

DEED OF CONVEYANCE

THIS **DEED OF CONVEYANCE** made on this day of in the
year Two Thousand Twenty Three (2023).

BETWEEN

1. VENI REALTORS LLP, (PAN no. AARFV6307N) & (LLP ID no. AAO-5235), a limited Liability Partnership, incorporated under Section - (58) of the Limited Liability Partnership Act (LLP Act), 2008, having its registered office at Lokenath Tower, Flat no. 17, 5th Floor, at premises no. 73, Nishi Kanan, Teghoria, P.O. Hatiara, P.S. Baguati, Kolkata - 700157, District - 24 Parganas (North) and being duly represented by its partners namely **(1). SRI. BINAY KUMAR SINGH, (PAN no. BFVPS9269A) & (AADHAAR no. 713153086357) & (Mobile no. _____)**, son of Late Manager Prasad Singh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at _____, District - 24Parganas (North) and **(2). SRI. RINKU SHAW, (PAN no. BFOPS3130R) & (AADHAAR no. 312585708671) & (Mobile no. _____)**, son of Sri Jimdari Shaw, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at premises no. _____, District - 24 Parganas (North), hereinafter called and referred to as the "**OWNER**" (which expression shall, wherever the context permits, include its successors in interests and assigns including those of the respective partners).

2. SAWKAT ALI LASKAR, (PAN no. ACXPL8328F) & (AADHAAR no. 384786503655) & (Mobile no. _____), son of Ayub Ali Laskar, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at _____, West Bengal, hereinafter called the "**OWNER**" (which expression shall unless excluded by or repugnant to the subject or context here of be deemed to mean and include **his** heirs, executors, administrators, representatives, assigns, nominee or nominees and also Successors and Legal heirs).

3. SHIVRATHI PROJECTS PRIVATE LIMITED, (PAN no. AAUCS1799K), a company incorporated under the Companies Act, 1956, registered office of the company is Unit No. 204, 2nd Floor of Chandan Niketan Building, 52A, Shakespeare Sarani, P.O. Circus Avenue, P.S. Beniapukur, Kolkata - 700017, duly represented by **its** director having duly represented by its **Director, Mr. Ranajit Seth (PAN - DERPS0920F) & (AADHAR No. 767280146027)**, son of Mr. Jhantu Seth, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 44, S. N. Roy Road, Sahapur, P.O. & P.S. Behala, Kolkata - 700038, West Bengal, hereinafter called the "**OWNER**" (which expression shall unless excluded by or repugnant to the subject or context here of be deemed to mean and include **its** heirs, executors, administrators, representatives, assigns, nominee or nominees and also Successors and Legal heirs).

4. SHIVRATHI PROMOTERS PRIVATE LIMITED, (PAN no. AAUCS2089L), a company incorporated under the Companies Act, 1956, registered office of the company is Unit No. 204, 2nd Floor of Chandan Niketan Building, 52A, Shakespeare Sarani, P.O. Circus Avenue, P.S. Beniapukur, Kolkata - 700017, duly represented by **its** director having duly represented by its **Director, Mr. Ranajit Seth (PAN - DERPS0920F) & (AADHAR No. 767280146027)**, son of Mr. Jhantu Seth, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 44, S. N. Roy Road, Sahapur, P.O. & P.S. Behala, Kolkata - 700038, West Bengal, hereinafter called the "**OWNER**" (which expression shall unless excluded by or repugnant to the subject or context here of be deemed to mean and include **its** heirs, executors, administrators, representatives, assigns, nominee or nominees and also Successors and Legal heirs).

5. SHIVRATHI BUILDERS PRIVATE LIMITED, (PAN no. AAUCS1798J) & (CIN : U70102WB2014PTC199799), a company incorporated under the Companies Act, 1956, having its registered office at Unit No. 204, 2nd Floor of Chandan Niketan Building, 52A, Shakespeare Sarani, P.O. Circus Avenue, P.S. Beniapukur, Kolkata - 700017, having duly represented by its **Director, Mr. Ranajit Seth (PAN - DERPS0920F) & (AADHAR No. 767280146027)**, son of Mr. Jhantu Seth, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 44, S. N. Roy Road, Sahapur, P.O. & P.S. Behala, Kolkata - 700038, West Bengal, hereinafter called the "**OWNER**" (which expression shall unless excluded by or repugnant to the subject or context here of be deemed to mean and include **its** heirs, executors,

administrators, representatives, assigns, nominee or nominees and also Successors and Legal heirs).

6. BHABATARAN GHOSH, (PAN no. ADYPG3814B) & (AADHAAR no. 299475767138) & (Mobile no. _____), son of Tarak Chandra, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at _____, District North 24 Parganas, Pin - 700074, West Bengal, hereinafter called the "**OWNER**" (which expression shall unless excluded by or repugnant to the subject or context here of be deemed to mean and include **his** heirs, executors, administrators, representatives, assigns, nominee or nominees and also Successors and Legal heirs).

AND

7. VENI REALTORS LLP, (PAN no. AARFV6307N) & (LLP ID no. AAO-5235), a limited Liability Partnership, incorporated under Section - (58) of the Limited Liability Partnership Act (LLP Act), 2008, having its registered office at Lokenath Tower, Flat no. 17, 5th Floor, at premises no. 73, Nishi Kanan, Teghoria, P.O. Hatiara, P.S. Baguati, Kolkata - 700157, District - 24 Parganas (North) and being duly represented by its partners namely **(1). SRI. BINAY KUMAR SINGH, (PAN no. BFVPS9269A) & (AADHAAR no. 713153086357) & (Mobile no. _____),** son of Late Manager Prasad Singh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at _____, District - 24Parganas (North) and **(2). SRI. RINKU SHAW, (PAN no. BFOPS3130R) & (AADHAAR no. 312585708671) & (Mobile no. _____),** son of Sri Jimdari Shaw, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at premises no. _____, District - 24 Parganas (North), hereinafter called and referred to as the "**PROMOTER**" (which expression shall, wherever the context permits, include its successors in interests and assigns including those of the respective partners).

AND

[If the Allottee is a company]

_____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr. _____ / Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar no. _____) son of _____ age _____ as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

[Please insert details of other allottee(s), in case of more than one allottee]

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS Ownership of Landowners : By virtue of the events and in the circumstances, the Landowners herein, became the absolute joint owners of the First Schedule Property, free from all encumbrances and were in peaceful possession thereof, described as follows :

AND WHEREAS Chain and title regarding absolute ownership of the abovementioned Owners as is follows :-

**First Part (VENI REALTORS LLP)
Deed of Conveyance being Deed No. 7685 for the year 2020**

WHEREAS the party of the **First Part** is the absolute owner of **All that** piece and parcel of **Sali** land measuring **8 Decimal** equivalent to **4 Katha 15 Chitak 17 Sq. Ft.** equivalent to **3519 sq. ft.** more or less together with all easement right, lying and situated at **Mouza - Chakpachuria**, Touzi no. 145, J.L. no. 33, old **Dag no. Old C.S. 408 and in L.R. / R.S. Dag no. 413 (new)**, L.R. Khatian No. 64/1 (Old), L.R. Khatian No. 3017 (Old), **new L.R. Khatian No. 4132** (in the name of **VENI REALTORS LLP**), within the local limits of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, morefully described in the **Schedule 'A-1'** written hereunder and the party of the **First Part**

purchased this property by virtue of a **Deed of Conveyance being Deed No. 7685 for the year 2020 dated 11.11.2020**, registered at the office of the A.D.S.R. Rajarhat, West Bengal and recorded in Book No. 1, Volume No. 1523-2020, pages from 313332 to 313362, from **Mr. Shib Sankar Ghosh**, Son of Late Manoranjan Ghosh, residing at FE-140, Salt Lake City, Sector - III, P.S. Bidhannagar (South), P.O. IB Market, Pin code - 700106, District - North 24-Parganas.

First Part (VENI REALTORS LLP)

Deed of Conveyance being Deed No. 2583 for the year 2023

WHEREAS the party of the **First Part** is also the absolute owner of **ALL THAT** piece and parcel of vacant Sali land without structure measuring **3 Decimal** more or less which is equivalent to **01 cottah 13 chittaks 02 square feet** more or less (**1.49852 decimal** more or less under **R.S. and L.R. Dag No. 414** and **1.423125 decimal** more or less under **R.S. and L.R. Dag No. 415**) together with all easement right, lying and situated at **Mouza - Chakpachuria**, C.S. Khatian No. 461, R.S. and L.R. Khatian No. 526, 1496 & 1231, J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana - Kalikata, L.R. Khatian No. 3645 (in the name of Mr. Jahiruddin Molla), **new L.R. Khatian No. 4132** (in the name of **VENI REALTORS LLP**) within the local limits of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, morefully described in the **Schedule 'A-2'** written hereunder and the party of the **First Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 2583 for the year 2023 dated 17.02.2023**, registered at the office of the A.R.A. IV, Kolkata, West Bengal and recorded in Book No. 1, Volume No. 1904-2023, pages from 153247 to 153267, from **MR. JAHIRUDDIN MOLLA**, Son of Late Jamiruddin Molla, residing at Vill - Chawkpachuria, P.O. Chawkpachuria, P.S. New Town, District North 24 Parganas, Pin - 700056, West Bengal.

Second Part (SAWKAT ALI LASKAR)

Deed of Conveyance being Deed No. 03472 for the year 2008

AND WHEREAS the party of the **Second Part** is the absolute owner of **All that** piece and parcel of **Sali** land measuring **22.50** decimals more or less equivalent to **13 (Thirteen) Cottahs 8 (Eight) Chittacks 0 (Zero) Sq.ft.** more or less lying and situates at **Mouza - Chakpanchuria**, comprised in C.S. Dag No. 408, **R.S. / L.R. Dag No. 413**, under C.S. Khatian No. 468, R.S. Khatian No. 674, L.R. Khatian no. 1495/1, present **L.R. Khatian No. 1743** (in the name of **SAWKAT ALI LASKAR**), J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana-Kalikata, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, morefully described in the **Schedule 'B-1'** written hereunder and the party of the **Second Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 03472 for the year 2008 dated 17.03.2008**, registered at the office of the A.D.S.R. Bidhan Nagar, West Bengal and recorded in Book No. 1, CD Volume No. 4, pages from 231 to 256, from **Tarak Chandra Saha**, son of late Tarani Kumar Saha.

Second Part (SAWKAT ALI LASKAR)

Deed of Conveyance being No. 04390 for the year 2008

AND WHEREAS the party of the **Second Part** is the absolute owner of **ALL THAT** a piece or parcel of **Bastu** land measuring an area of **2.50 decimal** more or less which is equivalent to **01 cottah 08 chittaks 09 square feet** more or less lying and situates at **Mouza - Chakpanchuria**, comprised in C.S. Dag Nos. 408, **R.S. / L.R. Dag No. 413**, under C.S. Khatian Nos. 468, R.S. Khatian no. 674, present **L.R. Khatian No. 1743** (in the name of **SAWKAT ALI LASKAR**), J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana - Kalikata, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal,

morefully described in the **Schedule 'B-2'** written hereunder and the party of the **Second Part** purchased this property by virtue of a **Deed of Conveyance being No. 14770 for the year 2008 dated 23.12.2008**, registered at the office of the Additional District Sub-Registrar, Bidhannagar recorded in Book No. 1, C.D. Volume No. 14, Pages 2113 to 2136, from Nirmal Kanodia.

**Second Part (SAWKAT ALI LASKAR)
Deed of Conveyance being No. 06483 for the year 2008**

AND WHEREAS the party of the **Second Part** is the absolute owner of **ALL THAT** a piece or parcel of **Bastu** land measuring an area of **1.50 decimal** more or less which is equivalent to **00 cottah 14 chittaks 23.4 square feet** more or less lying and situates at **Mouza - Chakpanchuria**, comprised in C.S. Dag Nos. 408, **R.S. / L.R. Dag No. 413**, under C.S. Khatian Nos. 468, R.S. Khatian no. 674, present **L.R. Khatian No. 1743** (in the name of **SAWKAT ALI LASKAR**), J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana - Kalikata, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, morefully described in the **Schedule 'B-3'** written hereunder and the party of the **Second Part** purchased this property by virtue of a **Deed of Conveyance being No. 06483 for the year 2008 dated 09.05.2008**, registered at the office of the Additional District Sub-Registrar, Bidhannagar recorded in Book No. 1, C.D. Volume No. 64, Pages 14088 to 14107, from Nirmal Kanodia.

**Second Part (SAWKAT ALI LASKAR)
Deed of Conveyance being No. 14770 for the year 2008**

AND WHEREAS the party of the **Second Part** is the absolute owner of **ALL THAT** a piece or parcel of **Bastu** land measuring an area of **3.00 decimal** more or less which is equivalent to **01 cottah 13 chittaks 02 square feet** more or less (**2.3229 decimal** more or less under **R.S. and L.R. Dag No. 414** and **0.6771 decimal** more or less under **R.S. and L.R. Dag No. 415**) lying and situates at **Mouza - Chakpanchuria**, comprised in C.S. Dag Nos. 408, 409 and 410, **R.S. / L.R. Dag No. 414 and 415**, under C.S. Khatian Nos. 461, L.R. Khatian nos. 526, 1231 and 1496, present **L.R. Khatian No. 1743** (in the name of **SAWKAT ALI LASKAR**), J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana - Kalikata, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, morefully described in the **Schedule 'B-4'** written hereunder and the party of the **Second Part** purchased this property by virtue of a **Deed of Conveyance being No. 14770 for the year 2008 dated 23.12.2008**, registered at the office of the Additional District Sub-Registrar, Bidhannagar recorded in Book No. 1, C.D. Volume No. 14, Pages 2113 to 2136, from Nirmal Kanodia.

Third Part (SHIVRATHI PROJECTS PRIVATE LIMITED)

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**Fourth Part (SHIVRATHI PROMOTERS PRIVATE LIMITED)
Deed of Conveyance being Deed No. 12216 for the year 2014**

AND WHEREAS the party of the **Third Part** and **Fourth Part** are the absolute owners of **All that** piece and parcel of **Sali land** measuring about **12 Decimals** comprising of **9.5 Decimals** more or less out of **19 decimals** recorded in B.L & L.R.O. Rajarhat as **10 decimals being 4068 share in Khatian No. 2294** in the name of **BLD Consultancy Services Pvt. Ltd.** comprised in C.S. Dag No. 411, **L.R. / R.S. Dag No. 416**, C.S. Khatian 431, R.S. Khatian No. 597, L.R. Khatian Nos. 1706 & 1548/1, L.R. Khatian 2294, and **All that** piece and parcel of **Sali land** measuring about **2.5 Decimals** more or less out of **5 decimals** recorded in B.L & L.R.O. Rajarhat as **2 decimals being .0603 share in Khatian No. 2294** in the name of **BLD Consultancy Services Pvt. Ltd.** comprised in C.S. Dag No. 408, **L.R. / R.S. Dag No. 413**, R.S. Khatian No. 468, L.R. Khatian No. 2294, both the abovementioned part of total land relating **L.R. / R.S. Dag Nos. 416 & 413** are comprised in present

L.R. Khatian No. 3164 in the name of **SHIVRATHI PROJECTS PRIVATE LIMITED** totaling to **12 (Twelve) decimals** more or less equivalent to **07 (Seven) Cottahs 4 (Four) Chitaks 7 (Seven) sq. ft.**, lying and situate **Mouza - Chakpanchuria**, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, which is more fully and particularly described in the **Schedule 'C-1'** written below and the party of the **Third Part** and **Fourth Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 12216 for the year 2014 dated 10.11.2014**, registered at the office of the A.D.S.R. Rajarhat, West Bengal and recorded in Book No. 1, CD Volume No. 20, pages from 1167 to 1190, from **BLD Consultancy Services Pvt. Ltd.**

Third Part (SHIVRATHI PROJECTS PRIVATE LIMITED)

&

Fourth Part (SHIVRATHI PROMOTERS PRIVATE LIMITED)

Deed of Conveyance being Deed No. 12217 for the year 2014

AND WHEREAS the party of the **Third Part** and **Fourth Part** are also the absolute owners of **All that** piece and parcel of **Sali land** measuring about **12 Decimals** comprising of **9.5 Dcimals** more or less out of **19 decimals** recorded in B.L & L.R.O. Rajarhat as **9 decimals being 4068 share in Khatian No. 237 in the name of Alpha Vanijya Pvt. Ltd.** comprised in C.S. Dag No. 411, **L.R. / R.S. Dag No. 416**, C.S. Khatian 431, R.S. Khatian No. 597, L.R. Khatian Nos. 1706 & 1548/1, L.R. Khatian 237 and **All that** piece and parcel of **Sali land** measuring about **2.5 Decimals** more or less out of **5 decimals** recorded in B.L & L.R.O. Rajarhat as **3 decimals being .0604 share in Khatian No. 237 in the name of Alpha Vanijya Pvt. Ltd.** comprised in C.S. Dag No. 408, **R.S./L.R. Dag No. 413**, R.S. Khatian No. 468, L.R. Khatian No. 237, both the abovementioned part of total land relating **L.R. / R.S. Dag Nos. 416 & 413** are comprised in present **L.R. Khatian No. 3163** in the name of **SHIVRATHI PROMOTERS PRIVATE LIMITED** totaling to **12 (Twelve) decimals** more or less equivalent to **07 (Seven) Cottahs 4 (Four) Chitaks 7 (Seven) sq. ft.**, lying and situate **Mouza - Chakpanchuria**, P.S. Rajarhat, **presently Techno City**, J.L. No.33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana-Kalikata, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, which is more fully and particularly described in the **Schedule 'C-2'** written below and the party of the **Third Part** and **Fourth Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 12217 for the year 2014 dated 10.11.2014**, registered at the office of the A.D.S.R. Rajarhat, West Bengal and recorded in Book No. 1, CD Volume No. 20, pages from 1191 to 1214, from **Alpha Vanijya Pvt. Ltd.**

Fifth Part (SHIVRATHI BUILDERS PRIVATE LIMITED)

Deed of Conveyance being Deed No. 5336 for the year 2019

AND WHEREAS the party of the **Fifth Part** is the absolute owner of **All that** piece and parcel of **Sali land** measuring about **1.00 Decimal** more or less out of **41.00 decimals** comprised in C.S. Dag No. 408, **L.R. / R.S. Dag No. 413** and also the owner of piece and parcel of Shali land measuring about **2.3229 decimal** more or less out of **9.00 decimal** under **R.S. and L.R. Dag No. 414** and shali land measuring about **0.6771 decimal** more or less out of **12.00 decimal** under **R.S. and L.R. Dag No. 415** under **L.R. Khatian No. 1743** totaling to **3.00 decimal** more or less which is which is comprised in **L.R. Khatian No. 2765 (Sawkat Ali Laskar)**, present L.R. Khatian no. 4165 in the name of **SHIVRATHI BUILDERS PRIVATE LIMITED**, lying and situate at **Mouza - Chakpanchuria**, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, which is more fully and particularly described in the **Schedule 'D'** written below and the party of the **Fifth Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 5336 for the year 2019**

dated 25.05.2019, registered at the office of the ARA - 4, Kolkata, West Bengal and recorded in Book No. 1, Volume No. 1904-2019, pages from 236746 to 236778, from **Sawkat Ali Laskar**.

Sixth Part (Bhabataran Ghosh)

Deed of Conveyance being Deed No. 08410 for the year 2011

AND WHEREAS the party of the **Sixth Part** is the absolute owner of **All that** piece and parcel of **Sali land** measuring about **7.07 Decimal** more or less lying and situated at **Mouza - Chakpanchuria**, J.L. No. 33, R. S. No. 205 1/2, Touzi No. 145, comprised in **R. S. & L. R. Dag Nos. 414 & 415 measuring 2.81 Decimal & 4.26 Decimal i.e. total 7.07 Decimal more or less** more or less which is which is comprised in R.S. / L.R. Khatian No. 2425, 2430, 2426, 2431, **present L.R. Khatian no. 2765** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, which is more fully and particularly described in the **Schedule 'E-1'** written below and the party of the **Sixth Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 08410 for the year 2011 dated 04.07.2011**, registered at the office of A.R.A. II, recorded in Book no I, CD Volume no. 31, page from 4961 to 4977, from **Lakshmi Bala Sardar, Genibala Sardar, Rani Bala Sardar and Sandhya Sardar**.

Sixth Part (Bhabataran Ghosh)

Deed of Conveyance being Deed No. 03356 for the year 2014

AND WHEREAS the party of the **Sixth Part** is the absolute owner of **All that** piece and parcel of **Sali land** measuring about **2.24 decimal** more or less out of 12 decimals in **R.S. & L.R. Dag no. 415** and land measuring **.76 decimal** more or less out of .70 decimal out of 09 decimals in **R.S. & L.R. Dag no. 414, total area of land 3 decimal** more or less which is which is comprised in L.R. Khatian no. 526 (in the name of Gopal Sardar), **present L.R. Khatian no. 2765** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, which is more fully and particularly described in the **Schedule 'E-2'** written below and the party of the **Sixth Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 03356 for the year 2014 dated 14.03.2014**, registered at the office of A.D.S.R. Rajarhat, recorded in Book no I, CD Volume no. 5, page from 11642 to 11662, from **Ramapada Sardar, Malati Sardar, Sonai Sardar, Rabin Sardar, Shyam Sardar, Sundar Sardar, Kalomoti Sardar, Shyamali Sardar and Jhari @ Mamani Sardar**.

Sixth Part (Bhabataran Ghosh)

Deed of Conveyance being Deed No. 09404 for the year 2016

AND WHEREAS the party of the **Sixth Part** is the absolute owner of **All that** piece and parcel of **Sali land** measuring about **0.47 decimal** out of 09 decimals in **R.S. & L.R. Dag no. 414** and land measuring **0.75 decimal** out of 12 decimal in **R.S. & L.R. Dag no. 415, total area of land 1.22 decimal** more or less which is which is comprised in L.R. Khatian no. 526, 1231, 1496, 3028 and 2425, **present L.R. Khatian no. 2765** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, which is more fully and particularly described in the **Schedule 'E-3'** written below and the party of the **Sixth Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 09404 for the year 2016 dated 31.08.2016**, registered at the office of A.D.S.R. Rajarhat, recorded in Book no I, Volume no. 1523-2016, page from 286913 to 286948, from **Sri Khokan Mondal, Sri Dilip Mondal, Sri Chotan Mondal, Smt. Lakshmi Mondal, Smt. Sandhya Mondal, Smt. Maya Mondal**.

Sixth Part (Bhabataran Ghosh)

Deed of Conveyance being Deed No. 10415 for the year 2016

AND WHEREAS the party of the **Sixth Part** is the absolute owner of **All that** piece and parcel of **Sali land** measuring about **R.S. & L.R. Dag no. 414** measuring **0.71 Satak** out of 9 Satak, **0.24 Satak** out of 9 Stak, **R.S. & L.R. Dag no. 415** measuring **1.11 Satak** out of 12 Satak, **Total land in two Dag nos. 1.82 Satak** which is which is comprised in L.R. Khatian no. 2427, 2428, 2429, **present L.R. Khatian no. 2765** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, which is more fully and particularly described in the **Schedule 'E-4'** written below and the party of the **Sixth Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 10415 for the year 2016 dated 25.07.2016**, registered at the office of A.D.S.R. Rajarhat, recorded in Book no I, Volume no. 1523-2016, page from 311062 to 311081, from **Gita Biswas**.

Sixth Part (Bhabataran Ghosh)

Deed of Conveyance being Deed No. 04639 for the year 2022

AND WHEREAS the party of the **Sixth Part** is the absolute owner of **All that** piece and parcel of **Sali land** measuring about **0.04 decimal** more or less out of 0.87 decimals out of 0.70 decimal comprised and contained in **R.S. & L.R. Dag no. 414** and land measuring **0.7 decimal** more or less out of 0.14 decimals out of 1.12 decimals comprised and contained in **R.S. & L.R. Dag no. 415 total area of land 0.11 decimal** more or less which is which is comprised in L.R. Khatian no. 526, **present L.R. Khatian no. 2765** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, which is more fully and particularly described in the **Schedule 'E-5'** written below and the party of the **Sixth Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 04639 for the year 2022 dated 25.02.2022**, registered at the office of A.D.S.R. Rajarhat, recorded in Book no I, Volume no. 1523-2022, page from 200266 to 200287, from **Mousumi Sardar** (Legal heir of Late Kanai Sardar).

Sixth Part (Bhabataran Ghosh)

Deed of Conveyance being Deed No. 12563 for the year 2022

AND WHEREAS the party of the **Sixth Part** is the absolute owner of **All that** piece and parcel of **Sali land** measuring about **0.01 decimal** more or less in **R.S. & L.R. Dag no. 414** and **0.06 decimal** more or less in **R.S. & L.R. Dag no. 415 totaling to 0.07 decimal** under L.R. Khatian No. 1743 which is which is comprised in L.R. Khatian no. 526, **present L.R. Khatian no. 4346** (in the name of **BHABATARAN GHOSH**), lying and situate at **Mouza - Chakpanchuria**, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, which is more fully and particularly described in the **Schedule 'E-6'** written below and the party of the **Sixth Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 12563 for the year 2022 dated 03.08.2022**, registered at the office of A.D.S.R. Rajarhat, recorded in Book no I, Volume no. 1523-2022, page from 506890 to 506911, from **Rani Bala Sardar**.

Sixth Part (Bhabataran Ghosh)

Deed of Conveyance being Deed No. 15222 for the year 2011

AND WHEREAS the party of the **Sixth Part** is the absolute owner of **All that** piece and parcel of **Sali land** measuring about **4 Decimal** more or less lying and situated at **Mouza - Chakpanchuria**, J.L. No. 33, R.S. No. 205 1/2, Touzi No. 145, comprised in **R. S. & L. R. Dag No. 416** which is comprised in R.S. Khatian No. 597, L.R.

Khatian No. 1886 & 1953, 2431, **present L.R. Khatian no. 2765** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, which is more fully and particularly described in the **Schedule 'E-7'** written below and the party of the **Sixth Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 15222 for the year 2011 dated 04.12.2011**, registered at the office of A.R.A. II, recorded in Book no. I, CD Volume no. 60, page from 5304 to 6320, from **Harendra Nath Sardar (in respect of its 2 decimal land) and Smt. Rekhabela Sardar, Sri Debdas Sardar, Sri Madhusudan Sardar, Smt. Pachi Baidya (Sardar) & Smt. Monorama Mondal(in respect of its 2 decimal land.**

Sixth Part (Bhabataran Ghosh)

Deed of Conveyance being Deed No. 13079 for the year 2022

AND WHEREAS the party of the **Sixth Part** is the absolute owner of **All that** piece and parcel of **Sali land** measuring about **0.29 Decimal** more or less lying and situated at **Mouza - Chakpanchuria**, J.L. No. 33, R.S. No. 205 1/2, Touzi No. 145, HAL Touzi no. 10, comprised in **R. S. & L. R. Dag No. 416** which is comprised in R.S. Khatian No. 597, L.R. Khatian No. 1886, **present L.R. Khatian no. 4346** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, P.S. Rajarhat, **presently New Town**, J.L. No.33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana-Kalikata, within the local limit of **Patharghata Gram Panchayat, Police Station - Techno city (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, **Pin Code - 700156**, West Bengal, which is more fully and particularly described in the **Schedule 'E-8'** written below and the party of the **Sixth Part** purchased this property by virtue of a **Deed of Conveyance being Deed No. 13079 for the year 2022 dated 12.08.2022**, registered at the office of A.D.S.R. Rajarhat, recorded in Book no. I, Volume no. 1523-2022, page from 524950 to 524967, from **Haren Sardar @ Harendranath Sardar**.

WHEREAS Absolute joint Ownership of VENI REALTORS LLP, SAWKAT ALI LASKAR, SHIVRATHI PROJECTS PRIVATE LIMITED, SHIVRATHI PROMOTERS PRIVATE LIMITED, SHIVRATHI BUILDERS PRIVATE LIMITED and BHABATARAN GHOSH ("Owners") are the absolute and lawful owner of [Please insert land details as per laws in force] **84.6 (Eighty Four point Six) decimals equivalent to 51 (Fifty One) Katha 02 (Two) Chatak 41.74 (Forty One point Seven Four) sq. ft.** be the same a little more or less__ square meters in **R.S./L.R. Khatian Nos. 4132, 1743, 3163, 3164, 4165, 2765 and 4346 all that** piece and parcel of **Sali land** measuring about **40.50 Decimals** more or less comprised in **R.S./L.R. Plot No. 413, 414, 415 and 416**, lying and situates **Mouza - Chakpanchuria**, J.L. No.33, Re. Sa. No. 205 1/2, Touzi No. 145, Pargana-Kalikata, **P.S. Rajarhat presently Techno City**, A.D.S.R. Rajarhat within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156 ("Said Land") vide sale deed/ lease deed(s) dated _____registered at the office of the Registrar /Sub-Registrar/ Additional Registrar of Assurance _____ in Book No

_____ Voucher No _____ Pages from _____ to _____

AND WHEREAS the Owners and the Promoter have entered into **7 (Seven) Separate Development Agreements being nos. 7102 / 2021, 7104 / 2021, 7106 / 2021, 7108 / 2021 all dated 11.08.2021 and nos. 7905 / 2022 and 7906 / 2022 dated 12.05.2022 and nos. 486522023 dated 10.04.2023**

_____ registered at the office of the Registrar of Assurance - IV, Kolkata _____ in Book No _____ Voucher No _____

AND WHEREAS by virtue of the said **Development Agreement** and vested power the **Promoter** has taken delivery of peaceful and khas possession of the land as specifically mentioned in the **Schedule 'F'** hereunder written.

AND WHEREAS said **Promoter** herein on behalf of the aforesaid relevant **Owners**, duly sanctioned a building plan from the concerned District Engineer (N) Parganas Zilla Parishad (sanctioned & approached by Executive Officer, ----- Panchayet Samity) vide **Approval Order No. ----- dated -----.**

AND WHEREAS in terms of the said **Development Agreement** and as per said sanctioned building plan, the **Promoter** started the remaining work of the said building which is now going in progress.

AND WHEREAS the **Promoter** and the **Owners** declare and confirm that the said Flat/ shop/Unit/ Car Parking Space is/are forming part of **Promoter's Allocation.**

AND WHEREAS the **Owners** and the **Promoter** are fully competent to enter into this Agreement and all legal formalities with respect to the right, title and interest of the **Promoter** regarding the said Land, have been completed.

AND WHEREAS the **Promoter** herein have invited offers to sell one residential **Flat being no. -----, on the ----- Floor, Block - -----, containing a super built up area of ----- (-----) Sq. ft.** be the same a little more or less consisting of --- Bed Rooms, -- Drawing cum Dining Space, ----- open Kitchen, ----- Toilets and 1 Balcony with **Vitrified Tiles flooring** and **Lift facility** more fully described in the **Schedule 'G' (PART I)** hereinafter referred to as the said residential **Flat** at or for the consideration of **Rs.-----/- (Rupees -----)** only inclusive of GST and one **Car Parking Space** measuring ----- **(One -----) Sq. ft.** more or less on the **Ground Floor** more fully described in the **Schedule 'G' (PART II)**, "hereinafter referred to as the said **Car Parking Space**" at or for the consideration of **Rs. -----/- (Rupees -----)** only inclusive of GST "hereinafter referred to as the said residential **Flat** and **Car Parking Space**" lying and situate in the said **Multistoried Building** namely '**SUNRISE COMPLEX**', situated at **Mouza - Chakpanchuria, P.S. Rajarhat presently Techno City**, within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156 and along with the undivided proportionate share of land more fully described in the **Schedule "F"**, including all rights to use as common service - areas and common parts / Amenities of the said building, more fully described in the **Schedule 'I' & 'J'** respectively, as per provisions of the West Bengal Apartments Ownership Act, 1972 totaling **Rs.-----/- (Rupees -----)** only inclusive of GST.

AND WHEREAS the **Purchaser** has taken inspection of the title deed, sanctioned plan and all other relevant documents including layout as aforesaid and have made all necessary searches and are fully satisfied with the plan and marketable title of the Owner's land and the **Purchaser** having been spontaneously agreed not to raise any objection and / or make any other query with regard thereto and having been satisfied and considering the price and / or consideration of the aforesaid residential **Flat** being the fair market price and the **Purchaser** approached the **Promoter** for purchasing the above mentioned residential **Flat** and one **Car Parking Space** at or for the consideration of **Rs.-----/- (Rupees -----)** only inclusive of GST.

AND WHEREAS the **Promoter / Confirming Party** doth hereby undertakes, confirms and assures unto the **Purchaser** that the said **Flat** and one **Car Parking Space** agreed to be purchased together with the proportionate land more fully described in the **Schedule 'F' & 'G'** respectively, is free from all encumbrances including mortgage, charge, lien and attachment whatsoever and that the **Promoter / Confirming Party** have and still have full and absolute power to transfer, convey and deliver ownership and physical possession of the said **Flat** and one **Car Parking Space** more fully described in **Schedule 'G'** written hereunder in favour of the **Purchaser.**

AND WHEREAS at the request of the **Purchaser**, the **Promoter / Confirming Party** herein agreed to sell, transfer and convey the undivided importable proportionate share in the land comprise in the said Premises and attributable to the said residential **Flat** measuring more or less ----- **sq. ft.** be the same a little more or less and one **Car Parking Space** measuring ----- **Sq. ft.** more or less according to the terms and conditions hereinafter written.

NOW THIS DEED OF CONVEYANCE WITNESSETH and it is mutually agreed as follows :-

THAT in consideration of **Rs.-----/- (Rupees -----)** only inclusive of GST which is already paid by the **Purchaser** to the **Promoter** herein and the **Promoter** doth hereby indefeasibly sell grant, convey, transfer, assure and assign free from all encumbrances, attachments, liens, charges etc. unto and in favour of the **Purchaser ALL THAT** one residential **Flat being no. -----**, on the ----- **Floor, Block - -----**, containing a super built up area of ----- (**-----**) **Sq. ft.** be the same a little more or less consisting of --- Bed Rooms, -- Drawing cum Dining Space, ----- open Kitchen, ----- Toilets and 1 Balcony with **Vitrified Tiles flooring** and **Lift facility** and one **Car Parking Space** measuring ----- (**One -----**) **Sq. ft.** more or less on the **Ground Floor** "hereinafter referred to as the said residential **Flat** and **Car Parking Space**" lying and situate in the said **Multistoried Building** namely '**SUNRISE COMPLEX**', situated at **Mouza - Chakpanchuria, P.S. Rajarhat presently Techno City**, within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156 and along with the undivided proportionate share of land more fully described in the **Schedule "F"**, including all rights to use as common service - areas and common parts / Amenities of the said building, more fully described in the **Schedule 'I' & 'J'** respectively, as per provisions of the West Bengal Apartments Ownership Act, 1972 and referred to as the said property in favour of the **Purchaser** absolutely and forever AND the **Promoter** hereby covenants with the **Purchaser** and **her** heirs, executors and representatives that notwithstanding any acts, deeds, matters or things by the **Promoter** made done executed or knowingly suffered to the contrary, the **Promoter** had good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property to the **Purchaser** without any encumbrances AND further that the **Promoter** is now lawfully and rightfully seized, possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance in possession or an estate equivalent thereto without in any manner or condition use or trust or other things whatsoever AND THAT notwithstanding any such acts, deeds, matters and things whatsoever executed or knowingly suffered to the contrary, the **Promoter** has now in **itself**, good, right, full power and absolute authority and unencumbered and unfettered liberty to transfer, convey, assure and assign the said property and every part thereof hereby sold, transferred, conveyed or otherwise expressed or intended so to be unto and in favour of the **Purchaser** in the manner aforesaid AND THAT the **Purchaser** and **her** heirs, executors, administrators, representatives and assigns shall or may at all times hereafter peacefully and equitably possess and enjoy the said property free from all encumbrances, charges and / or every part thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **Promoter** or **its** successors, executors, administrators and assigns AND FURTHER THAT the **Promoter** and **its** executors, representatives, successors, assigns shall at all times hereinafter indemnify and keep indemnified the **Purchaser** and **her** heirs, executors, administrators and assigns against any kind of loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the **Promoter** or any breach of the covenants hereinbefore contained.

SCHEDULE-A-1 ABOVE REFERRED TO
(Description of the Property)
(Owner : Veni Realtors Llp)

ALL THAT piece and parcel of Danga land measuring **8 Decimal** equivalent to **4 Katha 15 Chitak 17 Sq. Ft.** equivalent to **3519 sq. ft.** more or less together with all easement right, lying and situated at **Mouza - Chakpachuria**, Touzi no. 145, J.L. no. 33, old **Dag no. Old C.S. 408** and in **L.R. / R.S. Dag no. 413 (new), L.R. Khatian No. 64/1 (Old), L.R. Khatian No. 3017 (Old), L.R. Khatian No. 4132**, within the local limits of **Patharghata Gram**

Panchayat, Police Station – New Town Technocity (previously Rajarhat), under A.D.S.R. Rajarhat, District North 24 Parganas, West Bengal, written hereunder, which is butted and bounded as follows :-

ON THE NORTH	20 Ft. Road
ON THE SOUTH	R.S. Dag no. 413 (p)
ON THE EAST	R.S. Dag no. 417 (p)
ON THE WEST	R.S. Dag no. 407 (p)

SCHEDULE-A-2 ABOVE REFERRED TO
(Description of the Property)
(Owner : Veni Realtors Llp)

ALL THAT piece and parcel of vacant Sali land without structure measuring **3 Decimal** more or less which is equivalent to **01 cottah 13 chittaks 02 square feet** more or less (**1.49852 decimal** more or less under **R.S. and L.R. Dag No. 414** and **1.423125 decimal** more or less under **R.S. and L.R. Dag No. 415**) together with all easement right, lying and situated at **Mouza - Chakpachuria**, C.S. Khatian No. 461, R.S. and L.R. Khatian No. 526, 1496 & 1231, J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana - Kalikata, new **L.R. Khatian No. 3645** (in the name of **Mr. Jahiruddin Molla**) within the local limits of **Patharghata Gram Panchayat, Police Station - New Town (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, West Bengal, which is butted and bounded as follows :-
as per following particulars :

R.S./L.R. Plot No.	Presently L.R. Khatian No.	Total Area in Plot (Decimal)	Sold (Decimal)
414	3645	9.00	1.49852
415	3645	12.00	1.423125
Total			3.00

And butted and bounded as follows :-

R.S. & L.R. Dag No. 414

ON THE NORTH	R.S.Dag No.414 (P) & 415(P) and land of Sawkat Ali Laskar
ON THE SOUTH	C.S. Dag No.408 (P)
ON THE EAST	R.S.Dag No. 415(P) and land of Bhabotaran Ghosh
ON THE WEST	R.S. Dag No. 414(P)

R.S. & L.R. Dag No. 415

ON THE NORTH	R.S.Dag No.414 (P) & 415(P) and land of Sawkat Ali Laskar
ON THE SOUTH	C.S. Dag No.408 (P)
ON THE EAST	R.S.Dag No. 415(P) and land of Bhabotaran Ghosh
ON THE WEST	R.S. Dag No. 414(P)

SCHEDULE "B-1" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : Sawkat Ali Laskar)

AND WHEREAS the party of the **Second Part** is the absolute owner of **All that** piece and parcel of **Sali** land measuring **22.50** decimals more or less equivalent to **13 (Thirteen) Cottahs 8 (Eight) Chittacks 0 (Zero) Sq.ft.** more or less lying and situates at **Mouza - Chakpanchuria**, comprised in C.S. Dag No. 408, **R.S. / L.R. Dag No. 413**, under C.S. Khatian No. 468, R.S. Khatian No. 674, L.R. Khatian no. 1495/1, present **L.R. Khatian No. 1743** (in the name of **SAWKAT ALI LASKAR**), J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana-Kalikata, **P.S. Rajarhat**,

presently Techno City, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of Patharghata Gram Panchyat, Pin Code-700156, District : North 24 Parganas West Bengal, written hereunder, which is butted and bounded as follows :-

ON THE NORTH	R.S. Dag Nos. 407, 421, 420 & 417 (old)
ON THE SOUTH	Bagjola Khal
ON THE EAST	Ram Dulari Roy (Part of R.S. Dag No. 413)
ON THE WEST	R.S. Dag No. 407

SCHEDULE "B-2" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : Sawkat Ali Laskar)

ALL THAT a piece or parcel of **Bastu** land measuring an area of **2.50 decimal** more or less which is equivalent to **01 cottah 08 chittaks 09 square feet** more or less lying and situates at **Mouza - Chakpanchuria**, comprised in C.S. Dag Nos. 408, **R.S. / L.R. Dag No. 413**, under C.S. Khatian Nos. 468, R.S. Khatian no. 674, present **L.R. Khatian No. 1743** (in the name of **SAWKAT ALI LASKAR**), J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana - Kalikata, **P.S. Rajarhat, presently New Town**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of Patharghata Gram Panchyat, Pin Code-700156, District : North 24 Parganas West Bengal, written hereunder, which is butted and bounded as follows :-

ON THE NORTH	R.S. Dag Nos. 407, 421, 420 & 417
ON THE SOUTH	Bagjola Khal
ON THE EAST	Sawkat Ali Laskar
ON THE WEST	R.S.DAG no. 413

SCHEDULE "B-3" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : Sawkat Ali Laskar)

ALL THAT a piece or parcel of **Bastu** land measuring an area of **1.50 decimal** more or less which is equivalent to **00 cottah 14 chittaks 23.4 square feet** more or less lying and situates at **Mouza - Chakpanchuria**, comprised in C.S. Dag Nos. 408, **R.S. / L.R. Dag No. 413**, under C.S. Khatian Nos. 468, R.S. Khatian no. 674, present **L.R. Khatian No. 1743** (in the name of **SAWKAT ALI LASKAR**), J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana - Kalikata, **P.S. Rajarhat, presently New Town**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of Patharghata Gram Panchyat, Pin Code-700156, District : North 24 Parganas West Bengal.

SCHEDULE "B-4" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : Sawkat Ali Laskar)

ALL THAT a piece or parcel of **Bastu** land measuring an area of **3.00 decimal** more or less which is equivalent to **01 cottah 13 chittaks 02 square feet** more or less (**2.3229 decimal** more or less under **R.S. and L.R. Dag No. 414** and **0.6771 decimal** more or less under **R.S. and L.R. Dag No. 415**) lying and situates at **Mouza - Chakpanchuria**, comprised in C.S. Dag Nos. 408, 409 and 410, **R.S. / L.R. Dag No. 414 and 415**, under C.S. Khatian Nos. 461, L.R. Khatian nos. 526, 1231 and 1496, present **L.R. Khatian No. 1743** (in the name of **SAWKAT ALI LASKAR**), J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana - Kalikata, **P.S. Rajarhat, presently New Town**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of Patharghata Gram Panchyat, Pin Code-700156, District : North 24 Parganas West Bengal, which is butted and bounded as follows :-

ON THE NORTH	R.S. Dag Nos. 416
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ON THE SOUTH	Common Passage and Karim Laskar
ON THE EAST	R.S. Dag No. 418
ON THE WEST	R.S.DAG 413

SCHEDULE "C-1" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : SHIVRATHI PROJECTS PRIVATE LIMITED
And SHIVRATHI DEVELOPERS PRIVATE LIMITED)

All that piece and parcel of **Sali land** measuring about **12 Decimals** comprising of **9.5 Decimals** more or less out of **19 decimals** recorded in B.L & L.R.O. Rajarhat as **10 decimals being 4068 share in Khatian No. 2294** in the name of **BLD Consultancy Services Pvt. Ltd.** comprised in C.S. Dag No. 411, **L.R. / R.S. Dag No. 416**, C.S. Khatian 431, R.S. Khatian No. 597, L.R. Khatian Nos. 1706 & 1548/1, L.R. Khatian 2294, and **All that** piece and parcel of **Sali land** measuring about **2.5 Decimals** more or less out of **5 decimals** recorded in B.L & L.R.O. Rajarhat as **2 decimals being .0603 share in Khatian No. 2294** in the name of **BLD Consultancy Services Pvt. Ltd.** comprised in C.S. Dag No. 408, **L.R. / R.S. Dag No. 413**, R.S. Khatian No. 468, L.R. Khatian No. 2294, both the abovementioned part of total land relating **L.R. / R.S. Dag Nos. 416 & 413** are comprised in present **L.R. Khatian No. 3164** in the name of **SHIVRATHI PROJECTS PRIVATE LIMITED** totaling to **12 (Twelve) decimals** more or less equivalent to **07 (Seven) Cottahs 4 (Four) Chitaks 7 (Seven) sq. ft.**, lying and situate **Mouza - Chakpanchuria**, P.S. Rajarhat, **presently New Town**, J.L. No.33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat **presently Techno City**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156, written hereunder, as per following particulars :

R.S./L.R. Plot No.	Nature of land	L.R. Khatian No.	Total Area in Plot (Decimal)	Purchased share in land	Purchased area in Decimal
416	Sali	2294	23	0.4068	10
413	Sali	2294	41	0.0603	2
Total					12.00

The total Purchased Area in two plot nos. 416 and 413, present **L.R. Khatian No. 3164** is 12 Decimal, more or less being 0.4068 and 0.0603 share respectively.

ON THE NORTH	R.S. Dag No. 416(P) & Hidco Canal Road
ON THE SOUTH	R.S. Dag No.414/415 & C.S. Dag No.408
ON THE EAST	R.S. Dag No. 416(P) & R.S. Dag. No. 414
ON THE WEST	R.S. Dag No. 413 & R.S. Dag No.416

SCHEDULE "C-2" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : SHIVRATHI PROJECTS PRIVATE LIMITED
And SHIVRATHI DEVELOPERS PRIVATE LIMITED)

All that piece and parcel of **Sali land** measuring about **12 Decimals** comprising of **9.5 Dcimals** more or less out of **19 decimals** recorded in B.L & L.R.O. Rajarhat as **9 decimals being 4068 share in Khatian No. 237 in the name of Alpha Vanijya Pvt. Ltd.** comprised in C.S. Dag No. 411, **L.R. / R.S. Dag No. 416**, C.S. Khatian 431, R.S. Khatian No. 597, L.R. Khatian Nos. 1706 & 1548/1, L.R. Khatian 237 and **All that** piece and parcel of **Sali land** measuring about **2.5 Decimals** more or less out of **5 decimals** recorded in B.L & L.R.O. Rajarhat as **3 decimals being .0604 share**

in Khatian No. 237 in the name of Alpha Vanijya Pvt. Ltd. comprised in C.S. Dag No. 408, **R.S./L.R. Dag No. 413**, R.S. Khatian No. 468, L.R. Khatian No. 237, both the abovementioned part of total land relating **L.R. / R.S. Dag Nos. 416 & 413** are comprised in present **L.R. Khatian No. 3163** in the name of **SHIVRATHI DEVELOPERS PRIVATE LIMITED** totaling to **12 (Twelve) decimals** more or less equivalent to **07 (Seven) Cottahs 4 (Four) Chitaks 7 (Seven) sq. ft.**, lying and situate **Mouza - Chakpanchuria**, P.S. Rajarhat, **presently Techno City**, J.L. No.33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana-Kalikata, P.S. Rajarhat, **presently Techno City**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of Patharghata Gram Panchyat, Pin Code-700156, District : North 24 Parganas, West Bengal, as per following particulars :

R.S./L.R. Plot No.	Nature of land	L.R. Khatian No.	Total Area in Plot (Decimal)	Purchased share in land	Purchased area in Decimal
416	Sali	237	23	0.4068	9
413	Sali	237	41	0.0603	3
Total					12.00

The total Purchased Area in two **plot nos. 416 and 413**, present **L.R. Khatian No. 3163** is 12 Decimal, more or less being 0.4068 and 0.0604 share respectively.

ON THE NORTH	Hidco Canal Road 27 ft & R.S. Dag No.416
ON THE SOUTH	R.S. Dag No. 414 & R.S. Dag No. 413 C.S. Dag No.408
ON THE EAST	R.S. Dag No. 416(P) & R.S. Dag No.413
ON THE WEST	R.S. Dag No. 413

SCHEDULE "D" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : SHIVRATHI BUILDERS PRIVATE LIMITED)

All that piece and parcel of **Sali land** measuring about **1.00 Decimal** more or less out of **41.00 decimals** comprised in C.S. Dag No. 408, **L.R. / R.S. Dag No. 413** and also the owner of piece and parcel of Shali land measuring about **2.3229 decimal** more or less out of **9.00 decimal** under **R.S. and L.R. Dag No. 414** and shali land measuring about **0.6771 decimal** more or less out of **12.00 decimal** under **R.S. and L.R. Dag No. 415** under **L.R. Khatian No. 1743** totaling to **3.00 decimal** more or less which is which is comprised in **L.R. Khatian No. 2765 (Sawkat Ali Laskar)**, present **L.R. Khatian no. 4165** in the name of **SHIVRATHI BUILDERS PRIVATE LIMITED**, lying and situate at **Mouza - Chakpanchuria**, P.S. Rajarhat, **presently New Town**, J.L. No. 33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana-Kalikata, P.S. Rajarhat, **presently Techno City**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156, as per following particulars :

R.S./L.R. Plot No.	Presently L.R. Khatian No.	Total Area in Plot (Decimal)	Sold (Decimal)
413	4165	41.00	1.00
414	3645	9.00	2.3229
415	3645	12.00	0.6771
Total			4.00

And butted and bounded as follows :-

R.S. & L.R. Dag No. 413

ON THE NORTH	Hidco Canal Road 27 ft
ON THE SOUTH	C.S. Dag No.408
ON THE EAST	R.S. Dag No. 413(P)/ R.S. Dag

	No.416
ON THE WEST	R.S. Dag No. 413(P)

R.S. & L.R. Dag No. 414

ON THE NORTH	R.S.Dag No.414 (P) & 415(P) and land of Sawkat Ali Laskar
ON THE SOUTH	C.S. Dag No.408 (P)
ON THE EAST	R.S.Dag No. 415(P) and land of Bhabotaran Ghosh
ON THE WEST	R.S. Dag No. 414(P)

R.S. & L.R. Dag No. 415

ON THE NORTH	R.S.Dag No.414 (P) & 415(P) and land of Sawkat Ali Laskar
ON THE SOUTH	C.S. Dag No.408 (P)
ON THE EAST	R.S.Dag No. 415(P) and land of Bhabotaran Ghosh
ON THE WEST	R.S. Dag No. 414(P)

SCHEDULE "E-1" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : Bhabataran Ghosh)

All that piece and parcel of Sali land measuring about **7.07 Decimal** more or less lying and situated at **Mouza - Chakpanchuria**, J.L. No. 33, R. S. No. 205 1/2, Touzi No. 145, comprised in **R. S. & L. R. Dag Nos. 414 & 415 measuring 2.81 Decimal & 4.28 Decimal** i.e. total 7.07 Decimal more or less more or less which is which is comprised in R.S. / L.R. Khatian No. 2425, 2430, 2426, 2431, present **L.R. Khatian no. 2765 (in the name of BHABATARAN GHOSH)**, lying and situate within P.S. Rajarhat, **presently Techno City**, J.L. No.33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana-Kalikata, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, **Pin Code – 700156**, written hereunder, which is butted and bounded as follows :-

ON THE NORTH	R.S. Dag no. 416
ON THE SOUTH	Bagjola Khal
ON THE EAST	R.S. Dag no. 415 (p)
ON THE WEST	R.S. Dag no. 414 (p)

SCHEDULE "E-2" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : Bhabataran Ghosh)

All that piece and parcel of **Sali land** measuring about **2.24 decimal** more or less out of 12 decimals in **R.S. & L.R. Dag no. 415** and land measuring **.76 decimal** more or less out of .70 decimal out of 09 decimals in **R.S. & L.R. Dag no. 414**, **total area of land 1.50 decimal** more or less which is which is comprised in L.R. Khatian no. 526 (in the name of Gopal Sardar), **present L.R. Khatian no. 2765** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, P.S. Rajarhat, **presently New Town**, J.L. No.33, Re.Sa. No. 205 1/2, Touzi No. 10, Pargana-Kalikata, P.S. Rajarhat, **presently Techno City**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156,, written hereunder, which is butted and bounded as follows :-

ON THE NORTH	Khal
ON THE SOUTH	Khal
ON THE EAST	Gita Biswas
ON THE WEST	Gopal Sardar

SCHEDULE "E-3" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : Bhabataran Ghosh)

All that piece and parcel of **Sali land** measuring about **00.47 decimal** out of 09 decimals in **R.S. & L.R. Dag no. 414** and land measuring **00.75 decimal** out of 12 decimal in **R.S. & L.R. Dag no. 415**, **total area of land 1.22 decimal** more or less which is which is comprised in L.R. Khatian no. 526, 1231, 1496, 3028 and 2425, **present L.R. Khatian no. 2765** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, P.S. Rajarhat, **presently New Town**, J.L. No.33, Re.Sa. No. 205 ½, Touzi No. 10, Pargana-Kalikata, P.S. Rajarhat, **presently Techno City**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156, written hereunder, which is butted and bounded as follows :-

ON THE NORTH	By RS/LR Dag no. 416
ON THE SOUTH	By CS Dag no.2224
ON THE EAST	By RS/LR Dag no. 436
ON THE WEST	By RS/LR Dag no. 413

SCHEDULE "E-4" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : Bhabataran Ghosh)

All that piece and parcel of **Sali land** measuring about **R.S. & L.R. Dag no. 414** measuring **0.71 Satak** out of 9 Satak, **0.24 Satak** out of 9 Stak, **R.S. & L.R. Dag no. 415** measuring **1.11 Satak** out of 12 Satak, **Total land in two Dag nos. 1.82 Satak** which is which is comprised in L.R. Khatian no. 2427, 2428, 2429, **present L.R. Khatian no. 2765** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, P.S. Rajarhat, **presently New Town**, J.L. No.33, Re.Sa. No. 205 ½, Touzi No. 10, Pargana-Kalikata, P.S. Rajarhat, **presently Techno City**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156, written hereunder, which is butted and bounded as follows :-

ON THE NORTH	Khal
ON THE SOUTH	Khal
ON THE EAST	Hidco Land
ON THE WEST	Sawkat Ali Laskar

SCHEDULE "E-5" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : Bhabataran Ghosh)

All that piece and parcel of **Sali land** measuring about **0.04 decimal** more or less out of 0.87 decimals out of 0.70 decimal comprised and contained in **R.S. & L.R. Dag no. 414** and land measuring **0.7 decimal** more or less out of 0.14 decimals out of 1.12 decimals comprised and contained in **R.S. & L.R. Dag no. 415 total area of land 0.11 decimal** more or less which is which is comprised in L.R. Khatian no. 526, **present L.R. Khatian no. 2765** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, P.S. Rajarhat, **presently New Town**, J.L. No.33, Re.Sa. No. 205 ½, Touzi No. 10, Pargana-Kalikata, P.S. Rajarhat, **presently Techno City**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156, written hereunder, which is butted and bounded as follows :-

ON THE NORTH	Sawkat Ali Laskar
ON THE SOUTH	Gopal Sardar and Rampada Sardar

ON THE EAST	Bhabataran Ghosh
ON THE WEST	Sawkat Ali Laskar

SCHEDULE "E-6" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : Bhabataran Ghosh)

All that piece and parcel of **Sali land** measuring about **0.01 decimal** more or less in **R.S. & L.R. Dag no. 414** and **0.06 decimal** more or less in **R.S. & L.R. Dag no. 415** totalling to **0.07 decimal** under L.R. Khatian No. 1743 totaling to **3.00 decimal** more or less which is which is comprised in L.R. Khatian no. 526, **present L.R. Khatian no. 4346** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, P.S. Rajarhat, **presently New Town**, J.L. No.33, Re.Sa. No. 205 ½, Touzi No. 10, Pargana-Kalikata, P.S. Rajarhat, **presently Techno City**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156, written hereunder, which is butted and bounded as follows :-

ON THE NORTH	R.S. & L.R. Dag no. 414 and 415 (p)
ON THE SOUTH	R.S. & L.R. Dag no. 414 and 415 (p)
ON THE EAST	Bhabataran Ghosh
ON THE WEST	R.S. & L.R. Dag no. 414 and 415 (p)

SCHEDULE "E-7" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : Bhabataran Ghosh)

All that piece and parcel of **Sali land** measuring about **4 Decimal** more or less lying and situated at **Mouza - Chakpanchuria**, J.L. No. 33, R.S. No. 205 1/2, Touzi No. 145, comprised in **R. S. & L. R. Dag No. 416** which is comprised in R.S. Khatian No. 597, L.R. Khatian No. 1886 & 1953, 2431, **present L.R. Khatian no. 2765** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, P.S. Rajarhat, **presently New Town**, J.L. No.33, Re.Sa. No. 205 ½, Touzi No. 145, Pargana-Kalikata, P.S. Rajarhat, **presently Techno City**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156, written hereunder, which is butted and bounded as follows :-

ON THE NORTH	R.S. & L.R. Dag no. 417
ON THE SOUTH	Common passage and R.S. & L.R. Dag no. 415
ON THE EAST	R.S. & L.R. Dag no. 416 (p)
ON THE WEST	R.S. & L.R. Dag no. 416 (p)

SCHEDULE "E-8" ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : Bhabataran Ghosh)

All that piece and parcel of **Sali land** measuring about **0.29 Decimal** more or less lying and situated at **Mouza - Chakpanchuria**, J.L. No. 33, R.S. No. 205 1/2, Touzi No. 145, HAL Touzi no. 10, comprised in **R. S. & L. R. Dag No. 416** which is comprised in R.S. Khatian No. 597, L.R. Khatian No. 1886, **present L.R. Khatian no. 4346** in the name of **BHABATARAN GHOSH**, lying and situate at **Mouza - Chakpanchuria**, P.S. Rajarhat, **presently New Town**, J.L. No.33, Re.Sa. No. 205 ½, Touzi No. 145, Pargana-Kalikata, P.S. Rajarhat, **presently Techno City**, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156, written hereunder, which is butted and bounded as follows :-

ON THE NORTH	R.S. & L.R. Dag no. 416
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ON THE SOUTH	R.S. & L.R. Dag no. 416
ON THE EAST	Bhabataran Ghosh
ON THE WEST	R.S. & L.R. Dag no. 416

SCHEDULE "F" ABOVE REFERRED TO
(Description of the Land and Amalgamated Property)

ALL THAT a piece or parcel of total **Sali** land measuring an area of **84.6 (Eighty Four point Six) decimals equivalent to 51 (Fifty One) Katha 02 (Two) Chatak 41.74 (Forty One point Seven Four) sq. ft.** more or less comprised in **R.S./L.R. Khatian Nos. 4132, 1743, 3163, 3164, 4165, 2765 and 4346** all that piece and parcel of **Sali land** measuring about **40.50 Decimals** more or less comprised in **R.S./L.R. Plot No. 413, 414, 415 and 416**, lying and situates **Mouza - Chakpanchuria**, J.L. No.33, Re. Sa. No. 205 ½, Touzi No. 145, Pargana-Kalikata, **P.S. Rajarhat presently Techno City**, A.D.S.R. Rajarhat within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156, briefly mentioned hereinafter :

Schedule	R.S./L.R. Plot No.	R.S./L.R. Khatian No.	Measurement	Owner
A	413	L.R. 4132 (Veni Realtors Llp)	8 Dec	Veni Realtors Llp (Sale Deed no. 7685 of 2020)
	414	L.R. 4132 (Veni Realtors Llp)	1.49852 Dec	Veni Realtors Llp (Sale Deed no. 2583 for the year 2023)
	415	L.R. 4132 (Veni Realtors Llp)	1.423125 Dec	
B	413	L.R. 1743 (Sawkat Ali Laskar)	22.50 Dec	SAWKAT ALI LASKAR (Sale Deed no. 3472 of 2008)
	413	L.R. 1743 (Sawkat Ali Laskar)	2.5 Dec	SAWKAT ALI LASKAR (Sale Deed no. 4390 of 2008)
	413	L.R. 1743 (Sawkat Ali Laskar)	1.5 Dec	SAWKAT ALI LASKAR (Sale Deed no. 6483 of 2008)
	414	L.R. 1743 (Sawkat Ali Laskar)	2.3229 Dec	SAWKAT ALI LASKAR (Sale Deed no. 14770 of 2008)
	415	L.R. 1743 (Sawkat Ali Laskar)	0.6771 Dec	SAWKAT ALI LASKAR (Sale Deed no. 14770 of 2008)
C	413	L.R. 3164 (SHIVRATHI PROJECTS PRIVATE LIMITED)	2 Dec	SHIVRATHI PROJECTS PRIVATE LIMITED and SHIVRATHI DEVELOPERS PRIVATE LIMITED (Sale Deed no. 12216 of 2014)
	416		10 Dec	
			Total : 12 Dec	
D	413	L.R. 3163 (SHIVRATHI DEVELOPERS PRIVATE LIMITED)	3 Dec	(1). SHIVRATHI PROJECTS PRIVATE LIMITED, and (2). SHIVRATHI DEVELOPERS PRIVATE LIMITED (Sale Deed no. 12217 of 2014)
	416		9 Dec	
			Total : 12 Dec	
E	413	L.R. 4165 (SHIVRATHI BUILDERS PRIVATE LIMITED)	1 Dec	SHIVRATHI BUILDERS PRIVATE LIMITED (Sale Deed no. 5336 of 2019)
	414	L.R. 4165 (SHIVRATHI BUILDERS PRIVATE LIMITED)	2.3229 Dec	SHIVRATHI BUILDERS PRIVATE LIMITED (Sale Deed no. 5336 of 2019)

		LIMITED		
	415	L.R. 4165 (SHIVRATHI BUILDERS PRIVATE LIMITED)	0.6771 Dec	SHIVRATHI BUILDERS PRIVATE LIMITED (Sale Deed no. 5336 of 2019)
F	414	L.R. 2765 (Bhabataran Ghosh)	2.81 Dec	Bhabataran Ghosh (Sale Deed no. 8410 of 2011)
	415		4.26 Dec	
	416	L.R. 2765 (Bhabataran Ghosh)	4 Dec	Bhabataran Ghosh (Sale Deed no. 15222 of 2011)
	414	L.R. 2765 (Bhabataran Ghosh)	0.76 Dec	Bhabataran Ghosh (Sale Deed no. 03356 of 2014)
	415		2,24 Dec	
	414	L.R. 2765 (Bhabataran Ghosh)	0.47 Dec	Bhabataran Ghosh (Sale Deed no. 09404 of 2016)
	415		0.75 Dec	
	414	L.R. 2765 (Bhabataran Ghosh)	0.71 Dec	Bhabataran Ghosh (Sale Deed no. 10415 of 2016)
	415		1.11 Dec	
	414	L.R. 2765 (Bhabataran Ghosh)	0.04 Dec	Bhabataran Ghosh (Sale Deed no. 04639 of 2022)
	415		0.07 Dec	
	414	L.R. 4346 (Bhabataran Ghosh)	0.01 Dec	Bhabataran Ghosh (Sale Deed no. 12563 of 2022)
	415		0.06 Dec	
	416	L.R. 4346 (Bhabataran Ghosh)	0.29 Dec	Bhabataran Ghosh (Sale Deed no. 13079 of 2022)
Total = 84.6 (Eighty Four point Six) decimals equivalent to 51 (Fifty One) Katha 02 (Two) Chatak 41.74 (Forty One point Seven Four) sq. ft.				

which is butted and bounded in the following :

ON THE NORTH	HIDCO CANAL ROAD 27 FEET
ON THE SOUTH	C.S DAG 408 / R.S.DAG.414. R.S.DAG 415
ON THE EAST	R.S.DAG 415/ R.S.DAG 416
ON THE WEST	R.S.DAG 413

THE SCHEDULE 'G' REFERRED TO
(Flat hereby conveyed)
PART – I

ALL THAT a residential **Flat being no. -----**, on the ----- **Floor, Block - ----**, containing a super built up area of ----- (**-----**) **Sq. ft.** be the same a little more or less consisting of --- Bed Rooms, -- Drawing cum Dining Space, ----- open Kitchen, ----- Toilets and 1 Balcony with **Vitrified Tiles flooring** and **Lift facility** of the **Multistoried Building** namely '**SUNRISE COMPLEX**', situated at **Mouza - Chakpanchuria, P.S. Rajarhat presently Techno City**, within the local limit of **Patharghata Gram Panchyat**, District : North 24 Parganas, West Bengal, Pin Code - 700156 and with proportionate share of land and together with common parts and portions of the said more fully and particularly described in the **Schedule '- ----', '- ----', '- ----', '- ----' & '- ----'** hereinabove written.

AND

(Car Parking Space hereby conveyed)
PART – II

ALL THAT one **Car Parking Space** measuring ----- (**-----**) **Sq. ft.** more or less.

THE SCHEDULE 'H' ABOVE REFERRED TO
(Construction and finishing Specification)

1	Structure	RCC Pile foundation.
2	Walls	Brick work will be done with good quality Bricks, all outer walls are 8' thick, main partition walls are 5" thick and all inner walls 3" thick respectively. Brick walls with internal pop finish and external weather proof paint.
3	Flooring	Vitrified tiles in the inside flat. Marble / kota / tiles in the staircase & lobby.
4	Doors	Wooden frames with flash door.
5	Windows	Anodized Aluminum sliding windows with clear glass.
6	Kitchen	Granite counter top with glazed tiles upto 2 feet over counter.
7	Toilets	Glazed tiles upto door height, hot & cold water point with C.P. fittings.
8	Electric	Concealed wiring with copper wire and branded switches.

Extra Work : If any extra work be made by instance of the **Purchasers** the charges for the said works will be paid to the **Developer** by the **Purchasers** herein.

THE SCHEDULE 'I' ABOVE REFERRED TO
(Common Service Area)
COMMON AREAS COMMON TO THE CO-OWNER
PART – I

1. Open and / or paths and passages.
2. Space / room for water pump with motor and overhead water tank.
3. Staircase lobby and landing.
4. Ultimate Roof / Terrace of the building.
5. Lift.
6. Gymnasium.
7. Swimming pool.
8. Community Hall.
9. Club.
10. Generator.

COMMON INSTALLATION COMMON TO THE CO-OWNER
PART – II

1. Drains sewers, Septic tank, Overhead Water tank and pipes from the building to the panchayat duct.
2. Grills railing for staircase.
3. Water pump with motor and water distribution pipe (save those inside any unit).
4. Electrical installations and Electric meter place.
5. Electrical wiring fittings and other accessories for lighting the staircase lobby and other common areas.
6. Water sewerage evacuation pipes from the unit to drains and sewers common to the building.

(Common Service Area)
PART – III

1. **MAINTAINENCE :** The **Purchaser** shall pay **Rs. -----/- + GST** per sq.ft. in respect of super built up area of **his Flat** as maintenance charge. The **Purchaser** shall pay to the **Developer** the maintenance charges of the said building within **7 (Seven) days** of every month till the formation of the Owner's Association. The Maintenance Charges shall become payable from the Possession Date. The Maintenance Authority / Owner's Association shall be entitled to revise and increase the Maintenance Charges from time to time and the **Purchaser** shall not be entitled to object therein.
2. **OPERATION :** All expenses for running and operating al machinery equipments and installations comprised in the common areas and installations including water

pump with motor and including the costs or repairing renovating and replacing the same.

3. STAFF : The salaries and all other expenses of the staff to be employed for the common purpose including their bonus and other emoluments and benefits.

4. ASSOCIATION : Establishment and all other expenses of the Association including its formation office establishment and miscellaneous expenses.

5. RESERVES : All creating of fund for replacement renovation and / or other periodic expenses.

6. INSURANCE : Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightening, Civil commotion, etc.

7. OTHERS : All other expenses and outgoings including litigation expenses as are incurred by the Owner and or the Association for the common purpose.

THE SCHEDULE 'J' ABOVE REFERRED TO
PAYMENT SCHEDULE

Part-I

The total consideration of the said **residential Flat** is fixed and settled by the parties for a sum of **Rs.-----/- (Rupees -----)** only inclusive of GST only which is to be paid by the **Purchaser** to the **Promoter** on or before the execution of these presents.

Additional Payments payable wholly by the Purchaser

Part-II

(a). Sales tax, GST, contract tax, VAT, betterment and / or development charges and any other tax, duty, levy or charge that may be applicable, imposed or charged, if any, in connection with construction or transfer of the said residential **Flat** and **Car Parking Space** in favour of the **Purchasers**. Any liability arising on account of Service Tax is to be collected by the **Owners / Developer** from the **Purchasers** and deposited with the competent authority thereof.

(b). Stamp duty, registration fee and all other taxes, levy, miscellaneous and other allied expenses relating to the Memorandum, the Deed of Conveyance and all other papers and documents that may be executed and / or registered relating to the said residential **Flat** and **Car Parking Space** as also the additional stamp duty, additional registration fee, penalty, interest or any other levy, if any, that may be imposed or payable in this regard at any time. **(c).** Charges levied by the **Owners / Developer** for any additional or extra work done including demolition or any additional amenity or facility provided or any change, additions, alternations or variation made in the said residential **Flat** and **Car Parking Space** including the costs, charges and expenses for revision of the Plans to the extent if relates to such charges, additions, alterations or variation.

(d). SUCH other expenses including printing and stationary as also additional litigation expenses incurred in respect of any dispute with the Municipality, Corporation, Improvement Trust or any other legal authority or the government and with Insurance Company in relating to the same as deemed by the Vendors or the Committee entrusted with the management and upkeep of the said Building.

(e). The expenses of maintaining, repairing, replacing, redecorating etc. of the main structure and in particular the gutters and rain water pipes of the building water pipes, sewers line and electric wires in under or upon the building and enjoyed or used by the **Purchasers** in common with the vendor and other occupiers of the other flats and car parking spaces and main entrance, passages, landings and staircases, roof of the building as enjoyed by the **Purchasers** or used by **their** in common as aforesaid and the boundary walls of the building and compound etc. The cost of cleaning and lighting the passage, landing stair case and other parts of the building enjoyed or used by the **Purchasers** in common as aforesaid.

(f). The costs of maintaining and decorating the exterior of the building.

(g). The costs and expenses for running operations and maintaining water pump, electric motors etc.

(h). The salaries of the clerks, chowkidars, sweepers, mistry and caretakers etc.

- (i). The costs of working and maintenance of other lights and services charges.
- (j). The proportionate rates and outgoings in respect of the said residential **Flat** and **Car Parking Space** which is otherwise to be borne and paid by its owners.
- (k). Maintenance of regular water supply to the flats.
- (l). Security Deposit & Service charges for sanction of new and separate electric meter from WBSEB / CESC in the name of the **Purchasers**.
- (m). Formation of the Association for the Common Purpose.

IN WITNESS WHEREOF the Parties have hereunder set and subscribed their hands and seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the **parties** at KOLKATA

In the presence of :-

1.

2.

(1). Sri. Binay kumar Singh and (2). Sri. Rinku Shaw As constituted Power of Attorney Holder of (1). SAWKAT ALI LASKAR, (2). SHIVRATHI PROJECTS PRIVATE LIMITED, (3). SHIVRATHI PROMOTERS PRIVATE LIMITED, (4). SHIVRATHI BUILDERS PRIVATE LIMITED and BHABATARAN GHOSH

Signature of the **VENDOR**

Signature of the Signature of the **DEVELOPERS / Confirming Party**

Signature of the **PURCHASERS**

**Read over, Explained, Drafted
& Prepared By me as per
documents and information
supplied to me :-**

**Sri. Swapnadip Das,
Advocate.**

6, Old Post Office Street,
Gr. Floor, Room No. 56
Kolkata - 700 001

☎ 9830168651 ☎

☎ (033) 22481990 ☎

E.Mail : swapnadip_das@ yahoo.com

Enrolment no. WB/1782/02

Memo of consideration

(1). SRI. BINAY KUMAR SINGH and **(2). SRI. RINKU SHAW**, partner of **VENI REALTORS LLP**, hereby received of and from the within named **Purchaser/s, (1).**

and **(2).** , within mentioned sum of **Rs.**

/- (Rupees) only as full and final consideration as per

Memo below : -

Sl. no.	Dated	Mode of Payment	Amount in Rupees
1.			
2.			

3.			
4.			
5.			

Total : Rs. /-
(Rupees
) only

SIGNED, SEALED & DELIVERED
at Kolkata In the presence of :-

1.

2.

Signature of the **DEVELOPERS /**
Confirming Party