

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE (“Conveyance Deed”) is made on
this day of November, Two Thousand Twenty Three (2023)

BETWEEN

- 1) **ABDUR RAHIM, PAN – ARQPR7520K, AADHAR NO. 2581 3184 8521**, S/O. ABDUL LATIF, Residing at Village – Umarpur, P.O. – Ghorsala, P.S. – Raghunathganj, District – Murshidabad, PIN – 742 235, Indian Citizen, by faith – Muslim, by Occupation – Business,
- 2) **SOYEB HOSSAIN SHAIKH, PAN – BJSPS3376P, AADHAR NO. 6872 8580 8412**, S/O. SHAIKH SAUKAT HOSSAIN, Residing at Village & P.O. - Jashar, P.S. – Pursurah, District – Hooghly, PIN – 712 415, Indian Citizen, by faith – Muslim, by Occupation – Business,
- 3) **SK HASIBUR RAHAMAN, PAN – BAUPR3543N, AADHAR NO. 3204 9631 9173**, S/O. LATE SEKH SUFIAR RAHAMAN, Residing at Village & P.O. – PurbaNayapara, P.S. – Mangalkote, District – PurbaBardhaman, PIN – 713 147, Indian Citizen, by faith – Muslim, by Occupation – Business,
- 4) **KAZI ABDUR RAHAMAN, PAN – AODPR4526H, AADHAR NO. 5960 8564 4210**, S/O. LATE KAZI ABDUL AWAL, Residing at Village & P.O. – Khanji, P.S. – Ketugram, District – PurbaBardhaman, PIN – 713 129, Indian Citizen, by faith – Muslim, by Occupation – Service,
- 5) **SK GOLAM ASFIA RAHAMAN, PAN – BFPVS5354G, AADHAR NO. 3997 1926 4617**, S/O. SK. SUFIUR RAHAMAN, Residing at Village & P.O. – PurbaNowapara, P.S. – Mangalkote, District – PurbaBardhaman, PIN – 713 147, Indian Citizen, by faith – Muslim, by Occupation – Business,
- 6) **SAIFUL ANSARI, PAN – AXXPA1811F, AADHAR NO. 3449 0907 0056**, S/O. ABDUS SAMAD ANSARI, Residing at Village & P.O. – Mangalkote, P.S. – Mangalkote, District – PurbaBardhaman, PIN – 713 147, Indian Citizen, by faith – Muslim, by Occupation – Professor,
- 7) **ALISHA PARVIN, PAN – EKJPP2444A, AADHAR NO. 4019 6043 2075**, D/O. MUNSHI KAMRUZZAMAN, W/O. SAIFUL ANSARI, Residing at Village & P.O. – PurbaNowapara, present Address – Village & P.O. – Mangalkot, P.S. – Mangalkote, District – PurbaBardhaman, PIN – 713 147, Indian Citizen, by faith – Muslim, by Occupation – Housewife,
- 8) **ANSARI MESBAHUDDIN WAHED , PAN – AGCPW6210G, AADHAR NO. 2965 5741 7711**, S/O. ABDUL WAHED ANSARI, Residing at Village & P.O. – Mangalkote, P.S. – Mangalkote, District – PurbaBardhaman, PIN – 713 147, Indian Citizen, by faith – Muslim, by Occupation – Doctor,
- 9) **SK. MUJIBAR RAHAMAN, PAN – ASFPR5205B, AADHAR NO. 4540 4493 2268**, S/O. SK. AMIR HOSSAIN, Residing at Village – Bonpara, P.O. – Jhilu, P.S. – Mangalkote, District – PurbaBardhaman, PIN – 713 147, Indian Citizen, by faith – Muslim, by Occupation – Retired Person,
- 10) **SK. NAJIBUR RAHAMAN, PAN – CKUPR5595K, AADHAR NO. 6281 8544 0034**, S/O. SEKH AMIR HOSSAIN, Residing at Village – Bonpara, P.O. – Jhilu, P.S. – Mangalkote, District – PurbaBardhaman, PIN – 713 147, Indian Citizen, by faith – Muslim, by Occupation – Business,
- 11) **SABANA KHATUN, PAN – JYCPK3601N, AADHAR NO. 9103 4335 3724**, W/O. MD. OSMAN GANI, Residing at Green Chinar Complex, Noyapara, P.O. – Hatiara, P.S. – Rajarhat, District – North 24 Parganas, PIN – 700 157, Indian Citizen, by faith – Muslim, by Occupation – Housewife,
- 12) **MOHAMMAD OSMAN GANI, PAN – BBIPG8098Q, AADHAR NO. 5239 6160 7156**, S/O. DELROUSUN SEKH, Residing at Green Chinar Complex, Noyapara, P.O. – Hatiara, P.S. – Rajarhat, District – North 24 Parganas, PIN – 700 157, Indian Citizen, by faith – Muslim, by Occupation – Doctor,
- 13) **RUBINA KHATUN, PAN – EAFPK3076M, AADHAR NO. 9050 6374 6225**, D/O. AKBAR MONDAL, Residing at Village – Bhaluka, P.O. – Majhipara, P.S. – Amdanga, District – North 24 Parganas, PIN – 743 145, Indian Citizen, by faith – Muslim, by Occupation – Housewife,
- 14) **SAHADEV ROY, PAN – ALHPR1750J, AADHAR NO. 6550 8372 4040**, S/O. SHIB KINKAR ROY, Residing at Village – Rajgram Bazar, P.O. – Rajgram Bazar, P.S. – Murarai, District – Birbhum, PIN – 731 222, Indian Citizen, by faith – Hindu, by Occupation – Business,

15. **SOFIA KHATUN, PAN – AUBPK0027C, AADHAR NO. 6939 5964 2662,** Mobile No. 9153344616, D/O. SK. SIRAJUL HAQUE, Residing at Shantiniketan Apartment, Bibekananda College Road, P.O. – Sripally, P.S. – Bardhaman, District – Purba Bardhaman, PIN – 713 103, Indian Citizen, by faith – Muslim, by Occupation – Service,
16. **NASIMA KHATUN, PAN – AFPPK2218E, AADHAR NO. 2289 0204 6430,** Mobile No. 6295203922, W/O. SK. ANWAR ALI, D/O. MD. OSMAN GANI DEWAN, Residing at Village – Bahargram, Ward No. 9, P.O. – Panskura(R.S.), P.S. – Panskura, District – Purba Midnapore, PIN – 721 152, Indian Citizen, by faith – Muslim, by Occupation – Service,
17. **ENSAF UDDIN AHMED, PAN – AELPA8655C, AADHAR NO. 6964 0812 1093,** Mobile No. 9800607660, S/O. LATE AMBAZUDDIN AHMED, Residing at Babupara, ward No. – 2, P.O. & P.S. – Dinhata, District – Coochbehar, PIN – 736 135, Indian Citizen, by faith – Muslim, by Occupation – Retired Person,
18. **SURAJ SAHANA , PAN – BQFPS1733Q, AADHAR NO. 3251 9701 9994,** Mobile No. 9732096845, S/O. SANAT SAHANA, Residing at Village – Parbirhata, P.O. – Sripally, P.S. – Bardhaman, District – Purba Bardhaman, PIN – 713 103, Present Address – 196/A, Maharshi Debendra Road, P.O. – Bidan Street, P.S. – Jorabagan, Kolkata – 700 006, Indian Citizen, by faith – Hindu, by Occupation – Business,
19. **GITALI MAJUMDER , PAN – DMVPM3720B, AADHAR NO. 5468 4086 3163,** Mobile No. 7076800055, D/O. ASHOK KUMAR SINHA, Residing at Village & P.O.– Barshul, P.S. – Bardhaman, District – Purba Bardhaman, PIN – 713 124, Indian Citizen, by faith – Hindu, by Occupation – House Wife,
20. **TANISHA RAHMAN, PAN – CGIPR4585H, AADHAR NO. 7107 5400 9870,** Mobile No. 9830084061, D/O. MOTIUR RAHMAN, Residing at Flat – 201, DC-146, Purba Prantik Co. Op. Housing Society Ltd. Street No. – 314, Action Area – 1, Water Tank – 7, P.O. & P.S. – New Town, District – North 24 Parganas, PIN – 700 156, Indian Citizen, by faith – Muslim, by Occupation – Student,
21. **MOHAMMAD MISBAHUL HAQUE, PAN – AIWPH3305B, AADHAR NO. 9775 8065 7816,** Mobile No. 9734572235, S/O. MOHAMMAD REZAUL HAQUE, Residing at Village - Imannagar, P.O.- Mangaldihi, P.S. – Panrui, District – Birbhum, PIN – 731 121, Indian Citizen, by faith – Muslim, by Occupation – Service,
22. **SHABNAM PARVEEN, PAN – DKSP5901C, AADHAR NO. 6751 2870 5821,** Mobile No. 9734572235, W/O. MD MISBAHUL HAQUE, Residing at Village –

Ghola Noapara, P.O. – Usthi, P.S. – Usthi, District – South 24 Parganas, PIN – 743 375, Present Address - Village - Imannagar, P.O.- Mangaldihi, P.S. – Panrui, District – Birbhum, PIN – 731 121 ,Indian Citizen, by faith – Muslim, by Occupation – House Wife,

23. **SAHID HOSSAIN, PAN – AIQPH6369F, AADHAR NO. 8789 4400 6457,** Mobile No. 9681213901, S/O. ALHAQUE SK, Residing at Village & P.O. – Nadanghat, P.S. – Purbasthali, District – Purba Bardhaman, PIN – 713 515, Indian Citizen, by faith – Muslim, by Occupation – Service,

24. **RUMMANA MUFTI, PAN – CGAPM4091B, AADHAR NO. 6876 8983 2189,** Mobile No. 8106064127, W/O. SEIKH SAHABUDDIN, Residing at Village & P.O. – Bazarpara, P.S. – Uluberia, District – Howrah, PIN – 711 316, , Indian Citizen, by faith – Muslim, by Occupation – House Wife,

25. **SAMIMA KHATUN, PAN – KXMPK1993P, AADHAR NO. 4629 4839 0704,** Mobile No. 7384291921, W/O. MOSHIUR RAHAMAN, Residing at Village – Bhurkunda, P.O. – Dhanpatganj, P.S. – Sagardighi, District – Murshidabad, PIN – 742 226, Indian Citizen, by faith – Hindu, by Occupation – House Wife,

26. **SAMIMA SULTANA, PAN – FESPS8403G, AADHAR NO. 8482 1512 7927,** Mobile No. 8653890200, D/O. ABBASUDDIN MOLLA Alias MOHAMMAD ABBASUDDIN SEKH, Residing at Village & P.O. - Barua, P.S. – Beldanga, District – Murshidabad, PIN – 742 189, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

27. **SEKH JASIMUDDIN, PAN – AOYPJ8214M, AADHAR NO. 3128 4477 9997,** Mobile No. 7431023350, S/O. SEKH NASIR ALI, Residing at Village – Bijoypur, P.O. – Kubajpur, P.S. – Bhatar, District – Purba Bardhaman, PIN – 713 102, Indian Citizen, by faith – Muslim, by Occupation – Service,

28. **AJIPA KHATUN, PAN – BATPK6302H, AADHAR NO. 5416 5351 0252,** Mobile No. 8768763204, D/O. SK. JAMARUL, Residing at Village & P.O. – Chandur, P.S. – Arambag, District – Hooghly, PIN – 712 602, Indian Citizen, by faith – Muslim, by Occupation – Service,

29. **SK LUTFAR RAHAMAN, PAN – ACZPL9693D, AADHAR NO. 4497 5497 6318,** Mobile No. 8017323607, S/O. SEKH ABDUL HAI, Residing at Village – Jagulipara, P.O. – Paraj, P.S. – Galsi, District – purba Bardhaman, PIN – 713 403, Indian Citizen, by faith – Muslim, by Occupation – Service,

30. **NAIM UDDIN, PAN – ABFPN9609Q, AADHAR NO. 5927 1949 6360,** Mobile No. 9831165938, S/O. MD. ABDULLAH, Residing at – Pragati Apartment, 23/8, Vivekananda Road, P.O. – Talpukur, Barrackpore, P.S. – Titagarh, District – North 24

parganas, Kolkata – 700 123, Indian Citizen, by faith – Muslim, by Occupation – Service,

31. **SEIKH REZAUL KARIM, PAN – BNNPK0127R, AADHAR NO. 8417 6003 9621**, Mobile No. 9002323640, S/O. SEIKH MAINUDDIN, Residing at Village – Kulsuna Dighirpar, Purba Uttar Para, P.O. – Bhalugram, P.S. – Mangalkote, District – Purba Bardhaman, PIN – 713 143, Indian Citizen, by faith – Muslim, by Occupation – Service,

32. **SUMAIYA KHATUN, PAN – GLNPK6906D, AADHAR NO. 7496 2480 7411**, Mobile No. 9002356348, W/O. WASIF IKBAL BIN AZAM, Residing at Village & P.O. – Tentulia, P.S. – Murshidabad, District – Murshidabad, PIN – 742 302, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

33. **MOHD NOMAN MOLLICK, PAN – BVPPM2059A, AADHAR NO. 5691 5562 0781**, Mobile No. 7318889925, S/O. MOHD ABDUR RAZZAQUE MOLLICK, Residing at Village – Jamira, P.O. – Amarakuchi, P.S. – Keshpur, District – Paschim Midnapore, PIN – 721 150, Indian Citizen, by faith – Muslim, by Occupation – Service,

34. **SHAGUFTA AREFIN, PAN – ECNPA4524E, AADHAR NO. 4704 6519 6360**, Mobile No. 9433169589, D/O. SAMSUL AREFIN, Residing at Lovely Building, Mirchak, City – English Bazar, P.O. – Maldah, P.S. – English Bazar, District – maldah, PIN – 732 101, Indian Citizen, by Occupation – Student,

35. **ABU HASNAT, PAN – AKCPH5326C, AADHAR NO. 8467 6184 4282**, Mobile No. 8668443543, S/O. ABDUL LATIF, Residing at Village – Muthaberia, P.O. – BKTPP, P.S. – sadaipur, District – Birbhum, PIN – 731 104, Indian Citizen, by faith – Muslim, by Occupation – Service,

36. **HASNAHANA, PAN – ANEPH8041D, AADHAR NO. 8445 2829 0818**, Mobile No. 9735298944, W/O. RAFIKUL ALAM, Residing at Village & P.O. - Kanutia, P.S. – Mayureswar, District – Birbhum, PIN – 731 213, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

37. **SAKILA KHATUN, PAN – AXJPB3389F, AADHAR NO. 5364 1686 3231**, Mobile No. 9563333136, W/O. ABDUL ALIM, Residing at Village – Kuli Chowrasta, P.O.- Kuli Kandi, P.S. – Barawan, District – Murshidabad, PIN – 742 168, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

38. **ABDUL ALIM, PAN – ACQPA8427P, AADHAR NO. 5430 3661 6303**, Mobile No. 9563333136, S/O. ABDUL MAJID, Residing at Village – Kuli Chowrasta, P.O.- Kuli Kandi, P.S. – Barawan, District – Murshidabad, PIN – 742 168, Indian Citizen, by faith – Muslim, by Occupation – Retired Person,

39. **MISS ALAKANANDA DE, PAN – ALOPD9112D, AADHAR NO. 7365 0976 5569**, Mobile No. 8335990096, D/O. ASIT ANANDA DE, Residing at Village – Kalyan Nagar, P.O. – Kalyan Nagar via Pansila, P.S. – Khardaha, District – North 24 Parganas, PIN – 700 112, Indian Citizen, by faith – Hindu, by Occupation – Service,
40. **HASIM ABDUL HALIM, PAN – ADAPH9221K, AADHAR NO. 2720 8280 3379**, Mobile No. 9051099888, S/O. ABDUL ALIM, Residing at 2 No. Styreet, Bimannagar, Kaikhali, P.O. – Airport, P.S. – Airport, District – North 24 parganas, PIN – 700 052, Indian Citizen, by faith – Muslim, by Occupation – Service,
41. **FIROZA BEGAM, PAN – DQQPB7525A, AADHAR NO. 2921 8542 4941**, Mobile No. 6289794601, W/O. SEIKH FAZLUL KARIM, Residing at IC- 781, Sector – 3, Salt lake, P.O. – IB Market, P.S. – Bidhannagar, District – North 24 Parganas, PIN – 700 106, Present Address- Village – Kulsuna Dighirpar, P.O. – Bhalugram, P.S. – Mangalkote, District – Purba Bardhaman, PIN – 713 143, , Indian Citizen, by faith – Muslim, by Occupation – House Wife,
42. **UMAR SULTAN, PAN – HCPPS9392B, AADHAR NO. 2660 4581 1159**, Mobile No. 7006943501, D/O. MOHD SULTAN BALA, Residing at Village & P.O.- Baramula, P.S. – Baramula, District – Baramula, State – jammu & Kashmir, PIN – 193 101, Present Address- Salt Lake, Sector – 3, G.D. Block – 112, Kolkata – 700 106, Bidhannagar, Indian Citizen, by faith – Muslim, by Occupation – Service,
43. **SAKILA BEGAM, PAN – BESP33301Q, AADHAR NO. 8447 8071 7354**, Mobile No. 8240556310 W/O. ASHIK IQUEBAL, Residing at Mohini Villa, Block – 12, Flat – 3B, Kaikhali Mandalganhi, P.O.- Airport, P.S. – Baguiati, District – North 24 Parganas, PIN – 700 052, Indian Citizen, by faith – Muslim, by Occupation – House Wife,
44. **MEHEBUB ALAM, PAN – AOLPA6072R, AADHAR NO. 8539 1954 3077**, MOBILE NO.- 9002272140, S/O. MOHAMMAD NURUL HOQUE, Residing at Village & P.O. – Kutubganj, P.S. – Ratua, District – Maldah, PIN – 732 102, Indian Citizen, by faith – Muslim, by Occupation – Service,
45. **SEKHNURUL HOQUE, PAN – AFPPH4268D, AADHAR NO. 5918 8510 8065**, MOBILE NO.- 9832784456, S/O. YOUSUF SEKH, Residing at Village & P.O. – Muratipur, P.S. – Bhatar, District – PurbaBardhaman, PIN – 713 121, Indian Citizen, by faith – Muslim, by Occupation – Business,
46. **ANUBRATA KARATI, PAN – BZKPK6832L, AADHAR NO. 5408 6419 3915**, MOBILE NO.- 9733528704, S/O. GOPAL KARATI, Residing at Village – Nutan Gram, P.O.

– JoypurFakirdas, P.S. – jaypur, District – Howrah, PIN – 711 401, Indian Citizen, by faith – Hindu, by Occupation – Service,

47. **ALI MURTUZA, PAN – BCKPM4000R, AADHAR NO. 7267 8021 4817,** MOBILE NO.- 8001711053,S/O. AKKAS ALI SAIKH, Residing at Village – Shibnagar, P.O. – Jagannathpur, P.S. – hariharpara, District – Murshidabad, PIN – 742 165, Indian Citizen, by faith – Muslim, by Occupation – Service,

48. **MOHAMMED ANUAR SADAT, PAN – AQIPS8293H, AADHAR NO. 5906 4727 0845,**MOBILE NO.- 9093733400, S/O. MOHAMMED SAIFUDDIN HOSSAIN, Residing at Village – NalhatiPaharpara, P.O. – Nalhati, P.S. – Nalhati, District – Birbhum, PIN – 731 243, Indian Citizen, by faith – Muslim, by Occupation – Service,

49. **AL AMEEN EDUCATION COUNCIL, PAN – AACTA4178R,** an education and social service organization, registered under Indian Trust act, 1882, vide Registration No. – IV/06083/2008, Registered Office at Village – Khalatpur, P.O. – Dihibhurshut, P.S. – Udaynarayanpur, District – Howrah, Pin – 712 408, represented by present General Secretary, **MOHAMMED NURUL ISLAM MIDDYA, PAN – AFBPM8446A,AADHAR NO. 7164 9972 8669,** MOBILE NO.- 7797600786 , S/O. MIDDYA MOHAMMED OMMER ALI, Residing at at Village – Khalatpur, P.O. – Dihibhurshut, P.S. – Udaynarayanpur, District – Howrah, Pin – 712 408,, Indian Citizen, by faith – Hindu, by Occupation – Retired,

50. **AL AMEEN EDUCATION FOUNDATION, PAN – AAHTA5920A,** an education and social service organization, registered under Indian Trust act, 1882, vide Registration No. – IV/190303296/2019, Registered Office at 53B, Elliot Road, P.O. and P.S. – Park street, District – Kolkata, Pin – 700 016, represented by present Chairman, **MOHAMMED NURUL ISLAM MIDDYA, PAN – AFBPM8446A,AADHAR NO. 7164 9972 8669,** MOBILE NO.- 7797600786, S/O. MIDDYA MOHAMMED OMMER ALI, Residing at at Village – Khalatpur, P.O. – Dihibhurshut, P.S. – Udaynarayanpur, District – Howrah, Pin – 712 408,, Indian Citizen, by faith – Hindu, by Occupation – Retired,

51. **MOHIBUL RAHMAN, PAN – ANPPR1262F, AADHAR NO. 3414 0400 0126,**MOBILE NO.- 9830600196,S/O. MOJIBUR RAHMAN, Residing at 4th Floor, 44/C, Samsul Huda Road, Kolkata, P.O. – Circus Avenue, P.S. – Karaya, District – South 24 Parganas, PIN – 700 017, Indian Citizen, by faith – Muslim, by Occupation – Business,

52. **JANNAT HOSSAIN MALLICK, PAN – CNHPM4033K, AADHAR NO. 7529 2345 0654,**MOBILE NO.- 7003222528, S/O. GOLAM MUSTAFA MALLICK, Residing at Village and P.O. – Kalyanpur, P.S. – Bagnan, District – Howrah, PIN – 711 303, Indian Citizen, by faith – Muslim, by Occupation – Business,

53. **ALFA SHIRIN, PAN – FMVPS4498L, AADHAR NO. 3706 9239 1959**,MOBILE NO.- 9593010046, D/O. MOHAMMAD ALAUDDIN, Residing at Village – North Sherpur, P.O. – Jadurhat, P.S. – Baduria, District – North 24 Parganas, PIN – 743 293, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

54. **NADIRA KHATUN BEGAM, PAN – AJKPB0871D, AADHAR NO. 8942 2112 9308**,MOBILE NO.- 9775270117,W/O. ABDUS SAMAD, Residing at Village and P.O. – Ghurisa, P.S. Ilambazar, District – Birbhum, Pin – 731 214, Indian Citizen, by faith – Muslim, by Occupation – Service,

55. **SHANOWAS PERVIN, PAN – DZRPP8252E, AADHAR NO. 9283 6717 0122**,MOBILE NO.- 9832810737,W/O. MOSHIUR RAHAMAN, Residing at Village and P.O. – Ilambazar,P.S. Ilambazar, District – Birbhum, Pin – 731 214, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

56. **MINANNUR KHATUN, PAN – ASYPK1525C, AADHAR NO. 2012 5633 6551**,MOBILE NO.- 9475123148,W/O. TAJ UDDIN MONDAL, Residing at Village – Sarbamangala Para, Najrul Pally, P.O. – BardhamanSadar, P.S. Bardhaman, District – PurbaBardhaman, Pin – 713 101, Indian Citizen, by faith – Muslim, by Occupation – Service,

57. **SABINA HASAN, PAN – AGLPH7756D, AADHAR NO. 6937 0903 3563**,MOBILE NO.- 8335985144,W/O. BAZLUL MOHI AKHTAR HASAN, Residing at 2A, Lower Range, P.O. – Circus Avenue, P.S. – Beniapukur, District – South 24 Parganas, Pin – 700 017, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

58. **SABINA YASMEEN, PAN – ATWPY6202D, AADHAR NO. 8265 0222 6017**, MOBILE NO.- 9733969604,W/O. MD. MONIRUL ISLAM, Residing at Village – Goruhath, P.O. – Dhuliyani, P.S. Samsanganj, District – Murshidabad, Pin – 742 202, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

59. **MOHAMMAD MONIRUL ISLAM, PAN – ABDPI0495F, AADHAR NO. 7831 9442** 9298,MOBILE NO.- 9733969604,S/O. MD. ABUL HOSSAIN, Residing at Village – Goruhath, P.O. – Dhuliyani, P.S. Samsanganj, District – Murshidabad, Pin – 742 202, Indian Citizen, by faith – Muslim, by Occupation – Service,

60. **AFIA ANUM, PAN – BZYPA1527Q, AADHAR NO. 2230 2069 5162**, MOBILE NO.- 8013322864,W/O. MD. ABDUL HALIM MOLLA, Residing at Village – Padmerhat, P.O. – Usthi, P.S. Usthi, District – South 24 Parganas, Pin – 743 355, Indian Citizen, by faith – Muslim, by Occupation – Service,

61. **TAUSIF JAMAL, PAN – BEFPJ7432B, AADHAR NO. 6507 0993 8817**,MOBILE NO.- 8584983088,S/O. MOHAMMED GAFFAR, Residing at 30/E, Kustia Masjid Bari Lane, P.O. – Topsia Sub Post Office, P.S. Tiljala, District – South 24 Parganas, Pin – 700 039

62. **KASHIF RASHID, PAN NO. AMOPR4462P,Aadhaar No. 5205 4043 6313** ,Mobile No.-9231660995, Sonof Rashid Akther , residing at – 78/1, Topsia Road, P.O.- Topsia, P.S- Topsia, Dist- South 24 Parganas , Pin No- 700046,West Bengal,Indian Citizen, by faith- Muslim, by occupation- Business,

63. **SUFIA ZAMAN, PAN AAVPZ9421H, AADHAR NO 5139 5345 9160**, Mobile No. 9434801023, W/O. AZIZ HASAN, Residing at Plot No.- DA-10, Kalyanpur, Satellite Township, Sector - H, Asansol, P.O.- South Dhadka, P.S. – Asansol, District – Paschim Bardhaman PIN – 713302, Indian Citizen, by faith – Muslim, by Occupation – House Wife, hereinafter referred to as “the **OWNER**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and successors in interest) of the **FIRSTPART, represented by SRI BRIJESH KUMAR AGRAWAL (PAN ACYPA6430G) (Aadhar – 9163 5833 7726)**, son of Late Biajnath Agrawal by nationality Indian, by faith Hindu by occupation Business residing at Alcove Gloria, Block -2, 10th Floor, Flat – 10H, 403/1 Dakshindari Road, Sreebhumi, Kolkata – 700 048, one of the Director of M/s Neelkanth Nirman Pvt. Ltd. having its Registered office at 17/H/8, Balai Singhi Lane, 1st Floor, Post Office – Amherst Street, Police Station: Amherst Street, Kolkata – 700009, nominated and constituted by Power of Attorney dated **30.12.2021** registered with the office of Additional Registrar of Assurance **A.D.S.R, Bhangar** and recorded in Book No. **I**, Volume No. **1621-2022** Pages From **16863 to 16928**, being No. **162108563** for the year **2021**, Power of Attorney dated **24.01.2022** registered with the office of Additional Registrar of Assurance **A.D.S.R, Bhangar** and recorded in Book No. **I**, Volume No. **1621-2022** Pages From **32758 to 32903**, being No. **162100709** for the year **2022**, Power of Attorney dated **21.07.2022** registered with the office of Additional Registrar of Assurance **A.D.S.R, Bhangar** and recorded in Book No. **I**, Volume No. **1621-2022** Pages From **198079 to 198149**, being No. **162106805** for the year **2022**,Power of Attorney dated **02.09.2022** registered with the office of Additional Registrar of Assurance **A.D.S.R, Bhangar** and recorded in Book No. **I**, Volume no. **1621-2022**, Pages from **240280 to 240304**, Being no. **162108422** for the year **2022**.

AND

NEELKANTH NIRMAN PRIVATE LIMITED, (PAN: AACCN0826A) a company duly incorporated under the relevant provisions of the Companies Act, 1956, having its registered office at 17/H/8, Balai Singhi Lane, 1st Floor, Post Office : Amherst Street, Police Station - Amherst Street, Kolkata – 700009 represented by its Director **SHRI BRIJESH KUMAR AGRAWAL,(PAN : ACYPA6430G) (Aadhar – 9163 5833 7726)**, son of Late Baij Nath Agrawal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Alcove Gloria, Block -2, 10th Floor, Flat – 10H, 403/1 Dakshindari Road, Sreebhumi, Kolkata – 700 048, Post Office - Shreebhumi, Police Station - Lake Town, being the hereinafter referred to as **“the PROMOTER/DEVELOPER”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and successors in interest) of the **SECOND PART:**

AND

..... (**PAN:**) son of Mr. by faith Hindu, by occupation Business....., by Nationality Indian by faith Hindu, residing at, West Bengal as the **‘PURCHASER/ALLOTTEE’** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/its/their heirs, executors, administrators, successors, successors-in-interests, representatives, nominee/s and assigns) of the **THIRD PART.**

WHEREAS:

The Owners are absolute owner of **ALL THAT** the piece and parcel of land containing as per record by estimation an area of **111.53 decimals equivalent to 67 Cottahs 9 Chittaks 22 sqft** be the same a little more or less, situate lying at and being the **Bamanghata Gram Panchayat**, within the limits of **the said Panchayat**, comprised in **R.S/L.R. Dag Nos. 547, 548, 549, 550, 551, 552, 553 (Part), 653 & 654 (Part)** of **Mouza Jothbhim, Jurisdiction List No.03, Police Station – K.L.C, Bhangor – II, District – South 24 Parganas** and Additional District Sub Registration Office at **A.D.S.R, Bhangar** in the **District of South 24 Parganas.** (hereinafter referred to as “Said Land”), they have recorded their names in the records of the Land Revenue Department accordingly.

Having relied upon the aforesaid representation regarding the ownership of the schedule mentioned property made by the Owners, the Developer herein has discussed with the Owners the terms and conditions on which Development of the said premises can be undertaken from its ready fund. The Owners/Vendors had entered into Four Development Agreement with the Land Owners on

..... and which is recorded in and the Owners/Vendors had executed a Registered Power of Attorney for execution of such Development and to sold out the allocation of the Developer. The Developer submitted a building plan for new construction and accordingly the plan was sanctioned by the vide sanction plan no. Of and as per such sanctioned building plan the Developer constructed the said building and now ready to sale the Developer's allocation.

NOW THIS DEED OF CONVEYANCE WITNESSETH as follows:-

I. In pursuance of the consideration of **Rs./- (Rupees)** for Flat and the consideration of **Rs./- (Rupees)** for **Car Parking** space summing up to **Total Consideration of Rs./- (Rupees)** plus GST paid by the Purchaser/Allottee and also by the receipt hereunder written admit and acknowledge to have been received and of and from payment of the same and every part thereof doth hereby for ever acquit release transferred with the concurrence of the Owners the Promoter hereby grant sell transfer convey assign and assure ALL THAT the Apartment/Unit No. on the ... Floor, measuring about (.....) Sq. Ft. of carpet area (For the purpose of Registration Super Built-up Area is Sq. Ft.) (Balcony Area Sq.Ft excluded from total Carpet Area) and **Car Parking Space (medium size car) admeasuring Sq. Ft.** together with undivided proportionate share in the land and in the common parts and portions along with a covered/open car parking, (hereinafter collectively referred to as "the said Apartment/Unit") more fully described in the Second Schedule hereunder written unto and in favour of the Purchaser (the said Apartment/Unit and said undivided share in the land are hereinafter collectively referred to as THE SAID APARTMENT/UNIT AND THE PROPERTIES APPURTENANT THERETO) **TO HAVE AND TO HOLD** the said APARTMENT/UNIT and the properties appurtenant thereto absolutely and forever free from all encumbrances charges liens lispenses attachments trust whatsoever or howsoever AND TOGETHER WITH the right to use the common area installations and facilities in common with the Co-Purchasers and other lawful occupants of the New Building BUT EXCEPTING AND RESERVING such and/or the Society and/or Association of Co-Owners (more fully and particularly mentioned and described in the SCHEDULE hereunder written) AND TOGETHER WITH all easements or quasi easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Apartment/Unit And the Properties Appurtenant thereto (more fully and particularly mentioned and described in the SCHEDULE

hereunder written) **TO HAVE AND TO HOLD** THE SAID APARTMENT/UNIT AND THE PROPERTIES APPURTENANT THERETO hereby sold transferred and conveyed and every part or parts thereof unto and to the use of the Purchaser SUBJECT TO the restrictions (more fully and particularly mentioned and described in the SCHEDULE hereunder written) AND ALSO SUBJECT TO the Purchaser making payment of the maintenance charges and other charges payable in respect of the said Apartment/Unit And the Properties Appurtenant thereto (more fully and particularly mentioned and described in the SCHEDULE hereunder written) to the Promoter do hereby release, relinquish disclaim and disown all his right title and interest into or upon the said Apartment/Unit and the properties appurtenant thereto unto and to the Purchaser herein.

II. AND THE PROMOTER / THE OWNERS DOTH HEREBY COVENANT WITH THE PRUCHASER i.e. THE ALLOTTEE as follows:-

a) THAT notwithstanding any act deed matter or thing whatsoever by the Purchaser/Allottee done or executed or knowingly suffered to the contrary the Purchaser/Allottee are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Apartment/Unit And the Properties Appurtenant thereto hereby granted sold conveyed transferred assigned or intended so to be and every apart thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances to make void the same.

b) THAT notwithstanding any act deed or thing whatsoever done as aforesaid the Owners/Promoter now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the said Apartment/Unit And The Properties Appurtenant thereto hereby sold conveyed transferred or expressed so to be unto and to the use of the purchaser in the manner as aforesaid.

c) THAT the said Apartment/Unit And the Properties Appurtenant thereto hereby sold granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases lispens debuttar or trust made or suffered by the Owners/Promoter or any person or persons having or lawfully or equitably claiming any estate or interest through under or in trust for the Promoter.

d) THAT the Purchaser/Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said Apartment/Unit And The Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever by the Owner/Promoter Party or any person or persons having or lawfully or equitably claiming as aforesaid.

e) THAT the Purchaser/Allottee shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates charges encumbrances liens attachments lispenses debut tax or trust or claims and demands whatsoever created occasioned or made by the Owner/Promoter or any person or persons lawfully or equitably claiming as aforesaid.

f) AND FURTHER THAT the Owners/Promoter and all persons having or lawfully or equitably claiming any estate or interest in the said Apartment/Unit And The Properties Appurtenant thereto or any part thereof through under or in trust for the Owners/Promoter shall and will from time to time and at all times hereafter at the request and at the cost of the Purchaser make do and execute or cause to be made done and executed all such further and lawful acts deeds or things whatsoever for further better or more perfectly assuring the said Apartment/Unit And The Properties Appurtenant thereto and every part thereof unto and to the use of the Purchaser/Allottee in the manner as aforesaid as shall or may be reasonably required.

g) THAT the Owners/Promoter has not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and where under the said Apartment/Unit And the Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof can or may be impeached encumbered or affected in title or otherwise.

h) THAT the Owners/Promoter doth hereby further covenant with the Purchaser/Allottee that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the purchaser to produce or cause to be produced to the purchaser or to its attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Premises and also the said apartment/unit and the properties appurtenant thereto and also shall at the like request and costs of the Purchaser deliver to the Purchaser such attested or other true copies or extracts there from as the Purchaser may require and will in the

meantime unless prevented as aforesaid keep the same un-obliterated and un-cancelled.

III. AND THE PURCHASER/S i.e. THE ALLOTTEE/S DO HEREBY AGREE AND COVENANT WITH THE OWNERS/PROMOTER as follows:-

a) To regularly and punctually make payment of the proportionate share of the maintenance charges (after one year from taking physical possession of the flat) payable in respect of the maintenance charges payable in respect of the said Apartment/Unit.

b) NOT to let out grant lease or sell or transfer or deal with or in any way encumber or charge or part with the possession of the said Parking Space independently of the said Apartment/Unit.

c) TO abide by all the rules and regulations as may be made applicable for the use of the Parking Space from time to time.

d) The Allottee/Purchaser is/are well aware that the Developer/Promoter has started this construction/project naming **CHITRAKUT GREEN VILLE** and it is extended time to time, if required or think fit and proper. It is also accepted by the Purchasers/Allottees that the Developer/Promoter shall use the entire land of all Phase for further construction and to use the pathways to take building materials and other necessary things for completion of the last Phase. It is further be mentioned that all the owners of all Phases shall use the common entry and exist made by the Developer in Phase I. The all respective Flat owners shall also use commonly the ingress and egress made in any Phase, if required. With regard to other amenities and facilities of the said project shall also be commonly use for other Phases.

e) With regard to Parking spaces in Project will be allotted to Parking Owner's according to builder convenience and/or discretion. Parking space owners cannot sell any parking space to outsiders of the Project but can sell the parking space to any Flat Owner in the said Project. Maintenance of club all and other common amenities shall be given by the flat owners (after one year from taking physical possession of the flat) of the said Project after handover of respective units. The promoter will never be liable to pay any maintenance charges for anything at any point of time.

f) Initially there will be Occupancy Certificate/Completion Certificate for the said Project and hand over to the Association at the time of handing over the Project.

IV. AND THE PURCHASER SHALL HEREBY CONVEYED THE COVENANT WITH THE OWNER/ PROMOTER as follows:-

- a) THAT the Purchaser/Allottee and all other persons deriving title under it shall and will at all times hereafter shall observe the restrictions regarding the user set for the in the SCHEDULE hereunder written.
- b) THAT the Purchaser/Allottee shall at all times hereafter (from the date of possession) regularly and punctually make payment of all the Panchayat/Corporation/Municipality rates and taxes and other outgoings including cess, multistoried Building tax, Water Tax, Urban Land Tax, if any, and other levies impositions and outgoings which may from time to time be imposed or become payable in respect of the said Apartment/Unit and proportionately for the new Building as a whole and for the common parts and portions.
- c) THE Purchaser/Allottee shall within three months from the date of execution of these presents apply for obtaining mutation of its name as the owner of the said Apartment/Unit from Competent Authority and shall also obtain separate assessment of the said Apartment/Unit and so long the said Apartment/Unit is not separately assessed the purchaser shall pay the proportionate share of the assessed Panchayat/Corporation/Municipal tax and other taxes and impositions payable in respect of the New Building, such amount to be determined in its absolute discretion by the Promoter and upon formation of the Association by such Association/Society.

V. AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

- a) THAT the Undivided share in the land comprised in the said Premises hereby sold and transferred and attributable to the said Apartment/Unit shall always remain indivisible and impartible.
- b) THAT from the date of handing over, the Promoter shall not have any liability, obligation or responsibility whatsoever regarding the Common Portions / the Buildings/ the Premises and/or any maintenance, security, safety or operations including relating to firefighting equipment and fire safety measures, lift operations, generator operations, electrical equipment, installations, meters and connection, etc and/or for any statutory compliances, permissions and licenses regarding the Common Portions / the Buildings/ the

Premises and/or any equipment installed and/or required to be installed therein. The same shall be the exclusive responsibility of the Apartment/Unit Owners i.e. the Purchaser and/or the Association who shall also ensure continuous compliance with all statutory rules, regulations and norms including in particular relating to fire fighting and safety, lift and generator operations, etc. and obtaining and/or renewing all necessary permissions and licenses. The Apartment/Unit Owners i.e. the Purchaser and/or the Association shall take steps and get transferred all necessary permissions and licenses in their names including lift license, generator license, fire license, etc. and the Promoter shall sign necessary papers upon being requested in writing. In case of any default or negligence and/or in the event of any accident taking place subsequent to the date of handing over, only the Apartment/Unit Owners i.e. the Purchaser and/or the Association shall have the entire liability, obligation or responsibility whatsoever. In case of any unsold unit is lying there, the Developer shall not pay any maintenance with regard thereto as the unit shall be sold by the Developer to third Party.

c) The said new Housing building shall always be known as “ **CHITRAKUT GREENVILLE**”.

d) At or before entering into these presents the Purchaser has made himself/herself/themselves aware that the said New Building is a composite of Residential/Commercial Apartments/Units and the Purchaser agrees to maintain the decency of the said NEW BUILDING and shall not do any act deed of thing nor permit any act deed or thing to be done which is likely to adversely affect the decency of the said new building.

e) The Purchaser/Allottee shall at its own cost immediately (but positively within three months) after the execution of this Deed apply for obtaining a separate electric meter and until such separate meter is obtained the Promoter shall temporarily provide a Sub Meter and the Purchaser shall regularly and punctually make payment of the electricity charges at a cost to be fixed by the Promoter.

VI. AND THE PURCHASER(S) /Allottee DO HEREBY FURTHER AGREE AND COVENANT WITH THE PROMOTER as follows:-

i) Until the formation of the Association/Society of the Allottee/Purchaser which may include the Promoter or any person authorized by the Promoter shall continue to provide maintenance and services for the common parts and portions up to one year from the date of handover of the flats SUBJECT

HOWEVER to the Purchaser regularly and punctually making payment of the maintenance and service charges.

ii) The maintenance charges shall be paid by the Purchaser/Allottee regularly and punctually and in the event of any default on the part of the Purchaser in making payment of such maintenance charges the Purchaser shall be liable to pay interest as per Rules per annum PROVIDE HOWEVER if the said default shall continue for a period of more than 30 days from the date of new payment become due then and in that event the Promoter and/or the Association/Society shall –

a) Discontinue the use of common services.

b) Prevent use of the lifts and such services shall not be restored until all the amounts together with interest shall be fully paid.

iii) The right of the Purchaser shall remain restricted to the said Apartment/Unit and the said Car Parking Space(s) and in no event the purchaser or any person claiming through it shall be entitled to stretch or expand its claims over and in respect of the other parts of the building AND the purchaser hereby further covenants and assures that it shall not interfere with the rights of the Promoter in selling transferring making out or letting out the remaining unsold area on and covered spaces and to carry out repairs renovations and improvements in the said building and for use the same for any commercial purpose.

(DEFINITIONS)

1.1 **WHO ARE THE OWNERS** shall mean the Vendors/Promoter i.e. the Owners above named as mentioned herein before and their respective heirs, legal representatives, executors, administrators, assigns and/or its successor or successors in interest.

1.2 **WHO ARE THE PURCHASER** shall mean: the Allottee i.e. the purchaser above named and its/his/her successor and/or successors in interest, heirs/executors, administrators, successors, legal representatives and/or assigns.

1.3 **ARCHITECT** shall mean the person or any firm or architect appointed by the Promoter.

1.4 **NEW BUILDING** shall mean the new building named “ **CHITRAKUT GREENVILLE**” consisting of Ground plus upper floors comprising of

Residential/Commercial Apartments/Units constructed in the said premises in accordance with the plan already sanctioned by Competent Authority .

1.5 RESIDENTIAL APARTMENTS/UNITS shall mean those apartments/units on the Ground plus upper floors respectively of the New Building.

1.6 **CAR PARKING SPACE** (Medium Size) Square Feet
Dependent/Independent Open/Covered.

1.7 **COMMON PURPOSES** shall mean and include the purpose of maintaining the said premises and the said new Building and in particular the common parts portion areas and meeting of the common expenses and matters relating to mutual rights and obligations of the owners of various apartments/units/Phases (I & II) and common use and enjoyment thereof.

1.8 **COMMON EXPENSES** shall mean the common expenses to be paid borne and contributed by the intending purchaser(s) in proportion to the area of their respective apartment/unit(s)/Phases (I & II) for rendition of common services.

1.9 **COMMON PARTS AND PORTIONS** shall mean and include Lobbies corridors staircases, passage-ways, driveway, lifts, life-shafts, pump rooms, machine room overhead water tank underground reservoir, Generator, generator room, common lavatories and other facilities and spaces whatsoever required for maintenance and/or management of the new building to be determined/provided by the Promoter in its absolute discretion at the time of making over the possession of the said Apartment/Unit/Phases I & II more fully and particularly mentioned and described in the SCHEDULE hereunder written.

1.10 **PREMISES** shall mean ALL THAT the piece and parcel of land containing as per record by estimation an area of **111.53 decimals equivalent to 67 Cottahs 9 Chittaks 22 sqft for Phase I & 48 decimal equivalent to 29 cottah 1 Chittaks** of Land for Phase II be the same a little more or less, situate lying at and being the **Bamanghata Gram Panchayat**, within the limits of **the said Panchayat**, comprised in **R.S/L.R. Dag Nos. 547, 548, 549, 550, 551, 552, 553 (Part), 653 & 654 (Part)** of **Mouza Jotbhim, Jurisdiction List No.03, Police Station – K.L.C, Bhangor – II, District – South 24 Parganas** and Additional District Sub Registration Office at **A.D.S.R, Bhangar** in the **District of South 24 Parganas** held

by the Promoter more fully described in the FIRST SCHEDULE hereunder written.

1.11 **SANCTIONED PLAN** shall mean the Building plan sanctioned by the Kolkata Municipal Corporation and shall include such modification or variation as may be made from time to time.

1.12 **RESTRICTIONS** shall mean various restrictions regarding the user/holding of the said apartment/unit as hereinafter stated and more fully and particularly mentioned and described in the SCHEDULE hereunder written.

1.13 **SAID APARTMENT/UNIT** shall mean **ALL THAT** Apartment/Unit no. on the Floor, measuring about **sqft. more or less super built up area** in the Building named **CHITRAKUT GREENVILLE** TOGETHER WITH the undivided impartible proportionate share in the land underneath the said Building and attributable to the said APARTMENT/UNIT and TOGETHER WITH the undivided proportionate share into or upon the common areas and/or utilities into and/or facilities in the said New Building at the Said Premises

1.14 **UNDIVIDED IMPARTIBLE PROPORTIONATE SHARE IN THE LAND** shall mean the undivided impartible indivisible proportionate share in the land underneath the building lying erected in the said premises described in the SCHEDULE hereto and appurtenant to the said Apartment/Unit/Phase and, inter alia, agreed to be sold to the Purchaser herein, which shall always be impartible and shall be proportionate to the covered Area of the said Apartment/Unit/Phase and shall also include such shares appurtenant to all other Apartments/Units comprised in the said New Building wherever the context so permits.

1.15 **SERVICE CHARGES** shall mean the service/maintenance charges for the common parts portions areas facilities and/or amenities as may be incurred by the Promoter for the said purpose including providing services, making such provisions or incurring expenses in respect of future provisions of the services as the Promoter may in its absolute discretion consider fit and proper. The proportionate amount agreed to be paid by the Purchasers on account of the service and maintenance charges shall be determined by the Promoter in its absolute discretion.

1.16 Singular number shall include plural number as well.

1.17 Masculine gender shall include feminine and neutral genders as well.

THE FIRST SCHEDULE ABOVE REFERRED TO

ENTIRE DEVELOPED LAND

ALL THAT the piece and parcel of land containing as per record by estimation an area of **111.53 decimals equivalent to 67 Cottahs 9 Chittaks 22 sqft** be the same a little more or less, situate lying at and being the **Bamanghata Gram Panchayat**, within the limits of **the said Panchayat**, comprised in **R.S/L.R. Dag Nos. 547, 548, 549, 550, 551, 552, 553 (Part), 653 & 654 (Part)** of **Mouza Jotbhim, Jurisdiction List No.03, Police Station – K.L.C, Bhangor – II, District – South 24 Parganas** and Additional District Sub Registration Office at **A.D.S.R, Bhangar** in the **District of South 24 Parganas** within the jurisdiction of Panchayat and which is butted and bounded as follows:-

On the North : RS. & LR Plot No. 554 & 555.

On the South : R.S. & L.R. Plot No. 705, HIDCO 57 Feet width Canal
& Canal Bank Road.

On the East : RS. & LR Plot No. 652, 655 & 703.

On the West : RS. & L.R Plot No. 546.

THE SECOND SCHEDULE ABOVE REFERRED TO

(THE SAID APARTMENT/UNIT)

(FLAT AND/OR UNIT)

ALL THAT the one self contained residential **FLAT AND/OR UNIT No.** on the **FLOOR** of the building containing by estimation an area of Sq. Ft. of carpet area (For the purpose of Registration Super Built-up Area is Sq. Ft.) (Balcony Area Sq. Ft excluded from total Carpet Area) be the same a little more or less subject to Final measurement comprising **of ... Bed Rooms + Wash Rooms + 1 Kitchen + 1 Drawing/ Living/ Dining Room + 1 Balcony**, together with **Car Parking space** (Medium Size Car) containing an area of Square Feet more or less **TOGETHER WITH** the undivided proportionate share or interest in the land directly underneath and forming part of the said Building **AND TOGETHER WITH** the proportionate share in all common parts portions areas and facilities to comprise in the said Premises and delineated on the Plan annexed hereto and bordered in colour

Red thereon.

THE THIRD SCHEDULE ABOVE REFERED TO

(Common Areas and Utilities)

(COMMON PORTIONS)

PART - I

A. **COMMON PARTS** and **PORTIONS** in the **BUILDING**.

1.

PART-II

B. **COMMON PARTS** and **PORTIONS** in the **COMPLEX** are listed as under. These **COMMON PARTS** and **PORTIONS/FACILITIES** shall be shared by all the purchasers of current phase as well as by all the purchasers of upcoming phases in this said project **CHITRAKUT GREEN VILLE** Present purchasers/Allottee will have no right to raise any objections on the usage of the under mentioned **COMMON PARTS** and **PORTIONS/FACILITIES** with the purchaser of future horizontal and /or vertical extension which may add on to the present sanction plan. **All the following facilities and amenities shall be for the use of all the Projector all the Phases** and the Purchaser/Allottee have given their consent.

Corridors, staircase, passageways, common toilets, pump room, roof, water pump and motor and other facilities which shall be mutually agreed upon between the parties hereto and required for the establishment, location, enjoyment, provision, maintenance and/or management of the said building and after selling the Developer's allocation to the intending buyer/s an Association is to be formed with all the flat Owners to look after the maintenance of the building and each one will be liable to pay rates and services charges for the common facilities in respect of the space transferred to them.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(EASEMENTS OR QUASI-EASEMENTS)

The under mentioned rights easements and quasi easements privileges and appurtenances shall be reserved for the Promoter and/or the Society and/or the Association of Co-owners of the New Building.

1. The right in common with the Purchaser and/or other person or person or persons entitled to the other part or parts of the New Building as aforesaid for the ownership and use of common part or parts of the New Building including its installations staircases open space(s) in ground floor covered space(s) electrical installations and other passages.

2. The right of passage in common with the Purchaser and other person or persons as aforesaid of electricity water and soil from and to any part (other than the said Apartment/Unit(s) of the other part or parts of the New Building through or over the said apartments/units) so far as may be reasonably necessary for the beneficial use and occupation of the other portion or portions of the New Building for all purposes whatsoever.

3. The right of protection for other portion or portions of the New Building by all parts of the said Apartment/Unit(s) as far as they now protect the same or as may otherwise become vested in the Purchaser by means of structural alterations to the said Apartment/Unit(s) or otherwise in any manner to lessen or diminish the support at present enjoyed by other part or parts of the New Building.

4. The right by the Promoter and/or occupier or occupiers of other part or parts of the New Building for the purpose of ingress or egress to and from such other part or parts of the New Building, the front entrances staircase, electrical installation open and covered space(s) and other common passages or paths of the New Building.

5. The right of the Promoter or its authorized agents with or without workmen and necessary materials to enter from time to time upon the Said Apartment/Unit(s) for the purpose of repairing so far as may be necessary such pipes drains wires and conduits underground/overhead Reservoir, firefighting equipment as aforesaid PROVIDED ALWAYS the Promoter and other person or persons shall give to the Purchaser twenty four hours prior notice in writing of their intention of such entry as aforesaid.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Deed of Conveyance at Kolkata in the presence of attesting witness, signing as such on the day first above written.

			Rs.

(Rupees)

SIGNATURE OF THE WITNESS:

1.

2.

Signature of the Developer



