



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 813392

### AGREEMENT FOR SALE

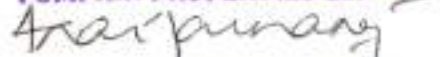
This AGREEMENT FOR SALE ("Agreement") is entered into on this 19<sup>th</sup> day of August, 2022 ("Effective Date"):

BETWEEN:

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Mr. GC Law	Mr. DC Law	Mr. MC Law	Pumpkin Properties LLP

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- (1) **GUNANKA CHURN LAW**, having PAN: ABAPL9468L and Aadhar No.: 667059151251 and permanently residing at 2A, Bidhan Sarani, Beadon Street SO, Kolkata 700006 (hereinafter referred to as "**the Vendor No. 1**", which expression shall unless the context otherwise requires, include, his heirs, executors and administrators and permitted assigns);
- (2) **DEBANKA CHURN LAW**, having PAN: AAWPL6339B and Aadhar No.: 880568813262 and permanently residing at 2A, Bidhan Sarani, Beadon Street SO, Kolkata 700006 (hereinafter referred to as "**the Vendor No. 2**", which expression shall unless the context otherwise requires, include, his heirs, executors and administrators and permitted assigns); and
- (3) **MINANKA CHURN LAW**, having PAN: AAWPL6338A and Aadhar No.: 632534668543 and permanently residing at 2A, Bidhan Sarani, Beadon Street SO, Kolkata 700006 (hereinafter referred to as "**the Vendor No. 3**", which expression shall unless the context otherwise requires, include, his heirs, executors and administrators and permitted assigns);

The Vendor No. 1, Vendor No. 2 and the Vendor No. 3 shall collectively be referred to as the "**Vendors**" and individually as a "**Vendor**" of the **ONE PART**.

**AND**

**PUMPKIN PROPERTIES LLP**, a limited liability partnership existing under the laws of India and having its office at 1, Lu Shun Sarani, Todi Mansion, 9th Floor, Kolkata 700073, West Bengal hereinafter referred to as "**PURCHASER**" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its nominees, successors and assigns), of the **OTHER PART**.

The Vendors and the Purchaser shall collectively be referred to as the "**Parties**" and individually as a "**Party**".

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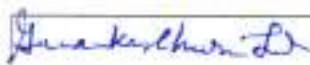


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WHEREAS:

- A. One Raja Kristo Dass Law, son of Maharaja Durga Churn Law of No. 2, Cornwallis Street, Calcutta was sole and absolute owner and absolutely seized and possessed of inter-alia, all that the said message tenements and hereditaments being premises No. 3, Dover Park together with all that piece or parcel of land containing an area of 1 (one) Bigha 9 (nine) Cottaha 7 (seven) Chittacks 32 (thirty two) sq.ft. more or less appertaining thereto together with the structures standing thereon and lying situate within the Municipal limits of Calcutta, PS Ballygunge, Registration District Alipore, Sub-Registry Sealdah in the District of 24 Parganas comprised in holding Nos. 5 and 6 and Sub-Division 0, Division VI at Gudsali Khas Mahal Dahi Panchannagram (hereinafter referred to the "said Property" and morefully and particularly described in **Schedule A** hereinbelow).
- B. By a Deed of settlement dated 18<sup>th</sup> May, 1924 made between the said Raja Kristo Dass Law therein called the "Settlor" of the One Part and the said Kristo Dass Law and his son Kumar Gocool Churn Law therein jointly called the 'Trustees' and - registered with the Joint Sub-Registrar of Assurances, Calcutta in book No. 1, Volume No. 55, pages 256-265, Being No. 2229 for the year 1924, the said Raja Kristo Dass Law did for the consideration therein mentioned thereby granted transferred conveyed and assured various immoveable properties including the said Property unto and in favour of the said trustees to be held by them upon the Trusts mentioned therein.
- C. It was provided by the said Deed of Settlement that during the life-time of the said Settlor he should collect the rents and profits and other interests and income of the said properties (including the said Property) and pay thereout at the first instance all the rates, taxes, premia for insurances, costs of repairs and other outgoings payable in respect of the said properties (including the said Property) according to the nature for the time being, and appropriate the balance of the said rents profits interests and income to the Settlor's own use and benefit and from and after the death of the said Settlor, the said Gocool Churn Law and his heirs absolutely and for ever.

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- D. The Raja Kristo Dass Law died intestate on 5<sup>th</sup> November, 1924 leaving the said Kumar Gocool Churn Law as his only heir and legal representative.
- E. Upon the death of the said Raja Kristo Dass Law, inter-alia, the said Property devolved upon the said Kumar Gocool Churn Law, absolutely and forever.
- F. The said Kumar Gocool Churn Law died intestate on 18<sup>th</sup> December 1950, leaving various immoveable properties (including the said Property) and also leaving behind his widow S. Radharani Dassi and one son Murari Churn Law, as his sole heiress, heir and legal representative under the Bangal School of Hindu Law upon whom all the rights, title and interest of the said Kumar Gocool Churn Law devolved, absolutely and forever.
- G. Upon the death of the said Kumar Gocool Churn Law, the said Sm. Radharani Dassi became entitled to a moiety or a half share in the estate of the Late Kumar Gocool Churn Law (including the said Property) having only a Hindu Widow's Estate therein.
- H. The said Murari Churn Law was the sole next reversioner to the said moiety or half share of the estate of Kumar Gocool Churn Law deceased expectant upon the death of the said Sm. Radharani Dassi.
- I. Out of natural love and affection which the said Sm. Radharani Dassai had for her son, the said Murari Churn Law and with a desire to efface herself from succession to the estate of the said Kumar Gocool Churn Law, since deceased, and accelerate the vesting of the entire estate unto the said Murari Churn Law, the said Sm. Radharani Dassai did on the 30<sup>th</sup> December, 1950 relinquish and surrender unto and in favour of the said Murari Churn Law the whole of her right, title, interest claim and demand in the said entire estate (including the said Property) of the said Kumar Gocool Churn Law since deceased and by a Deed of Declaration of Surrender and Release dated the 30<sup>th</sup> day of September, 1955 made and executed by the said Sm. Radharani Dassi therein called the Releasor of the One Part in favour of Murari Churn Law therein

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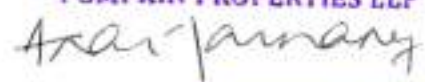
called the Releasee of the Other Part and registered at the office of the Sub-Registrar of Assurances, Calcutta in Book No. 1, Volume No. 105, pages 256-257, Being No. 4606 for the year 1955 the said Sm. Radharani Dassi did for consideration therein mentioned thereby admit declare and confirm that she had on the 30<sup>th</sup> December, 1950 relinquished and surrendered unto and in favour of the said Murari Churn Law all her rights title interest claim and demand of in over and to the entire Estate (including the said Property) of the said Kumar Gocool Churn Law, since deceased, being a moiety or half share therein.

- J. The said Murari Churn Law, a Hindu, died intestate on 25<sup>th</sup> January, 1973 leaving his widow Nayantara Law and three sons namely, Gunanka Churn Law, Debanka Churn Law and Minanka Churn Law, as his only heiress, heirs and legal representative upon whom all the rights, title and interest of the said Murari Churn Law devolved, absolutely and forever.
- K. Upon the death of the said Murari Churn Law, inter-alia, all his immovable assets (including the said Property) devolved upon his widow Nayantara Law and three sons namely, Gunanka Churn Law, Debanka Churn Law and Minanka Churn Law, absolutely and forever, in equal proportions.
- L. The said Nayantara Law, a Hindu, died intestate leaving her three sons namely, Gunanka Churn Law, Debanka Churn Law and Minanka Churn Law, as her only heirs and legal representative upon whom all the rights, title and interest of the said Nayantara Law devolved, absolutely and forever.
- M. Upon the death of the said Nayantara Law, inter-alia, all her immovable assets (including her share in said Property) devolved upon her three sons namely, Gunanka Churn Law, Debanka Churn Law and Minanka Churn Law, absolutely and forever, in equal proportions.
- N. In the Events aforesaid the Vendors herein i.e Gunanka Churn Law, Debanka Churn Law and Minanka Churn Law became seized and possessed of inter-alia the said

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Property in its entirety absolutely as an estate of inheritance in fee simple in possession or an estate analogous thereto for ever free from all encumbrances charges claims demands liens lispens and liabilities and schemes of acquisition and requisitions whatsoever.

- O. The Vendors have further represented that the said Property has been leased to Bajrang Prasad Jalan (hereinafter referred to as the "Lessee") for a term of 99 years beginning from 1<sup>st</sup> day of June 1966 and expiring on 31<sup>st</sup> day of May 2065, on the terms and conditions as recorded in the (Deed of Lease dated 1<sup>st</sup> June 1966 registered in the Office of Registrar of Calcutta in Book No. I, Volume No. 105, Pages No. 68 to 84, Being no. 2871 for the year 1966 in respect of the said Property.
- P. The Vendor is desirous of selling the said Property subject to the rights of the Lessee and the Purchaser has agreed to purchase the said Property subject to the satisfactory outcome of the due diligence ("Transaction") and other the terms and conditions contained herein below.


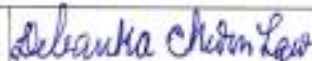


NOW THEREFORE, in consideration of mutual agreements, covenants, representations and warranties set forth in this Agreement, and for other good and valuable consideration, the sufficiency of which is acknowledged by the Parties, the Parties hereby agree as follows:


## 1. DUE DILIGENCE

Subject to the fullest cooperation of the Vendors, the Purchaser shall complete the due diligence of the said Property within a period of 120 (one hundred and twenty) days from the Effective Date or such other date as may be mutually agreed between the Parties ("Completion Date") to ascertain the right, title and interest of the Vendors to the said Property and communicate in writing ("Satisfaction Notice") to the Vendors notifying its willingness to go ahead with the Transaction.

## 2. SALE AND PURCHASE OF THE PROPERTY

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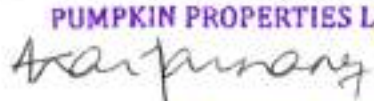
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- 2.1 On the Completion Date and on the mutual promises contained herein, and on the terms and subject to conditions described in this Agreement, the Vendors shall sell, transfer, convey, assign and deliver, free of all and any encumbrances subject to the rights of the Lessee, to the Purchaser and/or the nominees of the Purchaser and the Purchaser shall purchase from the Vendors, all rights, title and interest of the Vendors in, to, over, upon and in respect of the said Property for Consideration as set out in Clause 3 hereto.
- 2.2 At the option of the Purchaser, which option shall be communicated to the Vendors at or before the Completion Date, the sale of the said Property shall be completed by the Vendors in favour of the Purchaser and such other persons/ entities as the Purchaser may nominate at or before the Completion Date, without payment of any additional sums of money as nomination bargain money or other similar heads. The sale and purchase shall be completed either by executing a single Sale Deed for the said Property in favour of all such Persons (including the Purchaser) or by separate Sale Deeds in favour of each such Persons (including the Purchaser) individually.
- 2.3 If due to any reason occurring subsequent to the Effective Date, the Vendors become entitled to a lesser share in the said Property then in that event this Agreement shall automatically apply to such lesser share and the Vendor shall be obliged to sell such lesser share to the Purchaser, if the Purchaser so desires with a reduction in the Consideration as may be agreed between the Parties.
- 2.4 In order to give effect to the above, the Parties shall jointly appoint an escrow agent ("**Escrow Agent**"). The rights and obligations of the Escrow Agent shall be governed by the escrow agreement to be entered into between the Purchaser, the Vendors and the Escrow Agent. The Escrow Agent shall receive the Advance Consideration from the Purchaser and hold the same in trust for the Purchaser, to be disbursed to the Vendors equally, in accordance with the terms of this Agreement and the escrow agreement proposed to be entered into between the Purchaser, the Vendors and the escrow agent.

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### 3. CONSIDERATION

- 3.1 Relying on the representations made by the Vendors and believing the same to be true and correct and acting on the faith thereof, the Purchaser have expressed their desire to acquire the said Property free from all encumbrances, charges, liens, tenancies, occupancies, lispendens, attachments, acquisitions, requisitions, trusts, leases, of whatsoever nature save and except the rights of the Lessee, upon the Vendors' offering to do so at and for the total consideration of Rs. 19,00,00,000/- (Rupees Nineteen Crores only) ("**Consideration**").
- 3.2 The Parties agree that the Consideration has been arrived at after taking the per Cottah rate as Rs. 65,38,461/- (Rupees Sixty Five Lakhs Thirty Eight Thousand Four Hundred and Sixty One only) approx. for the said Property. In case due to any reason occurring subsequent to the Effective Date, the Vendors become entitled to a lesser share in the said Property (including on account of a defect in the title of the Vendors affecting a portion of the said Property), the Parties shall either adjust the Consideration amount or decrease the price per Cottah rate, as may be jointly decided by the Parties.
- 3.3 The payment of Consideration shall be made by the Purchaser in the following manner:
- 3.3.1 On the Effective Date the Purchaser shall pay to the Vendors a sum of Rs. 1,84,41,176/- (Rupees One Crore Eighty Four Lakhs Forty One Thousand One Hundred and Seventy Six only) ("**Advance Consideration**") simultaneously with the execution of these presents, however it is clarified that the Purchaser shall pay the said amount to the Escrow Agent.
- 3.3.2 The balance Consideration of Rs. 17,15,58,824/- (Rupees Seventeen Crores Fifteen Lakhs Fifty Eight Thousand Eight Hundred and Twenty Four only) ("**Balance Consideration**") to be paid by the Purchaser on the Completion Date.

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- 3.4 The Purchaser shall pay the amounts referred in Clause 3.3.2 above to the Vendor by cheque/RTGS/NEFT on the Completion Date. The Purchaser shall be entitled to deduct any amount required to be deducted as TDS from the Consideration, in accordance with the Income Tax Act, 1961 and the rules framed thereunder.

#### 4. Conditions Precedent to the Completion

Unless waived by the Purchaser in writing, the obligation of the Purchaser to consummate the Transaction shall be subject to satisfaction of each of the following conditions ("Conditions Precedent") to be satisfied by the Vendors on or prior to the Completion Date at their own costs and expenses:

- 4.1.1 Subject to the existing lease in favour of the Lessee, the Vendors shall have to make out a clear marketable title free from all encumbrances as per the requirements of the Purchaser and/or their advisors.
- 4.1.2 The Vendors shall, in respect of the said Property, obtain the "No Objection Certificate" as required under Rule 4 Sub Rule 4 of Kolkata Municipal Corporation, from the Urban Land Ceiling authorities at its own cost.
- 4.1.3 The Vendors shall resolve all issues/matters/disputes to the satisfaction of the Purchaser which issues/matters/disputes are pointed out by the Purchaser and/or their advisors during or after due diligence.

#### 5. Occupation of the said Property by the Lessee

- 5.1 The Vendors hereby authorise the Purchaser to deal with the Lessee and further the Purchaser are also authorised to obtain surrender of the lease from the Lessee.
- 5.2 It is further agreed that if the Lessee surrenders the said Property or any part of portion thereof, the Purchaser shall be solely entitled to retain the said possession on

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behalf of the Vendors till the time a Deed of Conveyance is executed in favour of the Purchaser by the Vendors. It being clarified that the Consideration agreed above includes the Consideration for the portion being occupied by the Lessee and no additional sums of money shall be payable by the Purchaser to the Vendors on that account.

- 5.3 The Vendors have further agreed that they shall, sign the required documents and power of attorney, if required, in favour of the Purchaser to deal with the Lessee.

## 6. Negative Covenants

- 6.1 Notwithstanding anything contained herein, during period between the Effective Date and the Completion Date, the Vendors shall not (i) initiate, solicit or consider, whether directly or indirectly, any offers or agreements from any third party for the sale/ transfer or disposal of the said Property or any rights or entitlements for, including any development rights in the said Property, in any manner whatsoever; (ii) enter into any arrangement or agreement of any nature whatsoever for sale/ transfer or disposal of the said Property, in any manner whatsoever with any other person; (iii) negotiate or discuss with any third party the financing, transfer, mortgage of the said Property (or any rights or entitlements, including any development rights in the said Property); and (iv) disclose any information pertaining to this Agreement or the said Property to any other person.

## 7. Completion

- 7.1 Following the satisfaction of the Conditions Precedent, on the Completion Date, Purchaser shall serve the Satisfaction Notice upon the Vendors, intimating completion/ satisfaction of such Conditions Precedent.
- 7.2 The amounts as deposited with Escrow Agent i.e., the Advance Consideration shall be released by the Escrow Agent to the Vendors (in equal proportions) immediately

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upon a copy of the Satisfaction Notice being sent to the Escrow Agent by the Purchaser.

**8. Completion Date - Actions by the Vendors and the Purchaser**

- 8.1 Within a period of 30 (thirty) days from the issuance of the Satisfaction Date, the Parties shall take the following actions:
- 8.2 The Purchaser shall make payment of the Balance Consideration in accordance with Clause 3.3.2.
- 8.3 The Vendors shall duly acknowledge receipt of the Consideration by properly signed documents in the form as provided by the Purchaser.
- 8.4 The Vendors shall deliver all originals of the documents relating to the said Property, to the authorised representative of the Purchaser.
- 8.5 The Vendors shall execute the Sale Deed or Deeds so as to transfer the right, title, legal and beneficial interest to the Purchaser and/or the nominees of the Purchaser in the said Property.
- 8.6 The Parties shall get the Sale Deed(s) registered at the office concerned registration authorities.

**9. REPRESENTATIONS, UNDERTAKING AND WARRANTIES OF VENDORS**

- 9.1 The Vendors hereby, jointly as well as severally, represent and warrant to the Purchaser that the following statements are true and correct as of the Effective Date and all representations and warranties by the Vendors shall be deemed to be repeated on each day up to and including the Completion Date and for all times thereafter:

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- i) THAT the Vendors are the sole and absolute owners of the said Property.
- ii) THAT the Vendors have a marketable title in respect of the said Property.
- iii) THAT the said Property is free from all encumbrances, charges, liens, lispendens, attachments, occupancies, trusts, of any nature whatsoever save and except the rights of Lessee.
- iv) THAT excepting the Vendors nobody else has any right title interest claims or demands into or upon the said Property or any part or portion thereof save and except the rights of Lessee.
- v) The Vendors have not entered into any Agreement for Sale or Transfer or Development or any other agreement in respect of the said Property or any part thereof, with any person or persons whatsoever, save and except as disclosed herein.
- vi) The Vendors have not executed any Power of Attorney in respect of the said Property or any part thereof for any purpose whatsoever in favour of any person, nor any power of attorney is in force as on the date of this Agreement.
- vii) THAT the said Property is not subject to any notice of attachment under the Income Tax Act, Public Demand Recovery Act, Tax Recovery proceedings, certificate proceedings or under any other Act or status or rules or regulations for the time being in force
- viii) No suits and/or any other proceedings and/or litigations are pending against the Vendors in respect of the said Property or any part thereof and the said Property or any part thereof is not involved in any civil, criminal or arbitration proceedings and no such proceedings and claims of any nature whatsoever are pending or threatened by or against the Vendor in respect of the said Property or any part thereof.

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- ix) THAT the said Property is not effected by any notice of acquisition or requisition of the State Government or Central Government, Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Urban Land Ceiling Authority or any other public body or authority nor there is any legal bar or impediment in the Vendors selling and transferring the said Property.
- x) The Vendors have not created any registered or equitable mortgage or any other mortgage or charge or lien on the said Property or any part thereof.
- xi) There is no dispute of whatsoever nature with any revenue or other financial department of the State or Central Government or with any other statutory or public authority in relation to the affairs of the said Property or any part thereof and there are no facts currently existing, which may give rise to any such dispute.
- xii) The Vendor has not done or permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the sale and/or transfer of the said Property in the manner contemplated in this Agreement.
- xiii) The said Property is not debuttar property;
- xiv) All rates, taxes and impositions in respect of the said Property or any part thereof shall be duly paid and discharged by the Vendors till the Completion Date. If any amount is found to be pending on this account including but not limited to any penalty, surcharge, General Revaluation etc. till the date of completion of the transaction, the Vendors shall pay, bear and discharge the same.
- xv) The Vendors undertake to give necessary power of attorney to the Purchaser or its authorised representatives as provided hereinabove.

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xvi) The Vendors and each of them shall keep the Purchaser safe harmless and indemnified in connection with any loss, damage, demands, claims, etc. which may arise due to any inherent defect in the title of the Vendors over the said Property or any part thereof.

xvii) There is no impediment legal or otherwise in the Vendors transferring the said Property in favour of the Purchaser.

9.2 For the avoidance of doubts, the representations, warranties and covenants shall survive and continue to be in force and effect from the Effective Date and shall continue to be so at the Completion Date and shall survive thereafter at all times.

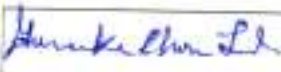
9.3 The Vendors shall notify the Purchaser in writing, promptly, if they become aware of any fact, matter or circumstance (whether existing on or before the date hereof or arising afterwards) which would cause any of the representations or warranties given by of them herein, to become untrue or inaccurate or misleading, at any point of time.

## 10. TERMINATION

10.1 This Agreement may, by notice given on or prior to the Completion Date, in the manner hereinafter provided, be terminated at the option of the Purchaser by giving 30 (thirty) days' notice in writing:

- (a) if the Vendors fails to fulfil the Condition Precedents within 120 (one hundred and twenty) days from the date of execution of this Agreement or such other date as may be permitted by the Purchase; or
- (b) if the Completion Date has not occurred on its agreed date, or any mutually agreed upon extension thereof; or

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- (c) if there has been any material misrepresentation or default or breach by the Vendors which is incurable or remains uncured for the above period of 30 (thirty) days from the date the Purchaser notifies the Vendors about such defect.

10.2 This Agreement may, be terminated at the option of the Vendors by giving 30 (thirty) days' notice and cure period in writing in case the Purchaser fail to pay the Consideration despite the Vendors complying with the Conditions Precedent and other obligations under this Agreement.

10.3 In the event this Agreement is terminated:

- (a) the Escrow Agent shall be directed by the Purchaser to forthwith return to the Purchaser the Advance Consideration paid to the Escrow Agent along with all the applicable interest on the Advance Consideration at the market standard rate earned on such payment;
- (b) The rights and obligations of the Parties under this Agreement, which either expressly or by their nature survive the termination of this Agreement, shall not be extinguished by termination of this Agreement.
- (c) The termination of this Agreement in any of the circumstances aforesaid shall not in any way affect or prejudice any right accrued to any Party against the other Parties, prior to such termination.

## 11. GOVERNING LAW

This Agreement shall be governed by the Laws of India, and, courts at Calcutta shall have exclusive jurisdiction over any matter relating to, in connection with, or arising out of, this Agreement.

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## 12. MISCELLANEOUS

### 12.1 Notices

All notices and other communications by the Purchaser and Vendors shall be deemed to have been effectively made if sent in writing to the above mentioned address.

### 12.2 Specific performance

The Parties shall be entitled to seek and enforce specific performance of this Agreement, in addition to any other legal rights and remedies, without the necessity of demonstrating the inadequacy of monetary damages.

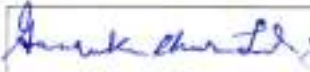


### 12.3 Severability

If any provision of this Agreement is held to be invalid or unenforceable, then such provision shall (so far as it is invalid or unenforceable) not be given any effect and be deemed as not having been included in this Agreement but without invalidating any of the remaining provisions of this Agreement. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision, which is valid and enforceable and most nearly reflects the original intent of the unenforceable provision.

### 12.4 Indemnity

The Vendors do hereby indemnify and agree to keep the Purchaser and their nominees, affiliates etc. saved harmless and indemnified of from and against any loss or damages the Purchaser or such nominees, affiliates etc. may suffer in the event of non-observance or non-performance of any of the Vendors' representations, obligations and covenants and/or the terms contained in this Agreement.

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## 12.5 Counterparts

This Agreement may be executed in any number of counterparts (including by means of facsimile or electronically transmitted portable document format signature pages), each of which shall be deemed to be an original but all of which shall constitute one and the same instrument.

### SCHEDULE A [the said Property]

ALL THAT the land measuring 1 Bigha 9 Cottahs 7 Chittacks and 32 square feet, more or less, situate lying at and being premises no. 3 Dover Park together with building structures and dwelling units constructed thereon, within the municipal limits of Kolkata Municipal Corporation, PS. Ballygunge, in Holding No.5 and 6, Sub Division O, Division VI at Gudsali Khasmahal, Dihi Panchannogram and butted and bounded by:

ON THE **NORTH**: By Premises No. 2, Dover Park

ON THE **SOUTH**: By Public road known as Dover Park

ON THE **EAST**: By Public road known as Dover Park

ON THE **WEST**: Partly by Premises No. 1, Dover Road and partly by Dover Road.

And delineated in the Plan annexed hereto as Annexure A and marked in red border herein.

17/18

 Mr. GC Law	 Mr. DC Law	 Mr. MC Law	Pumpkin Properties LLP
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Designated Partner



IN WITNESS WHEREOF the Parties hereto have executed this Agreement as on the day and year first herein above written.

SIGNED AND DELIVERED by the within-named VENDORS at Kolkata in the presence of:

1. *Amarendra Chandra*  
Associate Architect  
Gurgaon

*Sananta Chandra*

*Subanta Chandra*

*Minanta Chandra*

2. *Arup Dutt*  
ARUP DUTT  
3, Bidhan Lane,  
Kolkata - 700006.

SIGNED AND DELIVERED by the within-named PURCHASER at Kolkata in the presence of:

1. *Ujjay Singh Boral*  
Gen. S. C. Boral  
Kolkata - 700019

2. *Subhadip Chowdhury*  
85A Sarat Bose Road,  
Kolkata - 700026.

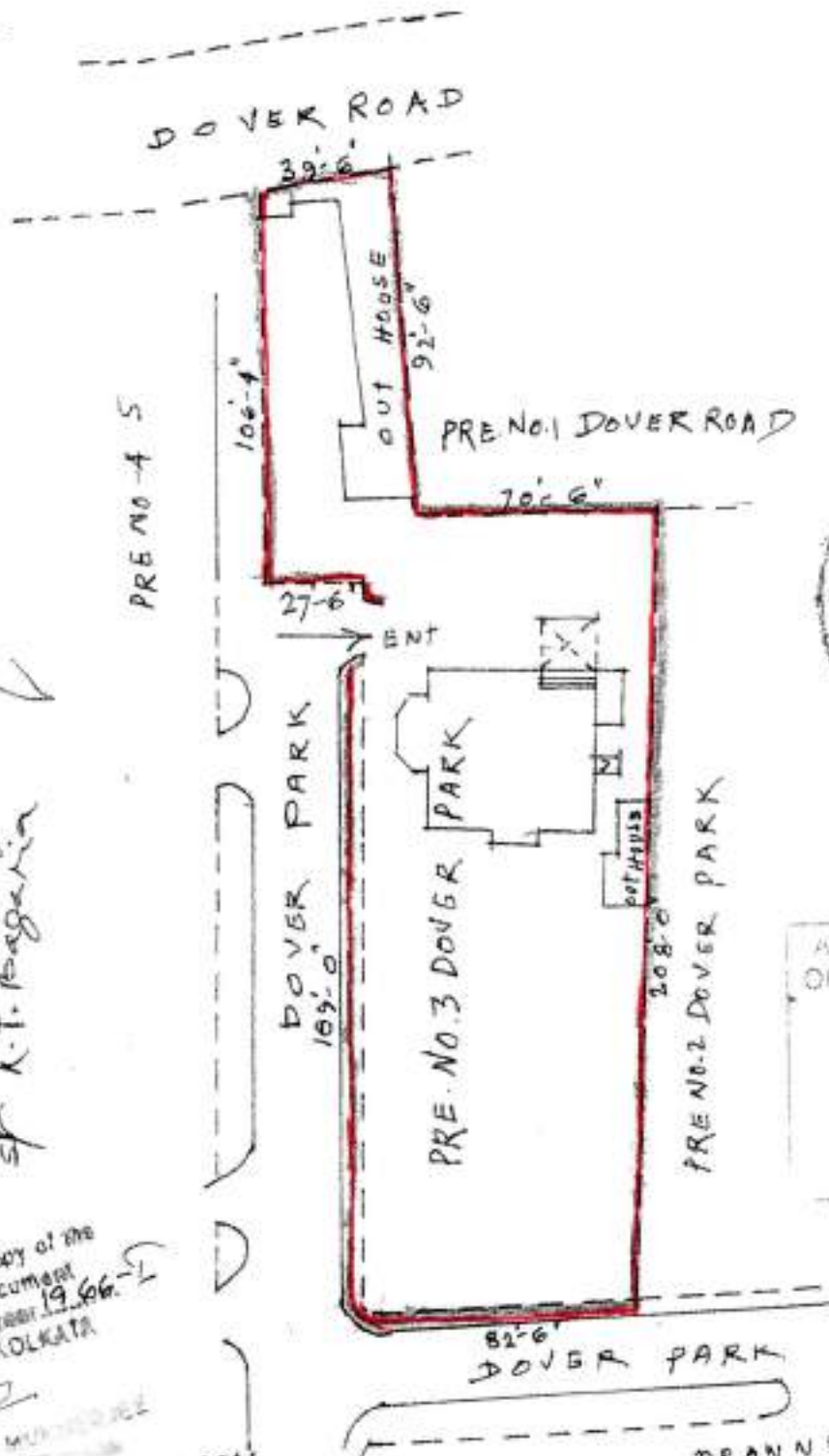
**PUMPKIN PROPERTIES LLP**  
*Arupurany*  
Designated Partner





SKETCH PLAN OF PRE NO-3 DOVER PARK  
CALCUTTA  
SCALE-50:1"

Total land 1 B 1 G 9 Katta 7 ch. 325<sup>11</sup> (Approx)



ADDITIONAL REPRESENTATIVE  
OF ASSURANCE CORPORATION  
1 MAY 2022  
A D SR 2020-3

Checked to be true copy of the  
plan attached to document  
no. 287 for the year 1966-67  
Office of the R.A. KOLKATA

10/11/2022  
2022

2834  
no. 104  
no. 68-84

DRAWN BY: F. J. L. S. 31-5-66

PUMPKIN PROPERTIES LLP  
Anirpan Chatterjee  
Designated Partner