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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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THIS INDENTURE made this 13th day of December Two Thousand Twenty
BETWEEN

Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.


Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

30 DEC 2020

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SARAOGI & COMPANY
ADVOCATES
7th K. S. ROY ROAD,
KOLKATA-700 001

NAME	
ADD.	
Rs.	
12 NOV 2020	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3 K. S. Roy Road, Kol-1	

12 NOV 2020

12 NOV 2020

Deepan Agnewal



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GOURIK BUILDERS LLP

Deepan Agnewal
Authorised Signatory



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Crinish Sarker



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~~11 DEC 2020~~



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13 DEC 2020

Signature of Crinish Sarker

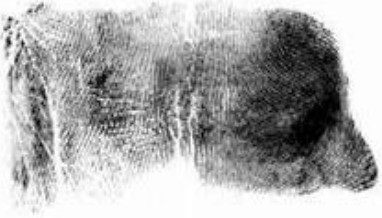
(1ai) GIRISH SARDAR (PAN: CIOPS5806A, Voter Id Card: YMM1128859) son of Dharma Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity (formerly New Town, and prior thereto Rajarhat), District North 24 Parganas, West Bengal 700156; **(1aii) RANJAN SARDAR** (PAN: DBYPS8384D, Voter Id Card: YMM2639060) son of Dharma Sardar, residing at Chakpachuria, Rajarhat, New Town, Village & Post Office Chakpachuria, Patharghata, Police Station Technocity, District North 24 Parganas, West Bengal 700156;

(1bi) (SMT.) SANDHYA alias **SANDHYA ANI SARDAR** (PAN: JCLPS3357G, Voter Id Card: WB/20/091/684812) wife of Late Satish Sardar and Daughter-in-law of Late Kanto Sardar, residing at Chakpachuria, Rajarhat, NewTown, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(1bii) PRADIP SARDAR** (PAN: FIWPS1823N, Voter Id Card: WB/20/091/684395) son of Late Satish Sardar and Smt. Sandhya Sardar, residing at Chakpachuria, Rajarhat, NewTown, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(1biii) PALASH SARDAR** (PAN: IGQPS4651P, Voter Id Card: YMM2641298) son of Late Satish Sardar and Smt. Sandhya Sardar, residing at Chakpachuria, Rajarhat, New_Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(1biv) BIKASH SARDAR** (PAN: BQUPS6510G, Voter Id Card: GGC3036464) son of Late Satish Sardar and Smt. Sandhya Sardar, residing at Chakpachuria, Rajarhat, NewTown, village & Post Office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(1bv) (SMT.) SUJATA DHALI** (PAN: DBHPD3972F, Voter Id Card: WB/13/092/ 231269) daughter of Late Satish Sardar and Smt. Sandhya Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Rajarhat, District North 24 Parganas, West Bengal; **(1bvia) (SMT.) DURGA SARDAR** (PAN: JLGPS0765C, Voter Id Card: YMM0978015) wife of Late Prabir Sardar and daughter-in- law of Late Satish Sardar, residing at Chakpachuria, Rajarhat, NewTown, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(1bvib) (MISS.) RIMI SARDAR** (Aadhaar Card:229659987740) minor daughter of Smt. Durga Sardar and Late Prabir Sardar residing at Chakpachuria, Rajarhat, NewTown, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156, represented by her mother and natural guardian the abovenamed Smt. Durga Sardar; **(1bvic) (MISS.) RIYA SARDAR** (Aadhaar Card:672698282125) minor daughter of Smt. Durga Sardar and Late Prabir Sardar residing at Chakpachuria, Rajarhat, NewTown, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156, represented by her mother and natural guardian the abovenamed Smt. Durga Sardar; **(1ci) (SMT.) CHHAIBALA SARDAR** (PAN: KQKPS7432E, Voter Id Card: WB/20/091/684618) wife of Late Methor Sardar and Daughter-in-law of Late Kanto Sardar,



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সুদীন সরকার -
ব: সুদীন সরকার -



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Bekash Sarda



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সুদীন সরকার -
ব: সুদীন সরকার -



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সুদীন সরকার -
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residing at Chakpachuria, Rajarhat, NewTown, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(1cii) SWAPAN SARDAR** (PAN: KOVPS4675L, Voter Id Card: GGC4181603) son of Late Methor Sardar and Smt. Chhapibala Sardar, residing at Chakpachuria, Rajarhat, NewTown, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(1ciii) LAKHAI SARDAR** (PAN: LZFPS1050K, Voter Id Card: YMM1128735) son of Late Methor Sardar and Smt. Chhapibala Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Rajarhat, District North 24 Parganas, West Bengal; **(1civa) (SMT.) MINU SARDAR** (PAN: LXPPS9742C, Voter Id Card: YMM2272128) wife of Late Muche alias Naresh Sardar and Daughter-in-law of Smt. Chhapibala Sardar and Late Methor Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(1civb) MASTER AKASH SARDAR** (Aadhaar Card: 422612554146), a minor, son of (Smt.) Minu Sardar and Late Muche alias Naresh Sardar residing at Chakpachuria, Rajarhat, NewTown, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156 represented by his mother and natural guardian the abovenamed Smt. Minu Sardar; **(1civc) MASTER PRAKASH SARDAR** (Aadhaar Card: 340169371049), a minor, son of (Smt.) Minu Sardar and Late Muche alias Naresh Sardar residing at Chakpachuria, Rajarhat, NewTown, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156 represented by his mother and natural guardian the abovenamed Smt. Minu Sardar; **(1cv) (SMT.) KALOMATI KAYPUTRA alias SARDAR** (PAN: EAQPK7903G, Voter Id Card: GGC4181616) daughter of Late Methor Sardar and Smt. Chhapibala Sardar, residing at Chakpachuria, Rajarhat, NewTown, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(1cvi) (SMT.) SHIB RANI SARDAR** (PAN: LZFPS1195H, Voter Id Card: WB/14/107/ 012926) daughter of Late Methor Sardar and Smt. Chhapibala Sardar, residing at Chakpachuria, Rajarhat, NewTown, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(1d) (SMT.) SEBA DASI alias SABADALI SARDAR** (PAN: MXBPS9696C, Voter Id Card: WB/20/091/684753) daughter of Late Kanto Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(1e) (SMT.) RENU SARDAR** (PAN: JLGPS4103C, Voter Id Card: WB/20/091/ 741129) daughter of Late Kanto Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(1f) (SMT.) CHINTABALA SARDAR** (PAN: NLIPS3949Q, Voter Id Card: GGC1252147) daughter of Late Kanto Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal

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700156; **(1g) (SMT.) RENUKU SADDAR alias RINKU SARDAR** (PAN: DKOPS6656H, Voter Id Card: WB/20/091/645528) daughter of Late Kanto Soddar alias Kanto Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(2ai) BACHCHHAN SARDAR** (PAN: GASPS1232Q, Voter Id Card: GGC3036571) son of Late Kshitish Sardar, and grandson of Late Kalo Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(2aii) (SMT.) BAKUL SARDAR** (PAN: FXEPS3759A, Voter Id Card: GGC3036589) daughter of Late Kshitish Sardar, and granddaughter of Late Kalo Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(2aiii) (SMT.) SUJATA alias CHIMI SARDAR** (PAN: MVQPS7544L, Voter Id Card: GGC2176832) daughter of Late Kshitish Sardar, and granddaughter of Late Kalo Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(2aiv) (SMT.) PARBATI SARDAR** (PAN: MSKPS7756K, Voter Id Card: GGC3036381) daughter of Late Kshitish Sardar, and granddaughter of Late Kalo Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(2bi) RAJKUMAR SARDAR** (PAN: MXBPS9695B, Voter Id Card: WB/20/091/684078) son of Late Saraswati Sardar, and grandson of Late Kalo Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(3a) MANOJ SARDAR** (PAN: COEPS7002C, Voter Id Card: WB/20/091/273444) son of Late Nemai Sardar and Late Rekha Sardar, and grandson of Late Pousha Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(3bi) TAPAN SARDAR** (PAN: MXBPS9689D, Voter Id Card: TDM1301076) son of Late Manju Sardar and grandson of Late Pousha Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(3bii) TAPAS SARDAR** (PAN: MXBPS9918K, Voter Id Card: TDM1904523) son of Late Manju Sardar and grandson of Late Pousha Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(4a) HASA SARDAR** (PAN: KVAPS6853N, Voter Id Card: WB/20/091/684344) son of Late Santosh Sardar and grandson of Late Binod Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(4b) SUDHANSHU SARDAR** (PAN: MXNPS2848N, Voter Id Card: WB/20/091/684248) son of Late Santosh Sardar and grandson of Late Binod Sardar, residing at Chakpachuria, Rajarhat, New

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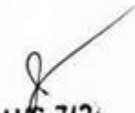
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ସଚ୍ଚନ୍ଦ୍ର ମହାପାତ୍ର

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ସଚ୍ଚନ୍ଦ୍ର ମହାପାତ୍ର




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Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(4c) ASHTAPAD SARDAR** (PAN: MSKPS7002N, Voter Id Card: YMM2640761) son of Late Santosh Sardar and grandson of Late Binod Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(4d) LANKESWAR** alias **LANKESHWAR SARDAR** (PAN: LZBPS8826F, Voter id Card: GCC2174316) son of Late Santosh Sardar and grandson of Late Binod Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas West Bengal 700156; **(4e) JITEN SARDAR** (PAN: CCGPS1519C, Voter Id Card: WB/20/091/684747) son of Late Santosh Sardar and grandson of Late Binod Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(4f) (SMT.) SUJATA HALDAR** (PAN: BFAPH2707D, Voter Id Card: WB/15/106/045492) daughter of Late Santosh Sardar and granddaughter of Late Binod Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas West Bengal 743330; **(5ai) NILMANI SARDAR** (PAN: IQXPS3412P, Voter Id Card: CCR2859361) son of Late Subol Sardar and grandson of Late Srikrishna Sardar, residing at Chakpachuria, Rajarhat, NewTown, village & Post office Bojerhat, Police Station Kolkata Leather Complex, District South 24 Parganas, West Bengal 743502; **(5aii) NAKUL SARDAR** (PAN: EQGPS9491M, Voter Id Card: GGC3008281) son of Late Subol Sardar and grandson of Late Srikrishna Sardar, residing at Chakpachuria, Rajarhat, NewTown, village & Post office Patharghata, Police Station Technocity, District North 24 Parganas, West Bengal 743510; **(5aiii) ANAND SARDAR** (PAN: KDCPS3419A, Voter Id Card: WB/20/091/684434) son of Late Subol Sardar and grandson of Late Srikrishna Sardar, residing at Chakpachuria, Rajarhat, New Town, Village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(5aiv) KHAGEN SARDAR** (PAN: EZXPS8727L, Voter Id Card: WB/20/091/684442) son of Late Subol Sardar and grandson of Late Srikrishna Sardar, residing at Chakpachuria, Rajarhat, New Town, Village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas West Bengal 700156; **(5av) MADHAB SARDAR** (PAN: CEZPS6905M, Voter Id Card: GGC3036647) son of Late Subol Sardar and grandson of Late Srikrishna Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal 700156; **(5avi) (SMT.) KALYANI MANDAL** (PAN: GAAPM0452A, Voter Id Card: WB/13/092/306266) daughter of Late Subol Sardar and Granddaughter of Late Srikrishna Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Deganga, Police Station Swetpur, District North 24 Parganas, West Bengal 743234; **(5b) (SMT.) SARALA SARDAR** (PAN: LABPS4095P, Voter Id Card: KTF1030220) daughter of Late Srikrishna



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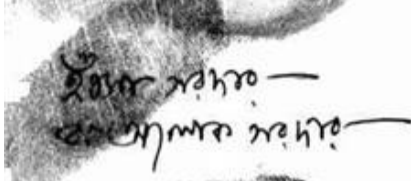


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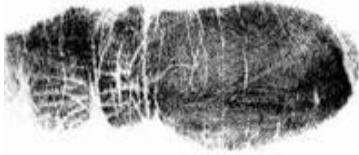
Registrar U/S 7(2)
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Sardar and granddaughter of Late Binod Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas, West Bengal; **(5c) (SMT.) JAMUNA SARDAR** (PAN: DRHPS8254R, Voter Id Card: WB/20/091/309388) daughter of Late Srikrishna Sardar and granddaughter of Late Binod Sardar, residing at Chakpachuria, Rajarhat, New Town, village & Post office Chakpachuria, Police Station Technocity, District North 24 Parganas; West Bengal 700156; all by Caste-Hindu, all by Nationality-Indian - all hereinafter collectively 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 respective heirs successors legal representatives successors executors and administrators and assigns) of the **ONE PART: AND**

(1) GOURIK BUILDERS LLP, (PAN: AAUFG1556H, LLPIN: AAP-7400) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Authorised Signatory, Mr. Deepak Agarwal (PAN: AJPPA9139A, Aadhaar Card No. 970765110207, Voter ID Card No. YUP2266369) son of Sri Sushil Kumar Agarwal, residing at No.P-274, CIT Scheme VIM, Manicktala Main Road, Kolkata 700054, Police Station Phoolbagan, Post Office Kankurgachi, **(2) GAJPATI CONSTRUCTIONS LLP**, (PAN: AAUFG1694A, LLPIN: AAP-7201) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Designated Partner Mr. Vijay Kumar Agarwal (PAN: ACYPA2043F, Aadhaar Card No. 967214176803) son of Mr. Nemi Chand Agarwal, residing at, DE 2/A, Deshbandhu Nagar, Kolkata 700059, Police Station and Post Office Baguihati, **(3) MAHAPITHA CONSTRUCTIONS LLP**, (PAN: ABLFM8325J, LLPIN: AAP-7399) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Designated Partner Mr. Saswat Kumar Agarwal (PAN: BDHPA4103R, Aadhaar Card No. 997592773138), son of Mr. Vijay Kumar Agarwal, residing at No. BJ 81, Salt Lake City, Sector 2, Kolkata 700091, Police Station Bidhan Nagar and Post Office Sech Bhawan, **(4) STORICK CONSTRUCTORS LLP**, (PAN: ADZFS6485, LLPIN: AAN-4232) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Designated Partner, Mr. Sameer Vikram Agarwal (PAN: ADYPA4896M, Aadhaar Card No. 784426151812), son of Mr. Vikram Chand Agarwal, residing at "Maniam", Flat No. 4B, 3/2A, Garcha First Lane, Kolkata 700019, Police Station Gariahat, Post



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স্বাক্ষর/স্বাক্ষর
৩: জেলা নথি -



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নীলমণি মাস্ক



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কল্যাণ



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স্বাক্ষর - স্বাক্ষর -
৩: জেলা নথি -



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অবৈধ স্বাক্ষর



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স্বাক্ষর



[Signature]

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Office Ballygunge, **(5) TANSY WORTH LLP**, (PAN: AAPFT2347H, LLPIN: AAP-5116) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at No. NP Paschim Para, Saltee Plaza, Kolkata 700102, Police Station Bidhan Nagar and Post Office Sech Bhawan, represented by its Designated Partner Mr. Vijay Kumar Agarwal (PAN: ACYPA2043F, Aadhaar Card No. 967214176803) son of Mr. Nemi Chand Agarwal, residing at No. DE 2/A, Deshbandhu Nagar, Kolkata 700059, Police Station and Post Office Baguihati, **(6) ACOTECH PLAZA PRIVATE LIMITED**, (PAN: AAOCA3461C, CIN: U45400WB2016 PTC210238) a Company incorporated under the Companies Act, 1956, having its office at No.15/11/B, Chowbaga Road, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Director, Mr. Rajat Agarwal (PAN: AHVPA8761E, Aadhaar Card No.205800661407) son of Vijay Kumar Agarwal, residing at "Tirumani", Flat No.1902, 19th Floor, 23A, Asutosh Choudhary Avenue, Kolkata 700019, Police Station and Post Office Ballygunge, all 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 their and each of their respective successors or successors-in-interest and assigns) of the **OTHER PART:**

WHEREAS:

A. The Vendors herein have held out, represented before and assured the Purchasers, inter alia, as follows:

- i) That the Vendors herein are presently jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats, amongst other properties, to **ALL THAT** the piece and parcel of land containing an area of **2.40 Sataks** (or 1.452 Cottahs) (out of total area of 8 sataks comprised in the concerned Dag) being divided and demarcated portion of **L.R. Dag No.233**, recorded in **L.R.Khatian Nos.1363** (in the name of Methor Sardar), **1491** (in the name of Rani Sardar), **1663** (in the name of Satish Sardar), **1686** (in the name of Santosh Sardar), **1004** (in the name of Pary also known as Panja Sardar) **1819** (in the name of Subol Sardar), **1848/4** (in the name of Surya Sardar), **3659** (in the name of Girish Sardar) and **3687** (in the name of Ranjan Sardar), in **Mouza Chakpachuria (J.L.No.33)**, Police Station Technocity (formerly New Town and prior thereto Rajarhat), in the District of North 24-Parganas, Sub-Registration Office ADSR, Rajarhat (formerly

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কমিসারী ন ক্রম

স্বাক্ষরিত
২: ০৭/১২/২০

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স্বাক্ষরিত
২: ০৭/১২/২০

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স্বাক্ষরিত
২: ০৭/১২/২০

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Registrar U/S 7(2)
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24 Pgs (N) Barasat

~~11 DEC 2020~~

13 DEC 2020

MAHAPITHA CONSTRUCTIONS LLP
egorwal
Designated Partner

Bidhannagar), fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**";

- ii) Some of the abovenamed recorded owners are themselves conveying their respective properties by these presents, namely properties comprised in **L.R.Khatian Nos.3659** (in the name of Girish Sardar) and **3687** (in the name of Ranjan Sardar).

Girish Sardar and Ranjan Sardar, whose names are recorded in **L.R. Khatian Nos.3659 and 3687** had acquired their respective properties being **All That** Dharma Sardar's entire share in the said **L.R.Dag No.233**, absolutely and forever, from their father Dharma Sardar (son of late Kanto Sardar) by a **Daan Patra or Gift Deed** dt.23rd November, 2017 registered with the office of ADSR Rajarhat, New Town, North 24 Parganas recorded in Book-I Volume 1523 Pages 334160 to 334179 **Being No.11455** for the year 2017.

However, properties of some of the above recorded owners comprised in **L.R.Khatian Nos.1004** (in the name of Pary also known as Panja Sardar) **1363** (in the name of Methor Sardar), **1491** (in the name of Rani Sardar), **1663** (in the name of Satish Sardar), **1686** (in the name of Santosh Sardar), **1819** (in the name of Subol Sardar), **1848/4** (in the name of Surya Sardar), are being transferred / conveyed under these presents by their successors-in-interest, details whereof are mentioned below:

That Kanto Sardar, Kalo Sardar, Pousha Sardar, Bhootnath Sardar (all sons of late Durgacharan Sardar) and Binod Sardar were jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats, amongst other properties, to **ALL THAT** the piece and parcel of land containing an area of **4 Sataks** (out of total area of 8 sataks comprised in the concerned Dag) being divided and demarcated portion of **L.R. Dag No.233**, in **Mouza Chakpachuria** (J.L. No. 33), Police Station New Town (formerly Rajarhat), in the District of North 24-Parganas, Sub-Registration Office ADSR, Rajarhat, (formerly Bidhannagar), absolutely and forever.

- ai) **Kanto Sardar**, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his three sons namely Dharma Sardar, Satish Sardar, Methor Sardar and four daughters namely



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STORICK CONSTRUCTORS LLP

[Signature]

Designated Partner

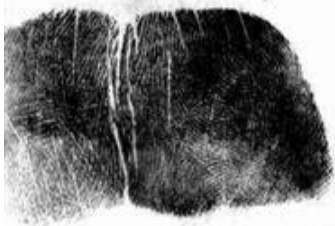


925

ACOTECH PLAZA PRIVATE LIMITED

[Signature]

Director/Authorised Signatory



926

GAJPATI CONSTRUCTIONS LLP

[Signature]

Designated Partner

Tansy Worth LLP

[Signature]

Designated Partner



927



Registrar U/S 7(2)
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~~11 DEC 2020~~

13 DEC 2020

Identified by me.
[Signature]

(HRISHIKESH DAS GUPTA)

6 Greek Church Row Expn

25/11/2020

Sebadasi alias Sebadali Sardar, Renu Sardar, Chintabala Sardar and Renuku Saddar alias Rinku Sardar as his only heirs heiress, and legal representatives;

- a ii) **Satish Sardar**, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his wife Sandhya Sardar, four sons namely **Pradip Sardar, Palash Sardar, Bikash Sardar, Prabir Sardar** and one daughter namely **Sujata Dhali**, as his only heirs heiresses, and legal representatives;

Prabir Sardar, also died intestate leaving him surviving his wife **Durga Sardar**, and two minor daughters namely **Rimi Sardar and Riya Sardar**, as his only heiresses, and legal representatives;

- a iii) **Methor Sardar**, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his wife **Chhappibala Sardar**, three sons namely **Muche alias Naresh Sardar, Swapan Sardar, Lakhai Sardar** and three daughters namely **Kalomati Kayputra (Sardar), Shib Rani Sardar** and **Palani Sradar** as his only heirs heiresses, and legal representatives;

Muche alias Naresh Sardar, also died intestate leaving him surviving his wife **Minu Sardar**, and two minor sons namely **Akash Sardar and Prakash Sardar**, as his only heirs, heiresses, and legal representatives;

Palani Sardar also died childless, as such her share in the said property will devolve upon her brothers and sisters.

- a iv) **Kalo Sardar**, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his only son namely **Kshitish Sardar** and only daughter namely **Saraswati Sardar** as his only heirs heiress, and legal representatives;

Kshitish Sardar, also died intestate leaving him surviving his only son namely **Bachchhan Sardar** and three daughters namely **Bakul Sardar, Sujata alias Chemi Sardar & Parbati Sardar**, as his only heiresses, and legal representatives;




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Saraswati Sardar, also died intestate leaving her surviving her only son namely **Rajkumar Sardar** as his only heir and legal representative;

- av) **Pousha Sardar**, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his only son namely **Nemai Sardar** and only daughter namely **Manju Sardar**, as his only heirs heiress, and legal representatives;

Nemai Sardar and his wife Rekha Sardar, also died intestate leaving them surviving their only son namely **Manoj Sardar** as his only heir and legal representative;

Manju Sardar, also died intestate leaving her surviving her two sons namely **Tapan Sardar and Tapas Sardar** as his only heirs and legal representatives;

- avi) **Bhoothnath Sardar and his wife Ranidasi Sardar**, both were Hindu during their lifetime and at the time of their death governed by the Dayabhaga School of Hindu Law, died childless, as such their share in the said property will devolve upon the brothers and sisters of Bhoothnath Sardar.

- 2) **Binod Sardar**, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his three sons namely **Haran Sardar, Santosh Sardar and Srikrishna Sardar** as his only heirs and legal representatives;

- bi) **Santosh Sardar**, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his six sons namely **Hasa Sardar, Sudhanshu Sardar, Ashtapad Sardar, Hiru Sardar, Lankeswar alias Lankeshwar Sardar, Jiten Sardar** and one daughter namely **Sujata Haldar (Sardar)** as his only heirs heiresses, and legal representatives;

Hiru Sardar, also died intestate leaving him surviving his wife **Dipali Sardar** and two sons namely **Debu Sardar, Kartick Sardar** and two daughters namely **Mamoni Sardar and Sudha Sardar** as his only heirs, heiresses, and legal representatives;

6 (Six) of the said 7 (seven) heirs of Santosh Sardar namely **Hasa Sardar, Sudhanshu Sardar, Ashtapad Sardar, Lankeswar alias Lankeshwar Sardar, Jiten Sardar and Sujata Haldar (Sardar)** (i.e. excluding the branch of Hiru Sardar) are conveying their **6/7th share** inherited from Santosh Sardar.

- bii) **Srikrishna Sardar**, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his three sons namely Pary alias Panja Sardar, Surya Sardar, Subol Sardar and two daughters namely **Sarala Sardar and Jamuna Sardar** as his only heirs heiresses, and legal representatives;

By a Saaf Bikray Kobala (in Bengali) dated dt.27th August, 1993 and registered with the office of ADSR Bidhannagar (Salt Lake), 24 Parganas recorded in Book-I Volume No.15 Pages 99 to 104 **Being No.7053** for the year 1993, the said Pary alias Panja Sardar, Surya Sardar for the consideration therein mentioned granted sold conveyed and transferred unto and to their brother **Subol Sardar**, amongst other properties **ALL THAT** their shares in the said **L.R.Dag No.233**, absolutely and forever.

Subol Sardar, also died intestate leaving him surviving his five sons namely **Nilmani Sardar, Nakul Sardar, Anand Sardar, Khagen Sardar, Madhab Sardar** and one daughter namely **Kalyani Mandal (Sardar)** as his only heirs, heiresses, and legal representatives;

- iii) That the said Property is free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- iv) That the Vendors are in possession of the said Property without any disturbance obstruction claim or objection whatsoever from any person or persons.

- v) That the Vendors have duly made payment of the Khajana in respect of the said Property;
- vi) That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- vii) That the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or the Urban Land (Ceiling & Regulation) Act, 1976 any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- viii) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- ix) That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- x) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xi) That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring the said Property unto and in favour of the Purchasers.
- xii) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever

claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person can claim any right title or interest whatsoever in the said Property or any part thereof.

- xiii) That the respective shares of the Vendors in the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

B. The Vendors, being in urgent need of money, approached the Purchasers and offered to sell the said Property to the Purchasers and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendors as hereinbefore and also hereinafter contained and believing the same to be true and correct and acting on faith thereof, the Purchasers agreed to purchase and acquire the said Property from the Vendors absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Property.

C. The Purchasers have at or before execution of this deed of sale paid to the Vendors respectively the entire amounts of the mutually agreed consideration and has called upon the Vendors to grant this conveyance in favour of the Purchasers.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.22,94,015/= (Rupees Twenty Two Lacs**

Ninety Four Thousand Fifteen) only of the lawful money of the Union of India in hand and well and truly paid and/or deemed to have been paid by the Purchasers to the Vendors at or before the execution hereof (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do and each of them doth hereby indefeasibly unconditionally and absolutely grant sell convey transfer assign and assure unto and to the Purchaser **All That the said Property**, fully mentioned and described in the **SCHEDULE** hereunder written with all ownership share rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendors (if any) in or upon in the said Dag/s and also in all roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property or any of them **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidence thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any of them or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession 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 mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

II. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors done committed executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or the Vendors' predecessors-in-title;
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful

eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any person or persons claiming as aforesaid;

- (vi) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or the Vendors' predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers or any of them;
- (vii) **AND THAT** the Vendors shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers or any of them produce or cause to be produced to the Purchasers or their agent or agents or any person or persons as the Purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Property, including the Parcha and those hereinbefore recited, which have not been expressly delivered by the Vendors to the Purchasers, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers or any of them and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled;

- (viii) **AND ALSO THAT** the Vendors shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and each of them and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or any of them or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendors to the said Property or by reason of any of the representations declarations and assurances made and/or given by the Vendors to the Purchasers being found to be untrue, incorrect, false or misleading;
- (ix) **AND ALSO THAT** notwithstanding anything elsewhere to the contrary contained in this deed or in the records of rights or anywhere else, it is hereby declared recorded and confirmed by the Vendors that the Vendors are hereby conveying unto the Purchaser all and whatever the rights title and interest that the Vendors' have in the said Dag (mentioned in the Schedule hereunder written) to the end and intent that with effect from this day the Vendors shall stand fully divested of all the Vendors' rights title and interest in the said Dag and the Purchaser alone shall be the full and absolute owner thereof and in case any share right title or interest be found to be vested in the Vendors, then the same shall also be deemed to have been transferred and conveyed in favour of the Purchaser by these presents itself.

III. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

- i) **THAT** the Vendors are and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Property for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchasers and the Vendors shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;
- ii) **AND THAT** the said Property is under the Vendors' own direct possession and that there is no Bargadar or Bhag Chasi in the said Property or any part thereof;
- iii) **AND THAT** the Vendors have duly complied with all provisions of law before executing and registering these presents.

- iv) **AND THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time for having the name of the Purchasers mutated in respect of the said Property hereby sold and conveyed.

THE SCHEDULE ABOVE REFERRED TO:
(said Property)

ALL THAT the piece and parcel of land containing an area of **2.4 Sataks (or 1.452 Cottahs)** (out of total area of 8 sataks comprised in the said Dag) being divided and demarcated portion of **L.R. Dag No.233**, recorded in **L.R.Khatian Nos.1363** (in the name of Methor Sardar), **1491** (in the name of Rani Sardar), **1663** (in the name of Satish Sardar), **1686** (in the name of Santosh Sardar), **1004** (in the name of Pary also known as Panja Sardar) **1819** (in the name of Subol Sardar), **1848/4** (in the name of Surya Sardar), **3659** (in the name of Girish Sardar) and **3687** (in the name of Ranjan Sardar), in **Mouza Chakpachuria (J.L. No. 33)**, Police Station Technocity (formerly New Town and prior thereto Rajarhat), in the District of North 24-Parganas, Sub-Registration Office ADSR, Rajarhat, (formerly Bidhannagar), not adjacent to any Road, as delineated in the plan annexed hereto duly bordered thereon in "**RED**", and butted and bounded as under :

On the North : By Dag No. 229;
On the South : Partly by Dag No. 234 and partly by Dag No. 1213;
On the East : Partly by Dag No. 231 and partly by Dag No. 232;
On the West : By Dag No 228.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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

SIGNED SEALED AND DELIVERED by the
withinnamed **VENDORS** at **Kolkata** in the
presence of:

① Aloke Sardar
s/o Sahadev Sardar
W/11+PO - Chakpanchuria
Kol-156

Girish Sardar

(1ai) GIRISH SARDAR

2. Palash Sardar

s/o Jiten Sardar
W/11+PO Chakpanchuria
Kol-156

Ranjan Sardar

(1aii) RANJAN SARDAR



Sandhya alias Sandhyarani Sardar

(1bi) SANDHYA alias SANDHYARANI SARDAR

Pradip Sardar

(1bii) PRADIP SARDAR



Palash Sardar

(1biii) PALASH SARDAR

Bikash Sardar

(1biv) BIKASH SARDAR

સુજાતા ધાલી

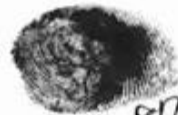
(1bv) SUJATA DHALI



(1bvia) DURGA SARDAR



(1bvib) RIMI SARDAR



(1bvic) RIYA SARDAR



(1ci) CHHAIBALA SARDAR



(1cii) SWAPAN SARDAR



(1ciii) LAKHAI SARDAR



(1civa) MINU SARDAR



1civb) AKASH SARDAR



(1civc) PRAKASH SARDAR



(1cv) KALOMATI KAYPUTRA alias SARDAR



(1cvi) SHIB RANI SARDAR



(1d) SEBA DASI alias SABADALI SARDAR