer assign ensure the said lands/premises unto and in favour of the purchasers in the manner herein before stated.

2. That the Vendor shall always at the request and costs of the Purchaser do make acknowledge and execute or cause to be done made acknowledged and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the grant and transfer of the said land/premises hereby sold transferred granted conveyed assigned and assured and every part thereof unto and to the use of the Purchasers as shall be or may be reasonably required.

3. That it shall be lawful for the Purchasers at all times hereafter to peaceably and quietly hold possess and enjoy the said

(Page : 21)

land/premises and occupy hold and enjoy the same without any lawful eviction interruption hindrance disturbance claim or demand whatsoever from the Vendor or any person claiming under him.

4. From the date of delivery of possession of the said land/premises the Purchasers shall be liable to meet pay and bear all proportionate share of maintenance charges municipal taxes electricity charges and other outgoings in respect of the said land/premises and shall be entitled to use possess and enjoy the same exclusively together with free right of ingress and egress from and to the said land/premises save as strictly required for ingress and egress and passage for utilities et cetera necessary for the use and enjoyment of the said land/premises.

5. That the Purchasers have satisfied themselves about the title of the vendors and have satisfied themselves about the construction at the said premises and shall not raise any dispute or claim as against the Vendor and have satisfied themselves about the right title and interest of the Vendor in the said land/premises.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :

That the Vendor has good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the said property more fully described in the schedule hereunder written and hereby granted sold transferred assigned and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of these presents **AND** that the Purchasers and their respective representatives in office and other authorised by them, heirs, successors, executors, administrators, assigns and assigns shall and may from time to time and at all times hereafter

(Page : 22)

peaceably and quietly enter into hold possess and enjoy the said premises mentioned in the schedule hereunder written and hereby granted sold and conveyed and receive and take the rents issues and profits thereof and every part thereof without any lawful acts suit hindrance eviction interruption disturbances claim or demand whatsoever from or by the Vendor or any other persons lawfully or equitably claiming from under or in trust for the Vendor **AND THAT** free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates and encumbrances created by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for him **AND FURTHER THAT** the Vendor and all person or persons having lawfully or equitably claiming any estate or interest in the said messuage land hereditaments and premises or any of them or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers.

AND THE VENDOR doth hereby covenant with the Purchasers as follows :-

THAT notwithstanding any act deed matter or thing whatsoever by the Vendor or any predecessor in title of the Vendor made, committed or knowingly suffered to the contrary, the Vendor is lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Vendor's right, title and interest in the said property, more fully described in the schedule hereunder written hereby granted, sold, conveyed and transferred or intended so to be in perfect and indefeasible estate of inheritance, without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances whatsoever;

(Page : 23)

THAT the Vendor now have good right full power and absolute authority and indefeasible title to grant, sell, convey and transfer the Vendor's right, title and interest in the 'said property' and hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and according to true intent and meaning of these presents;

AND THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold and enjoy the 'said property' hereby granted, sold, conveyed and transferred AND receive the rents issues and profits of the 'said property' more fully described in the schedule hereunder written, without any lawful eviction, interruption, hindrance, claims or demands whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming from under or in trust for the Vendor;

AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and discharged by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all manner of encumbrances whatsoever made, suffered, created, done, executed or occasioned by the Vendor or any other person or persons whomsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

AND THAT the 'said property' more fully described in the schedule hereunder written is not affected by any attachment including any attachment under any certificate case or any proceeding started at the instance of the Income Tax authorities or Estate Duty authorities or other Government authorities under the Public Demands Recovery Act or any other acts or otherwise whatsoever;

(Page : 24)

AND THAT no declaration has been made or published nor any notice issued nor any proceeding commenced for acquisition of the 'said property' more fully described in the schedule hereunder written or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force and that the 'said property' or any part thereof is not affected by any notice of acquisition or requisition under the Defence of India Act or Rules framed there under or any other acts or enactments whatsoever;

AND THAT the Vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right title interest trust property claim and demand whatsoever in the Vendor's right, title and interest in the 'said property', more fully described in the schedule hereunder written, hereby sold, conveyed, granted and transferred or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the requests and costs of the Purchasers make, do execute and perfect or cause to be made done executed and perfected all such acts deeds matters and things whatsoever for further better and more perfectly assuring conveying and confirming the Vendor's right, title and interest in the 'said property' and every part thereof unto and to the use and benefit of the Purchasers forever in the manner aforesaid, as shall or may be reasonably required.

AND THE VENDOR doth hereby agree and confirm that the Purchasers above named shall be entitled to apply for and have its name mutated as the recorded owner of the 'said property' in the records of the Government authorities and /or other department including Municipality, without any objection by or on behalf of the Vendor herein and the Vendor hereby declared that he shall bound to give all type of assistance to the Purchasers herein for mutating

(Page : 25)

their names and shall present himself in the concerned office or offices as necessary in future (if necessary).

It is expressly declared if any errors and mistake are found out in this deed or any necessity arises in respect of mutation or whatsoever the Vendor will remain to do and execute and/or register a Deed of Declaration in favour of the Purchasers herein, without taking any further consideration in course of heirs.

:: THE SCHEDULE ABOVE REFERED TO ::

ALL THAT piece and parcel of :

(a) Bagan land measuring an area of **40 (Forty) Decimal**, more or less, as 7500 share out of 53 Decimal, comprising in **R.S. & L.R. Dag No. 99**, under Sabek Khatian Nos. 105 & 52, corresponding to R.S. Khatian Nos. 664, 702, corresponding to L.R. Khatian Nos. Kri 442 & Kri 443, present **L.R. Khatian No. 1288** (recorded in the name of the **VENDOR** herein), **AND**

(b) Danga land measuring an area of **17 (Seventeen) Decimal**, more or less, as 10000 share out of 17 Decimal, comprising in **R.S. & L.R. Dag No. 155**, under R.S. Khatian No. 127, corresponding to L.R. Khatian Nos. Kri 442 & Kri 443, present **L.R. Khatian No. 1288** (recorded in the name of the **VENDOR** herein), **AND**

(c) Danga land measuring an area of **06 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 157**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185, present **L.R. Khatian No. 1288** (recorded in the name of the **VENDOR** herein), **AND**

(d) Danga land measuring an area of **49 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 158**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185,

(Page : 26)

present L.R. Khatian No. 1288 (recorded in the name of the VENDOR herein), AND

(e) Danga land measuring an area of **06 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 159**, under R.S. Khatian Nos. 56 & 114, corresponding to L.R. Khatian Nos. 130/1, 412, 48/1 & 185, present L.R. Khatian No. 1288 (recorded in the name of the VENDOR herein),

i.e. **Total 118 (ONE HUNDRED EIGHTEEN) DECIMAL OR 1.18 ACRE**, more or less, alongwith **3627 Sq.ft. Cemented Flooring** one-storied **residential building** erected thereon, being **Scheme Plot Nos. A & B**, lying and situated at MOUZA - DIGBERIA, J.L. No. 74, Re. Su. No. 28, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, under Ward No. 2, being **Holding No. 203, Digberia Road, Kolkata 700128**, District - North 24 Parganas, is the subject matter of this Sale Deed. which is particularly delineated in the annexed plan by a border coloured RED.

The proportionate rent of the said land, shall be paid according to West Bengal Land Holding Revenue Act before the District Collector of North 24 Parganas on behalf of the State Govt. of West Bengal. The annexed Plan, Colour Photos and fingerprints of the parties shall be treated as a part of this Deed.

BUTTED AND BOUNDED BY

- On the North : 30'-0" wide **Digberia Road** & Land of R.S. & L.R. Dag Nos. 97 & 98.
- On the South : L/o R.S. & L.R. Dag Nos. 148, 154 & 156.
- On the East : Part of R.S. & L.R. Dag No. 99 and L/o R.S. & L.R. Dag No. 98.
- On the West : 12'-0" wide Municipal Road.

(Page : 27)

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this day, month and year written at the outset.

SIGNED, SEALED AND DELIVERED

in presence of following

WITNESSES :

1. Nandini Bhenniger
Adv.
Barasat Judges Court
P.O. & P.S. Barasat
KO 1 700124,

2. Bela Roongta
W/O Subhash Roongta
AD 29 Salt Lake
Kolkata-64

KKRISHIV AWAS LLP

Abhishek Roongta

Designated Partner/Authorised Signatory

SHREYANGSHI AWAS LLP

Abhishek Roongta

Designated Partner/Authorised Signatory

SHREYANGSHI BUILDERS LLP

Abhishek Roongta

Designated Partner/Authorised Signatory

Punita Singhania

Sankar Kumar

For SRINATH SECURITIES PVT. LTD.

Biswamuth Sankar

Director

SIDHARTH SARAFF

Siddharth Saraff

SIGNATURE OF THE VENDOR

JIVEL INFRASTRUCTURE LLP

Prakash Kumar

Designated Partner/Authorised Signatory

JIVEL. INFRASTRUCTURE LLP

Prakash Kumar

Designated Partner/Authorised Signatory

JIVEL PROJECTS LLP

Prakash Kumar

Designated Partner/Authorised Signatory

JIVEL REALTY LLP

Prakash Kumar

Designated Partner/Authorised Signatory

(KARTI)

Prakash Kumar

For M. K. SINGHANIA & SONS (HUF)

TVISHA AWAS LLP

Abhishek Roongta

Designated Partner/Authorised Signatory

SIGNATURE OF THE PURCHASERS

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers a sum of Rs. 5,25,00,000/- (Rupees Five Crore Twenty Five Lakh) only as the full consideration money as follows :

<u>Sl.</u>	<u>Date</u>	<u>Cheque/UTR No.</u>	<u>Bank</u>	<u>Amount</u>
1.	14/12/2023	000002	Kotak Mahindra Bank	43,75,000.00
2.	14/12/2023	000002	Do	43,75,000.00
3.	14/12/2023	000002	Do	43,75,000.00
4.	14/12/2023	000002	Do	43,75,000.00
5.	14/12/2023	000140	Do	43,75,000.00
6.	14/12/2023	000295	Do	43,75,000.00
7.	14/12/2023	UBINH23348335311	U. B. I.	43,75,000.00
8.	14/12/2023	UBINH23348335639	Do	43,75,000.00
9.	14/12/2023	UBINH23348336076	Do	43,75,000.00
10.	14/12/2023	UBINH23348339560	Do	43,75,000.00
11.	14/12/2023	UBINH23348339652	Do	43,75,000.00
12.	14/12/2023	UBINH23348339325	Do	43,75,000.00
				Total Rs. 5,25,00,000.00

Drafted by:

Nandini Bhuniya.

Nandini Bhuniya
Advocate,
Barasat Judges Court.
En. No. F-1237/988/07

Letter Settings:

(Kuntal Singha Roy)
Barasat Court.



SIGNATURE OF THE VENDOR

