

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is executed on this the _____ day of _____, **TWO THOUSAND AND TWENTY-**_____ (_____).

-BETWEEN-

1. MRS. PRAMILA JANA [PAN NO. AOEPJ9132Q] [AADHAR NO. 9280 5263 1793],
wife of Mr. Goutam Jana, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian and residing at Dashadrone, Manik Tala Khelar Math, P.O.- Rajarhat-Gopalpur, P.S.- Baguiati, Kolkata- 700136, in the District of North-24 Parganas, West Bengal,

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2. MR. PARTHA JANA [PAN NO. AMWPJ4537B] [AADHAR NO. 4593 7272 7705], son of Mr. Goutam Jana, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Dashadrone, Manik Tala Khelar Math, P.O.- Rajarhat-Gopalpur, P.S.- Baguiati, Kolkata- 700136, in the District of North-24 Parganas, West Bengal, **3. MRS. MOUSUMI CHAKRABORTY [PAN NO. AJOPC0937B] [AADHAR NO. 8355 4579 9996]**, daughter of Mr. Goutam Jana and wife of Mr. Ashim Chakraborty, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian and residing at 30A, Nabanagar, P.O.+P.S.- Jadavpur, Kolkata- 700032, **4. MR. PRAITOSH GAIN [PAN NO. AHUPG3938Q] [AADHAR NO. 3146 2268 9131]**, son of Late Manindranath Gain, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BA-14/2, Deshbandhunagar, Baguiati, P.O.- Deshbandhunagar, P.S.- Baguiati, Kolkata- 700059, in the District of North-24 Parganas, West Bengal, **5. MRS. TANUJA JANA [PAN NO. AOEPJ96133R] [AADHAAR NO. 3643 5088 1412]**, Wife of Mr. Uttam Jana, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at Dashadrone, Manik Tala Khelar Math, P.O.- Rajarhat Gopalpur, P.S. Baguiati, Pin- 700136, District- North 24 Parganas, West Bengal, **6. MR. UTTAM JANA [PAN NO. ANOPJ2679P] [AADHAAR NO. 4779 8020 7585]**, Son of Late Nandalal Jana and Late Purnima Jana, by faith- Hindu, by Nationality- Indian, by occupation- Retired, residing at Dashadrone, Manik Tala Khelar Math, P.O.- Rajarhat Gopalpur, P.S. Baguiati, Pin- 700136, District- North 24 Parganas, West Bengal. **7. MRS. RIYA MAITY [PAN NO. CVGPM6662P] [AADHAAR NO. 4855 7425 4533]**, Daughter of Mr. Uttam Jana and Wife of Mr. Debasis Maity, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at Dashadrone, Manik Tala Khelar Math, P.O.- Rajarhat Gopalpur, P.S. Baguiati, Pin- 700136, District- North 24 Parganas, West Bengal. **8. MS. RITUPARNA JANA [PAN NO. BCIPJ0191C] [AADHAAR NO. 5024 8032 5920]**, Daughter of Mr. Uttam Jana, by faith- Hindu, by Nationality- Indian, by occupation- Service, residing at Dashadrone, Manik Tala Khelar Math, P.O.- Rajarhat Gopalpur, P.S. Baguiati, Pin- 700136, District- North 24 Parganas, West Bengal, **9. "NIRMAN REALTY" [PAN NO. AAFTN7500R]**, a partnership firm having registered office located at AB-421, Suchetana Apartment, Flat No. G/A, Ground Floor, Samarpally, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North 24 Parganas with the provisions to change or shift the same to more convenient and better place or places or to open such other branch office/offices, City office/offices, as may be

thought expedient within the territory of India, represented by its Partners namely **(a) MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **(b) MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal. **(c) MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, **10. M/s. SOMENATH NIRMAN PRIVATE LIMITED [PAN NO. AATCS4119C]** a company duly incorporated under the relevant provisions of the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **11. KEDARNATH NIRMAN PRIVATE LIMITED [PAN NO. AAFCK2477H]** a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **12. CHANDRA SEKHAIR NIRMAN PRIVATE LIMITED, [PAN NO. AAFCC3453R]**, a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation-

Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, hereinafter jointly referred to and collectively called as **'OWNERS'** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their successor, successors-in-interest and assigns) of the **FIRST PART**.

The VENDORS/OWNERS Nos. 1 to 8 are represented by their **Constituted Attorney- 1. "NIRMAN REALTY" [PAN NO. AAFTN7500R]**, a partnership firm having registered office located at AB-421, Suchetana Apartment, Flat No. G/A, Ground Floor, Samarpally, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North 24 Parganas with the provisions to change or shift the same to more convenient and better place or places or to open such other branch office/offices, City office/offices, as may be thought expedient within the territory of India, represented by its Partners namely **(a) MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **(b) MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal. **(c) MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, **2. M/s. SOMENATH NIRMAN PRIVATE LIMITED [PAN NO. AATCS4119C]** a company duly incorporated under the relevant provisions of the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **3. KEDARNATH NIRMAN PRIVATE LIMITED [PAN NO. AAFCK2477H]** a Private

Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal and **4. CHANDRA SEKHAR NIRMAN PRIVATE LIMITED, [PAN NO. AAFCC3453R]**, a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, the Owners Nos. 1 to 3 by virtue of Development Power of Attorney after registered Development Agreement dated 23rd day of May, 2022, which was duly registered in the office of the Additional Registrar of Assurances-II, Kolkata, and recorded in Book No. I, Volume No. 1902-2022, from pages 229805 to 229841, being No. 190205562 for the year 2022, the Owner Nos. 4, by virtue of Development Power of Attorney after registered Development Agreement dated 23rd day of May, 2022, which was duly registered in the office of the Additional Registrar of Assurances-II, Kolkata, and recorded in Book No. I, Volume No. 1902-2022, from pages 229842 to 229873, being No. 190205563 for the year 2022 and the Owners Nos. 5 to 8 by virtue of Development Power of Attorney after registered Development Agreement dated 29th day of June, 2022, which was duly registered in the office of the Additional Registrar of Assurances-II, Kolkata, and recorded in Book No. I, Volume No. 1902-2022, from pages 278547 to 278566, being No. 190207235 for the year 2022.

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“NIRMAN REALTY” [PAN NO. AAFTN7500R], a partnership firm having registered office located at AB-421, Suchetana Apartment, Flat No. G/A, Ground Floor, Samarpally, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North 24 Parganas with the provisions to change or shift the same to more convenient and better

place or places or to open such other branch office/offices, City office/offices, as may be thought expedient within the territory of India, represented by its Partners namely **(a) MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **(b) MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal. **(c) MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, **2. M/s. SOMENATH NIRMAN PRIVATE LIMITED [PAN NO. AATCS4119C]** a company duly incorporated under the relevant provisions of the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **3. KEDARNATH NIRMAN PRIVATE LIMITED [PAN NO. AAFCK2477H]** a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal and **4. CHANDRA SEKHAR NIRMAN PRIVATE LIMITED, [PAN NO. AAFCC3453R]**, a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO.**

8622 9101 1539], son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, hereinafter called and referred to as '**THE PROMOTER/DEVELOPER**' (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its successor-or-successors in office, administrators, legal representatives and assigns) of the **SECOND PART**.

-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 _____), represented by its authorized signatory, _____, (Aadhaar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall unless 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 _____), represented by its authorized partner, _____, (Aadhaar no. _____) authorized vide _____, hereinafter referred to as the "Allottee" (which expression shall unless 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. _____, (Aadhaar 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. _____, (Aadhaar no. _____)
 son of _____, aged about _____ for self and as
 the Karta of the Hindu Joint Mitakshara Family known as _____ HUF,
 having its place of business / residence at _____, (PAN
 _____), hereinafter referred to 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) of the **THIRD PART**.

WHEREAS:-

PART – A

1. One Nandalal Jana, son of Late Hazari Lal, purchased a land measuring 51 Satak more or less comprised in R.S. / L.R. Dag No. 217, lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 Pargnanas, from Mrs. Niroda Bala Jana wife of Late Tarini Jana, by virtue of a Sale Deed (Bengali Kobala) dated 9th day of November, 1960, registered in the office of the Sub-Registrar, Cossipore, Dum Dum in the District of 24 Parganas, presently North 24 Parganas and recorded in Book No. I, Volume No. 119, Page from 165 to 169, being No. 8456 for the year 1960 and this is to record that at the time of purchase of the aforesaid land the classification of the land was 'Bagan' thereafter converted to 'Bastu' and after having lawful physical possession of the said land, Nandalal Jana recorded his name at BL & LRO, Rajarhat, vide L.R. Khatian No. 199 as sole owner free from all encumbrances.
2. Nandalal Jana hereby sold 'Bastu' land measuring 13 Satak equivalent to 07 Cottahs 13 Chittacks 38 Sq. Ft. comprised in R.S. Dag No. 217 under L.R. Khatian No. 199, lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas to **MRS. PRAMILA JANA, LAND OWNER NO. 1 HEREIN**, wife of Sri. Goutam Jana, by virtue of a Sale Deed (Bengali Kobala) dated 9th day of June, 1993, registered in the office of the A.D.S.R. Bidhannagar in the District of North 24 Parganas and recorded

in Book No. I, Volume No. 96, Page from 383 to 388, being No. 14429 for the year 1993, free from all encumbrances and after having the lawful physical possession, Mrs. Pramila Jana also recorded her name in the office of the BL & LRO, Rajarhat vide L.R. Khatian No. 1117.

3. Nandalal Jana hereby sold another 'Bastu' land measuring 13 Satak equivalent to 07 Cottahs 13 Chittacks 38 Sq. Ft. comprised in R.S. Dag No. 217 under L.R. Khatian No. 199, lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas to **TANUJA JANA, LAND OWNER NO. 5 HEREIN**, wife of Sri. Uttam Jana by virtue of a Sale Deed (Bengali Kobala) dated 9th day of June, 1993, registered in the office of the A.D.S.R. Bidhannagar, in the District of North 24 Parganas and recorded in Book No. I, Volume No. 96, pages from 179 to 184, being No. 4403 for the year 1993, free from all encumbrances and after having the lawful physical possession Mrs. Tanuja Jana also recorded her name in the office of the BL & LRO, Rajarhat vide L.R. Khatian No. 1118.
4. Nandalal Jana also sold another 'Bastu' land measuring 3 Chittacks 10 Sq. Ft. comprised in R.S. Dag No. 217 under L.R. Khatian No. 199, lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas to Mrs. Meena Keshari, wife of Sri. Om Prakash Keshari by virtue of a Sale Deed dated 2nd day of June, 2003, registered in the office of the A.D.S.R. Bidhannagar (Salt Lake City) in the District of North 24 Parganas and recorded in Book No. I, Volume No. 468, Page from 244 to 266, being No. 08311 for the year 2003, free from all encumbrances, after having the lawful physical possession Mrs. Meena Keshari also recorded her name in the office of the BL & LRO, Rajarhat vide L.R. Khatian No. 2863.
5. Now Nandalal Jana became the sole owner of the remaining Bastu land measuring 25 Satak comprised in R.S. Dag No. 217 under L.R. Khatian No. 199, lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas.

6. Nandalal Jana, son of Late Hazari Lal Jana, purchased Sali Land measuring 06 Satak more or less comprised in R.S. / L.R. Dag No. 214, lying and situated at Mouza - Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 Pargnanas from Mrs. Niroda Bala Jana, wife of Late Tarini Jana, by virtue of a Sale Deed (Bengali Kobala) dated 9th day of November, 1960, registered in the office of the Sub-Registrar, Cossipore, Dum Dum in the District of 24- Parganas, presently North 24 Parganas and recorded in Book No. I, Volume No. 119, Page from 165 to 169, being No. 8456 for the year 1960 and after having lawful physical possession of the said land, Nandalal Jana recorded his name at BL & LRO, Rajarhat, vide L.R. Khatian No. 199 as sole owner free from all encumbrances.
7. Nandalal Jana sold the Sali land measuring 01 Cottah 04 Chittacks 35 Sq. Ft. comprised in R.S. Dag No. 214, L.R. Khatian No. 199, lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas to Mrs. Meena Keshari, wife of Sri. Om Prakash Keshari, by virtue of a Sale Deed dated 2nd day of June, 2003, registered in the office of the A.D.S.R. Bidhannagar (Salt Lake City) in the District of North 24 Parganas and recorded in Book No. I, Volume No. 468, Page from 244 to 266, being No. 08311 for the year 2003, free from all encumbrances. After having the lawful physical possession, Mrs. Meena Keshari also recorded her name in the office of the BL & LRO, Rajarhat vide L.R. Khatian No. 2863.
8. Nandalal Jana also sold the Sali land measuring sold 01 Cottah 08 Chittacks comprised in R.S. Dag No. 214 under L.R. Khatian No. 199, lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas to **MR. PARITOSH GAYEN (HEREIN REFERRED AS LAND OWNER NO. 4)**, son of Late Manindranath Gayen, by virtue of a Sale Deed dated 2nd day of June, 2003, registered in the office of the A.D.S.R. Bidhannagar (Salt Lake City) in the District of North 24 Parganas and recorded in Book No. I, Volume No. 378, Page from 256 to 273, being No. 06715 for the year 2003, free from all encumbrances and after having the lawful physical

possession, Mr. Paritosh Gayen also recorded his name in the office of the BL & LRO, Rajarhat vide L.R. Khatian No. 1126.

9. Now, the said Nandalal Jana became the absolute owner of remaining ALL THAT piece and parcel of Sali land measuring 2 Satak equivalent to 13 Chittacks and 41 Sq. Ft. comprised in R.S./L.R. Dag No. 214, L.R. Khatian No. 199, appertaining to Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 Pargnanas free for all encumbrances.
10. Nandalal Jana, son of Late Hazari Lal Jana, purchased ALL THAT piece and parcel of 'Doba' land measuring an area of 3 Satak equivalent to 1 Cottah 13 chittacks 1 sq. ft. comprised in R.S. / L.R. Dag No. 218, lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas from Mrs. Niroda Bala Jana, wife of Late Tarini Jana, by virtue of a Sale Deed (Bengali Kobala) dated 9th day of November, 1960, registered in the office of the Sub-Registrar, Cossipore, Dum Dum in the District of 24- Parganas, presently North 24 Parganas and recorded in Book No. I, Volume No. 119, Page from 165 to 169, Being Deed No. 8456 for the year 1960 and while in lawful possession of the entire land, the said Nandalal Jana recorded his name at BL & LRO, Rajarhat, vide L.R. Khatian No. 199 as sole owner.
11. One Purnima Jana, wife of Nandalal Jana, purchased ALL THAT piece and parcel of "Danga" land measuring an area of 4 Cottahs 00 Chittacks comprised in R.S. / L.R. Dag No. 224, appertaining to Mouza- Dasadrone, J. L. No. 4, R.S. No.150, Touzi No. 2998 from Sri Biharilal Sardar son of Late Nabin Chandra Sardar, by virtue of a Sale Deed (Bengali Kobala) in the year 1979, registered in the office of the Additional District Registrar Barasat, in the District of 24 Parganas, presently North 24 Parganas, and recorded in Book No. I, Volume No. 6 Page from 282 to 287, being No. 496 for the year 1979, and while in lawful possession of the entire land, the said Purnima Jana recorded her name in the office of BL & LRO, Rajarhat vide L.R. Khatian No.248, as sole owner.
12. While in lawful possession of the aforesaid properties, the said Nandalal Jana died intestate on 20-01-2018, leaving behind his wife namely Purnima Jana and two sons

namely Goutam Jana and Uttam Jana as his legal heirs and successors and each of them are entitled to one-third share therein.

13. Thereafter, Purnima Jana died intestate on 20-05-2021, leaving behind her two sons namely Goutam Jana and Uttam Jana as his legal heirs and successors and each of them are entitled to undivided one-half share therein.
14. By virtue of law of inheritance and devolution of property, the said Mr. Goutam Jana & Mr. Uttam Jana inherited all the afore mentioned land situated at Mouza- Dasadrone, J. L. No. 4, R.S. No.150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas, free from all encumbrances, equally as follows:-

Name	R.S. Dag No.	L.R. Khatian No.	Area of Land	Nature of Land	Inherited from
Goutam Jana	217	199	07 Cottahs 07 Chittacks 18 Sq. Ft.	Bastu	Nandalal Jana
Goutam Jana	214	199	6 Chittacks 43 Sq. Ft.	Shali	Nandalal Jana
Goutam Jana	218	199	14 Chittacks 23 Sq. Ft.	Doba	Nandalal Jana
Goutam Jana	224	248	2 Cottahs	Danga	Purnima Jana
Uttam Jana	217	199	07 Cottahs 07 Chittacks 18 Sq. Ft.	Bastu	Nandalal Jana
Uttam Jana	214	199	6 Chittacks 43 Sq. Ft.	Shali	Nandalal Jana
Uttam Jana	218	199	14 Chittacks 23 Sq. Ft.	Doba	Nandalal Jana
Uttam Jana	224	248	2 Cottahs	Danga	Purnima Jana

15. Thereafter, Mr. Goutam Jana gifted and transferred Bastu land measuring 01 cottah 8 chittacks out of 7 cottah 7 chittack 18 sq. ft. comprised in R.S. Dag No. 217 under

L.R. Khatian No. 199, situated and lying at Mouza - Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas, to his brother **MR. UTTAM JANA, LAND OWNER NO. 6 HEREIN**, by executing a Deed of Gift dated 22-04-2022, duly registered at ADSR Rajarhat, New Town, in the District of North 24 Parganas and recorded in Book No. I, Volume No. 1523-2022, Page from 358759 to 358782, being No. 152308537 for the year 2022, and rest of the land measuring 05 Cottahs 15 Chittacks 18 sq. Ft. comprised in R.S. Dag No. 217 was solely enjoyed by him.

16. Mr. Uttam Jana, the Land Owner No. 6 herein, became the lawful and absolute owner by law of inheritance and by Deed of Gift of the following area of land lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas, free from all encumbrances:

Name	R.S./L.R. Dag No.	L.R. Khatian No.	Area of Land	Nature of Land
Uttam Jana	217	199	8 Cottah 15 Chittacks 18 Sq. Ft.	Bastu
Uttam Jana	214	199	6 Chittacks 43 Sq. Ft.	Shali
Uttam Jana	218	199	14 Chittacks 23 Sq. Ft.	Doba
Uttam Jana	224	248	2 Cottah 00 Chittacks 00 Sq. Ft.	Danga

17. By virtue of a Deed of Gift dated 22nd April, 2022, registered in the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, Volume No. 1523-2022, Page from 358706 to 358738, being No. 152308535 for the year, 2022, said Mr. Goutam Jana, son of Late Nandalal Jana, gifted and transferred the following land lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas, to his son Mr. Partha Jana, the Land Owner No. 2 herein and to his

daughter Mrs. Mousumi Chakraborty the Land Owner No. 3 and the land is free from all encumbrances and the distribution of Gift as follows:-

Name	R.S. Dag No.	L.R. Khatian No.	Area of Land	Nature of Land
Partha Jana	217	199	2 Cottahs 15 Chittacks 32 Sq. Ft.	Bastu
Mousumi Chakraborty	217	199	2 Cottahs 15 Chittacks 31 Sq. Ft.	Bastu
Partha Jana	214	199	3 Chittacks 22 Sq. Ft.	Shali
Mousumi Chakraborty	214	199	3 Chittacks 21 Sq. Ft.	Shali
Partha Jana	218	199	7 Chittacks 12 Sq. Ft.	Doba
Mousumi Chakraborty	218	199	7 Chittacks 11 Sq. Ft.	Doba
Partha Jana	224	248	1 Cottah	Danga
Mousumi Chakraborty	224	248	1 Cottah	Danga

18. Mr. Partha Jana, the Landowner No. 2 herein, is absolutely seized and possessed of or otherwise well and sufficiently entitled to the following area of land lying and situates Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S.- Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas:

L. R. Khatian No.	R.S. Dag No.	Area	Classification
199	217	2 Cottahs 15 Chittacks 32 Sq. Ft.	Bastu
199	214	3 Chittacks 22 Sq. Ft.	Shali
199	218	7 Chittacks 12 Sq. Ft.	Doba
248	224	1 Cottahs 00 Chittacks 00 Sq. Ft.	Danga

19. Hence, **MR. PARTHA JANA, THE LAND OWNER NO. 2 HEREIN**, is the absolute and lawful owner of total area of land measuring 4 Cottahs 10 Chittacks 21 sq. ft. comprised in R.S. / L.R. Dag No. 217, 214, 218, 224, L.R. Khatian No. 199 and 248,

lying and situates at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S.- Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas, having free from all encumbrances.

20. Mrs. Mousumi Chakraborty, the Landowner No. 3, is absolutely seized and possessed of or otherwise well and sufficiently entitled to the following area of land lying and situates Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S.- Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas:

L. R. Khatian No.	R.S. Dag No.	Area	Classification
199	217	02 Cottahs 15 Chittacks 32 Sq. Ft.	Bastu
199	214	03 Chittacks 21 Sq. Ft.	Shali
199	218	07 Chittacks 11 Sq. Ft.	Doba
248	224	1 Cottahs 00 Chittacks 00 Sq. Ft.	Danga

21. Hence, **MRS. MOUSUMI CHAKRABORTY, THE LANDOWNER NO. 3 HEREIN**, is the absolute and lawful owner of total area of land measuring 4 Cottahs 10 Chittacks 18 sq. ft. comprised in R.S. / L.R. Dag No. 217, 214, 218, 224, L.R. Khatian No. 199 and 248, lying and situates at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S.- Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas, having free from all encumbrances.
22. By virtue of a Deed of Gift dated 22nd April, 2022, registered in the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, Volume No. 1523-2022, Page from 358783 to 358814, being No. 152308538 for the year 2022, said Mr. Uttam Jana, son of Late Nandalal Jana, gifted and transferred the following land lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas, to his two daughters namely **Mrs. Riya Maity, the Land Owner No. 7 herein and Mrs. Rituparna Maity, the Land Owner No. 8 herein** and the land is free from all encumbrances and the distribution of Gift as follows:-

Name	R.S./L.R. Dag No.	L.R. Khatian No.	Area of Land	Nature of Land

Riya Maity	217	199	12 Chittacks 23 Sq. Ft.	Bastu
Rituparna Jana	217	199	12 Chittacks 23 Sq. Ft.	Bastu
Riya Maity	214	199	03 Chittacks 21 Sq. Ft.	Shali
Rituparna Jana	214	199	03 Chittacks 22 Sq. Ft.	Shali
Riya Maity	224	248	1 Cottah	Danga
Rituparna Jana	224	248	1 Cottah	Danga

23. Mrs. Riya Maity, the Landowner No. 7 herein, is absolutely seized and possessed of or otherwise well and sufficiently entitled to the following area of land lying and situates Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S.- Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas:

L. R. Khatian No.	R.S./L.R. Dag No.	Area	Classification
199	217	12 Chittacks 23 Sq. Ft.	Bastu
199	214	03 Chittacks 21 Sq. Ft.	Shali
248	224	01 Cottah 00 Chittack 00 Sq. Ft.	Danga

24. Hence, **MRS. RIYA MAITY, THE LAND OWNER NO. 7 HEREIN**, is the absolute and lawful owner of total area of land measuring 1 Cottahs 15 Chittacks 44 sq. ft. comprised in R.S. / L.R. Dag No. 217, 214 and 224, L.R. Khatian No. 199 and 248, lying and situates at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S.- Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas, having free from all encumbrances.

25. Mrs. Rituparna Maity, the Landowner No. 8 herein, is absolutely seized and possessed of or otherwise well and sufficiently entitled to the following area of land lying and situates Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S.- Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas:

L. R. Khatian No.	R.S./L.R. Dag No.	Area	Classification
199	217	12 Chittacks 23 Sq. Ft.	Bastu

199	214	03 Chittacks 21 Sq. Ft.	Shali
248	224	01 Cottah 00 Chittack 00 Sq. Ft.	Danga

26. Hence, **MRS. RITUPARNA MAITY, THE LAND OWNER NO. 8 HEREIN**, is the absolute and lawful owner of total area of land measuring 1 Cottahs 15 Chittacks 44 sq. ft. comprised in R.S. / L.R. Dag No. 217, 214 and 224, L.R. Khatian No. 199 and 248, lying and situates at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S.- Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas, having free from all encumbrances.
27. Now, **MR. UTTAM JANA, LANDOWNER NO. 6 HEREIN**, is absolutely seized and possessed of or otherwise well and sufficiently entitled to the following area of land lying and situates Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S.- Previously Rajarhat, Presently Baguiati, in the District of North 24-Pargnanas:

L. R. Khatian No.	R.S./L.R. Dag No.	Area	Classification
199	217	7 Cottah 06 Chittacks 18 Sq. Ft.	Bastu
199	218	14 Chittacks 23 Sq. Ft.	Doba

28. Being the absolute and lawful joint owners of the land admeasuring an area of 17 Cottahs 02 Chittacks 11 Sq.Ft. more or less, lying and situate under Mouza- Dasadrone, J. L. No. 04, R.S. No. 150, Touzi No. 2998, comprised under R.S. / L.R. Dag No. 217, 214, 218, 224, under L.R. Khatian 199, 1117, 248, P.S.- Previously Rajarhat, Presently Baguiati, within the local limits of the Bidhannagar Municipal Corporation, Ward No. 5, said **MRS. PRAMILA JANA, MR. PARTHA JANA and MRS. MOUSUMI CHAKRABORTY, BEING LAND OWNER NOS. 1, 2 & 3 HEREIN** along with the Developer herein entered into a registered Development Agreement dated 23rd May, 2022, executed and registered before the office of the Additional Registrar of Assurances-II, Kolkata, and recorded in Book No. I, Volume No. 1902-2022, from pages 228972 to 228972, being No. 190205535 for the year 2022.

29. Thereafter a by virtue of a registered Development Power of Attorney after registered Development Agreement dated 23rd day of May, 2022, **MRS. PRAMILA JANA, MR. PARTHA JANA and MRS. MOUSUMI CHAKRABORTY, BEING LAND OWNERS NO. 1, 2 & 3 HEREIN** appointed and nominated **1. "NIRMAN REALTY" [PAN NO. AAFTN7500R]**, a partnership firm having registered office located at AB-421, Suchetana Apartment, Flat No. G/A, Ground Floor, Samarpally, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North 24 Parganas with the provisions to change or shift the same to more convenient and better place or places or to open such other branch office/offices, City office/offices, as may be thought expedient within the territory of India, represented by its Partners namely **(a) MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **(b) MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal. **(c) MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, **2. M/s. SOMENATH NIRMAN PRIVATE LIMITED [PAN NO. AATCS4119C]** a company duly incorporated under the relevant provisions of the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **3. KEDARNATH NIRMAN PRIVATE LIMITED [PAN NO. AAFCK2477H]** a Private

Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal and **4. CHANDRA SEKHAR NIRMAN PRIVATE LIMITED, [PAN NO. AAFCC3453R]**, a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, as their constituted power of attorney which was duly executed and registered in the office of the Additional Registrar of Assurances-II, Kolkata, and recorded in Book No. I, Volume No. 1902-2022, from pages 229805 to 229841, being No. 190205562 for the year 2022.

30. Being the absolute and lawful joint owners of the land admeasuring an area of 20 Cottahs 02 Chittacks 32 Sq.Ft. more or less, lying and situate under Mouza- Dasadrone, J. L. No. 04, R.S. No. 150, Touzi No. 2998, comprised under R.S. / L.R. Dag No. 217, 214, 218 and 224, under L.R. Khatian 199, 1118, 248, P.S.- Previously Rajarhat, Presently Baguiati, within the local limits of the Bidhannagar Municipal Corporation, Ward No. 5, said **MRS. TANUJA JANA, MR. UTTAM JANA, MRS. RIYA MAITY and MS. RITUPARNA JANA, BEING LAND OWNERS NO. 5, 6, 7 & 8 HEREIN** along with the promoter herein entered into a registered Development Agreement dated 29th June, 2022, executed and registered before the office of the Additional Registrar of Assurances-II, Kolkata, and recorded in Book No. I, Volume No. 1902-2022, from pages 278421 to 278468, being No. 190207230 for the year 2022.

31. Thereafter a by virtue of a registered Development Power of Attorney after registered Development Agreement dated 29th day of June, 2022, **MRS. TANUJA JANA, MR. UTTAM JANA, MRS. RIYA MAITY and MS. RITUPARNA JANA, BEING LAND OWNERS NO. 5, 6, 7 & 8 HEREIN** appointed and nominated **1. "NIRMAN REALTY" [PAN NO. AAFTN7500R]**, a partnership firm having registered office located at AB-421, Suchetana Apartment, Flat No. G/A, Ground Floor, Samarpally, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North 24 Parganas with the provisions to change or shift the same to more convenient and better place or places or to open such other branch office/offices, City office/offices, as may be thought expedient within the territory of India, represented by its Partners namely **(a) MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **(b) MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal. **(c) MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, **2. M/s. SOMENATH NIRMAN PRIVATE LIMITED [PAN NO. AATCS4119C]** a company duly incorporated under the relevant provisions of the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **3. KEDARNATH NIRMAN PRIVATE LIMITED [PAN NO. AAFCK2477H]** a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MRS. SATHI MONDAL [PAN NO. AYJPM5732G]**

[AADHAAR NO. 6531 9467 2851], wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal and **4. CHANDRA SEKHAR NIRMAN PRIVATE LIMITED, [PAN NO. AAFCC3453R]**, a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, as their constituted power of attorney which was duly executed and registered in the office of the Additional Registrar of Assurances-II, Kolkata, and recorded in Book No. I, Volume No. 1902-2022, from pages 278547 to 278566, being No. 190207235 for the year 2022.

PART – B

32. One Nandalal Jana, son of Late Hazari Lal Jana, purchased a land measuring 60 Satak land more or less comprised in R.S./L.R. Dag No. 217, 218, 214, lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 Parganas from Mrs. Niroda Bala Jana, wife of Late Tarini Jana, by virtue of a Sale Deed (Bengali Kobala) dated 9th Day of November, 1960, registered in the office of the Sub-Registrar, Cossipore Dum Dum, in the District of 24-Parganas, presently North 24 Parganas and recorded in Book No. I, Volume No. 119, Page from 165 to 169, being No. 8456 for the year 1960 and after having lawful physical possession of the said, land Nandalal Jana recorded his name B.L. & L.R.O., Rajarhat, vide L.R. Khatian No. 199 as sole owner free from all encumbrances.

33. Nandalal Jana sold the "Sali" land measuring 01 Kata 08 Chittacks comprised in R.S. Dag No. 214 under L.R. Khatian No. 199, lying and situated at Mouza- Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 Parganas, within the local limits of (formerly Bidhannagar Municipal Corporation) presently Bidhannagar Municipal Corporation Wad No. 5 to Mr. Paritosh Gain, son of Late Manindra Nath Gain, the Landowner No. 4 herein, by virtue of a Sale Deed dated 2nd day of

June, 2003, registered in the office of the A.D.S.R. Bidhannagar (Salt Lake City) in the District of North 24 Parganas and recorded in Book No. I, Volume No. 378, Page from 256 to 273, being No. 06715 for the year 2003, free from all encumbrances and after having the lawful possession Mr. Paritosh Gain also mutate his name in the office of the B.L. & L.R.O. Rajarhat vide L.R. Khatian No. 1126.

34. Nandalal Jana sold the Sali land measuring 01 Cottah 04 Chittacks 35 Sq. Ft. comprised in R.S. Dag No. 214, L.R. Khatian No. 199, lying and situated at Mouza-Dhasadrone, J.L. No. 4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24-Parganas to Mrs. Meena Keshari, wife of Sri. Om Prakash Keshari, by virtue of a Sale Deed dated 2nd day of June, 2003, registered in the office of the A.D.S.R. Bidhannagar (Salt Lake City) in the District of North 24 Parganas and recorded in Book No. I, Volume No. 468, Page from 244 to 266, being No. 08311 for the year 2003, free from all encumbrances. After having the lawful physical possession, Mrs. Meena Keshari also recorded her name in the office of the BL & LRO, Rajarhat vide L.R. Khatian No. 2863.

35. Being the absolute and lawful owners of the Sali land admeasuring an area of 1 Cottahs 08 Chittacks more or less, comprised in R.S. / L.R. Dag No. 214, under old L.R. Khatian 199, new Khatian No. 1126, lying and situate at Mouza- Dasadrone, J. L. No. 04, R.S. No. 150, Touzi No. 2998, P.S.- Previously Rajarhat, Presently Baguiati, within the local limits of the Bidhannagar Municipal Corporation, Ward No. 5, said **MR. PARITOSH GAIN, BEING THE LANDOWNER NO. 4 HEREIN** along with the Promoter herein entered into a registered Development Agreement dated 23rd May, 2022, executed and registered before the office of the Additional Registrar of Assurances-II, Kolkata, and recorded in Book No. I, Volume No. 1902-2022, from pages 229033 to 229086, being No. 190205536 for the year 2022.

36. Thereafter a by virtue of a registered Development Power of Attorney after registered Development Agreement dated 23rd day of May, 2022, **MR. PARITOSH GAIN, BEING THE LANDOWNER NO. 4 HEREIN** appointed and nominated **1. "NIRMAN REALTY" [PAN NO. AAFTN7500R]**, a partnership firm having registered office located at AB-421, Suchetana Apartment, Flat No. G/A, Ground Floor, Samarpally, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North 24 Parganas with the provisions to change or shift the same to more convenient and better place or places or to open such

other branch office/offices, City office/offices, as may be thought expedient within the territory of India, represented by its Partners namely **(a) MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith-Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **(b) MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal. **(c) MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, **2. M/s. SOMENATH NIRMAN PRIVATE LIMITED [PAN NO. AATCS4119C]** a company duly incorporated under the relevant provisions of the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **3. KEDARNATH NIRMAN PRIVATE LIMITED [PAN NO. AAFCK2477H]** a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal and **4. CHANDRA SEKHAIR NIRMAN PRIVATE LIMITED, [PAN NO. AAFCC3453R]**, a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash

Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, as his constituted power of attorney which was duly executed and registered in the office of the Additional Registrar of Assurances-II, Kolkata, and recorded in Book No. I, Volume No. 1902-2022, from pages 229842 to 229873, being No. 190205563 for the year 2022.

37. By a Sale Deed dated 8th July, 2022, registered in the office of the A.D.S.R. Rajarhat and recorded in Book No. I, Volume No. 1523-2022, Pages 453012 to 453046, being No. 152311136 for the year 2022, **Mrs. Mina Keshri**, wife of Om Prakash Keshri, sold, transferred and conveyed **ALL THAT** Land measuring 01 Kata 08 Chittacks 00 Sq. Ft. [SALI land measuring 1 cottah 04 Chittacks 35 Sq. Ft. from R.S. Dag No. 214 & BASTU Land measuring 3 Chittacks 10 Sq. Ft. from R.S. Dag No. 217] comprised in R.S. Dag No. 214 and 217 under old L.R. Khatian No. 199, New L.R. Khatian No. 2863, lying and situated at Mouza- Dasadrone, J.L. No.4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 Parganas, within the local limits of (formerly Rajarhat Gopalpur Municipality) presently Bidhannagar Municipal Corporation Ward No. 5, in favour of **THE LAND OWNER NO. 9 HEREIN AND THE PROMOTER/DEVELOPER HEREIN, "NIRMAN REALTY" JANA (HEREIN REFERRED AS LAND OWNER NO. 9), [PAN NO. AAFTN7500R]**, a partnership firm having registered office located at AB-421, Suchetana Apartment, Flat No. G/A, Ground Floor, Samarpally, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North 24 Parganas with the provisions to change or shift the same to more convenient and better place or places or to open such other branch office/offices, City office/offices, as may be thought expedient within the territory of India, represented by its Partners namely **(a) MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **(b) MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal. **(c) MR. SARAT KUMAR MONDAL**

[**PAN NO. AENPM2492P**] [**AADHAR NO. 8622 9101 1539**], son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, **2. M/s. SOMENATH NIRMAN PRIVATE LIMITED [PAN NO. AATCS4119C]** a company duly incorporated under the relevant provisions of the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **3. KEDARNATH NIRMAN PRIVATE LIMITED [PAN NO. AAFCK2477H]** a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal and **4. CHANDRA SEKHAR NIRMAN PRIVATE LIMITED, [PAN NO. AAFCC3453R]**, a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, free from all encumbrances and charges whatsoever.

38. **THE LAND OWNER NO. 9 HEREIN AND THE PROMOTER/DEVELOPER HEREIN, "NIRMAN REALTY" [PAN NO. AAFTN7500R]**, a partnership firm having registered office located at AB-421, Suchetana Apartment, Flat No. G/A, Ground Floor, Samarpally, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North 24 Parganas with the provisions to change or shift the same to more convenient and better place or places or to open such other branch office/offices, City office/offices, as may be

thought expedient within the territory of India, represented by its Partners namely **(a) MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **(b) MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal. **(c) MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal,

2. M/s. SOMENATH NIRMAN PRIVATE LIMITED [PAN NO. AATCS4119C] a company duly incorporated under the relevant provisions of the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. BIKASH MONDAL [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256]**, son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal, **3. KEDARNATH NIRMAN PRIVATE LIMITED [PAN NO. AAFCK2477H]** a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MRS. SATHI MONDAL [PAN NO. AYJPM5732G] [AADHAAR NO. 6531 9467 2851]**, wife of Sri. Bikash Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North-24 Parganas, West Bengal and **4. CHANDRA SEKHAIR NIRMAN PRIVATE LIMITED, [PAN NO. AAFCC3453R]**, a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, represented by its director namely **MR. SARAT KUMAR MONDAL [PAN NO. AENPM2492P] [AADHAR NO. 8622 9101 1539]**, son of Late Abinash Chandra Mondal, by Faith- Hindu, by Occupation-

Business, by Nationality- Indian and residing at Krishnapur, Purbapara, P.O.- Kishnapur, P.S.- Baguiati, Kolkata- 700102, in the District of North-24 Parganas, West Bengal, has become the lawful and absolute owner of the land being **ALL THAT** Land measuring 01 Kata 08 Chittacks 00 Sq. Ft. [SALI land measuring 1Kata 04 Chittacks 35 Sq. Ft. from R.S. Dag No. 214 & BASTU Land measuring 3 Chittacks 10 Sq. Ft. from R.S Dag No. 217] land from R.S. Dag No. 214, 217 old L.R. Khatian No. 199, New L.R. Khatian No. 2863, lying and situated at Mouza- Dasadrone, J.L No.4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 Parganas, within the local limits of (formerly Rajarhat Gopalpur Municipality) presently Bidhannagar Municipal Corporation Ward No. 5, morefully and particularly described in the Schedule-A (Part-II) hereunder written.

39. The Owners herein have mutated their names in the records of the concerned authorities and has been paying the applicable rates and taxes without any default.

40. The Owners and the Developer pursuant to the Agreement for Development duly commenced the construction of multi-storied buildings comprising of Flats/ Units and Apartments in accordance with the sanctioned Plan No. **BMC/BPN/RG/887/96/21-22, dated 23/02/2023**, approved by the **Bidhannagar Municipal Corporation** consisting of several self-contained finished flats/apartments and car parking spaces, subsequently, in respect of the project known as "**NIRMAN VISTAA**".

41. The Promoter has registered the Project under the provisions of the Act with the West Bengal Real Estate Regulatory Authority at **KOLKATA** on _____ under registration no. _____.

42. While in the course of construction the Promoter invited offers for purchase of self contained flats/apartments along with one covered car parking space and the Purchasers herein offered to purchase **ALL THAT** the **APARTMENT NO.** _____, on the _____ **Floor** of the building being **Block-**_____, containing by estimation an area of _____ (_____) **Square Feet** more or less (**Carpet Area**) excluding balcony area of _____ (_____) **Square Feet** more or less appertaining to _____ (_____) **Square Feet** more or less (**Super Built Up Area**), flooring _____, consisting of _____ (_____) **Bed Rooms**, _____ (_____) **Living/Dining Room**, _____ (_____) **Kitchen**, _____(_____) **Toilets**,_____ (_____) **Balconies**, along with One _____ **Car Parking space** being **Car**

Parking No., situate at the _____ of the building, containing by estimation an area of _____ (_____) **Square Feet(Super Built Up Area)** more or less, flooring _____, at the Project known as “**NIRMAN VISTAA**”, hereinafter referred to as the said “**FLAT AND/OR UNIT**” more particularly described in the **SECOND SCHEDULE** hereunder written, constructed on the premises stated in the First Schedule hereunder written TOGETHERWITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building at and the consideration of the said Flat **Rs. _____/-(Rupees _____) only** along with Covered Car parking space consideration of **Rs. _____/-(Rupees _____) only**. The total consideration of the said Flat along with the Covered Car parking space sum of **Rs. _____/-(Rupees _____) only**.

43. The said Flat along with the Covered Car Parking Space and/or Unit is now since completed and the Purchasers have duly satisfied themselves as to the constructions, measurements, materials used, workmanship, the scheme of the Project and upon such satisfaction have now proceeded to have the Deed of Conveyance executed in their favour.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

In total consideration of the sum of **Rs. _____/-(Rupees _____) only** paid by the Purchasers herein to the Promoter (receipt whereof the Developer hereby by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the Purchasers) the Owners and Owner and/or Developer doth hereby sell, transfer and convey unto and in favour of the Purchasers herein the said Flat and/or Unit purchase **ALL THAT** the **APARTMENT NO.** _____, on the _____ **Floor** of the building being **Block-**_____, containing by estimation an area of _____ (_____) **Square Feet** more or less (**Carpet Area**) excluding balcony area of _____ (_____) **Square Feet** more or less appertaining to _____ (_____) **Square Feet** more or less (**Super Built Up Area**), flooring _____, consisting of _____ (_____) **Bed Rooms**, _____ (_____) **Living/Dining Room**, _____ (_____) **Kitchen**, _____ (_____) **Toilets**, _____ (_____) **Balconies**, along with One _____ **Car Parking space** being **Car Parking No.**, situate at the _____ of the building, containing by estimation an area of

_____ (_____) **Square Feet(Super Built Up Area)**more or less, flooring _____, at the Project known as **“NIRMAN VISTAA”**, constructed on the premises stated in the First Schedule hereunder written TOGETHERWITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building (morefully and more particularly described in the **SECOND SCHEDULE**) lying and situated at and upon the Premises described in the **FIRST SCHEDULE** hereunder written **TOGETHER WITH ALL** the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging or anywise appertaining thereto And ALL the estate, right, title, Interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Owners and/or Developer to the said piece of land and over the premises hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchasers absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter In respect of the same to the Government or any other public body or local authority in respect thereof and the Owners and/or Developer assure that The Purchasers shall be entitled to the rights, benefits and privileges attached to the said flat and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in common areas and common facilities in the building for the use occupation and enjoyment of the said flat as detailed in **THIRD SCHEDULE** hereunder written and/or describe and the Purchaser/s shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of maintenance, repair, renew, redecoration etc. of the common spaces as detailed in the **FOURTHSCHEDULE** hereunder written AND FURTHER that The Purchasers shall be entitled to the common easements and quasi easements affecting and attached to the Said Flat and/or Unit are as detailed in the **FIFTH SCHEDULE** hereunder written and/or described.

THE OWNERS and/or DEVELOPER COVENANT WITH THE PURCHASERS AS FOLLOWS:-

1. The Purchasers may from time to time and at all times hereafter peaceably and quietly

enter upon, occupy or possess and enjoy the said Flat and/or Unit and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for their own uses and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from the Owners and/or Developer herein or their successors or any of them or by any person or persons claiming or to claim, from, under or in trust for them or any of them.

2. The Purchasers shall hold the said Flat and/or Unit free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owners and/or Developer and well and sufficiently saved, defended kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Owners and/or Developer herein or by any other person or persons claiming or to claim by, from, under or in trust for them.
3. The Purchasers shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Owners and/or Developer or any other Co-owner who may have acquired before and who may hereafter acquire any right, title and interest similar to those acquired by the Purchasers under the terms of this conveyance.
4. The Purchasers undivided proportionate interest in land is impartible in perpetuity.
5. The Owners and/or Developer doth hereby further covenant with the Purchasers that the Purchasers may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Flat and/or Unit and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Owners and/or Developer or their heirs or anyone of them or by any person or persons claiming or to claim, from, under or in trust for him or anyone of them.
6. The Owners and/or Developer and all persons having or claiming any estate, right, title or Interest In the said Flat and/or Unit and premises hereby conveyed or any part

thereof by, from under or in trust for the Owners and/or Developer or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the Purchasers in the manner aforesaid as by the Purchasers, their heirs, executors or administrators and assigns shall be reasonably required.

THE PURCHASERS COVENANT/S WITH THE OWNERS AND/OR DEVELOPER AS FOLLOWS:-

1. The Purchasers admits and accepts that the **OWNERS AND/OR DEVELOPER** and/or their employees and/or agents and/or contractors shall be entitled to use and utilize the Block Common Portions and the Complex Common Portions for movement of building materials and for other purposes as may become necessary for completing the Construction of the Complex and/or extension thereof and the Purchasers shall not raise any objection in any manner whatsoever with regard thereto.
2. The Purchasers have understood the concept, layout and scheme of NIRMAN VISTAA to comprise of several Blocks and that all facilities and amenities in all Blocks along with other phases NIRMAN VISTAA which have been constructed or shall be constructed both shall jointly enjoyed the common amenities in the complex and any access and/or for the purpose of ingress in and egress from and/or through the common parts and portions of the said First Schedule land to the Complex and any other adjacent Complex developed by the Developer shall be permitted in perpetuity.
3. The Purchasers consents to be a member of the Association of Flat Owners to be formed by the Owners of **FLAT AND/OR UNIT** in the Complex, later within the entire project of NIRMAN VISTAA, for which Purchasers agrees and covenants:
 - i) To Co-Operate with The Other Co-Purchaser/s and the **OWNERS AND/OR DEVELOPER** /and /or the Association of Flat Owners in The Management and Maintenance of The Block/Complex/Project.
 - ii) **TO OBSERVE** the rules framed from time to time by the **OWNERS AND/OR**

DEVELOPER and /or the Association of Flat Owners for quiet and peaceful enjoyment of the Complex as a decent place for living.

- iii) **TO ALLOW** the **OWNERS AND/OR DEVELOPER** and /or the Association of Flat Owners with or without workmen to enter into the said **FLAT AND/OR UNIT** for the purpose of maintenance and repairs.
- iv) **TO PAY** and bear the common expenses and other outgoings and expenses since the date of possession and also the rates and taxes for and/or in respect of the said building including those mentioned in the **FOURTH SCHEDULE** hereunder written proportionately for the building and/or common parts/areas and wholly for the said **FLAT AND/OR UNIT** and/or to make deposit on account thereof in the manner mentioned hereunder to or with the **OWNERS AND/OR DEVELOPER** and upon the formation of the association of Flat Owners. Such amount shall be deemed to be due and payable on and from the **DATE OF POSSESSION** irrespective of the Purchasers taking actual possession of the said **FLAT AND/OR UNIT** at a later date or the said **FLAT AND/OR UNIT** has been taken possession of or not by the Purchasers.
- v) **TO DEPOSIT** the amounts reasonably required with the **OWNERS AND/OR DEVELOPER** and upon the formation with the association of Flat Owners as the said case may be towards the liability for the rates and taxes and other outgoings.
- vi) **TO PAY** charges for electricity in or relating to the said **FLAT AND/OR UNIT** wholly and proportionately relating to the **COMMON PORTIONS**.
- vii) **NOT TO** sub-divide the said **FLAT AND/OR UNIT** and/or the parking space or any portion thereof.
- viii) **NOT TO** do any act deed or thing or obstruct the further construction or completion of the said building in any manner whatsoever and notwithstanding any temporary construction in the Purchasers enjoyment of the said **FLAT AND/OR UNIT**.

- ix) **NOT TO** throws dirt, rubbish or other refuse or permits the same to be thrown or accumulated in the said building and/or compound or any portion of the building.
- x) **NOT TO** store or bring and allow to be stored and brought in the said **FLAT AND/OR UNIT** any goods or hazardous or combustible nature or which are so heavy as to affect or endanger the structures of the building or any portion of the building, any fittings or fixtures thereof including windows, floors etc. in any manner.
- xi) **NOT TO** hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage the construction of the building or any part thereof.
- xii) **NOT TO** fix or install air conditions in the said **FLAT AND/OR UNIT** save and except at the places which have been specified in the said **FLAT AND/OR UNIT** for such installation.
- xiii) **NOT TO** do or cause anything to be done in or around the said **FLAT AND/OR UNIT** which may cause or tend to cause or that amount to cause or affect any damage to any flooring or ceiling of the said **FLAT AND/OR UNIT** or adjacent to the said **FLAT AND/OR UNIT** or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.
- xiv) **NOT TO** damage or demolish or cause to be damaged or demolished the said **FLAT AND/OR UNIT** or any part thereof or the fittings and fixtures affixed thereto.
- xv) **NOT TO** close or permit the closing of verandahs or lounges or balconies or lobbies and common parts and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, lounges or any external walls or the fences, of external doors and windows of the said **FLAT AND/OR UNIT** which in the opinion of the **OWNERS AND/OR DEVELOPER** differs from the colour scheme of the building or deviation or which

in the opinion of the **OWNERS AND/OR DEVELOPER** may affect the elevation in respect of the exterior walls of the said building.

- xvi)** **NOT TO** install grill the design of which have not been suggested or approved by the Architect of the Developer.
- xvii)** **NOT TO** do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said **FLAT AND/OR UNIT** or any part of the said building or cause increased premium to be payable in respect thereof if the building is insured.
- xviii)** **NOT TO** raise any objection whatsoever to the **OWNER'S/DEVELOPER'S** dealing with all the unsold and open areas in the Complex in the manner as deemed fit and proper by the **OWNERS AND/OR DEVELOPER** subject to approval by the concerned authority.
- xix)** **NOT TO** make in the said **FLAT AND/OR UNIT** any structural addition and/or alteration such as beams, columns, partition walls etc. or improvement of a permanent nature except with the prior approval in writing of the **OWNERS AND/OR DEVELOPER** and/or any concerned authority.
- xx)** **NOT TO** use the said **FLAT AND/OR UNIT** or permit the same to be used for any purpose whatsoever other than residential purpose and shall not use for the purpose which may or is likely to cause nuisance or annoyance to occupiers of the other portions of the said building or to the owners and occupiers of the neighboring premises or for any illegal or immoral purpose.
- xxi)** **NOT TO** raise any objection upon the Developer undertaking additional construction in accordance with law and for the purpose the Purchasers have duly accorded its consent to the Developer applying for additional sanction vertically and /or laterally and raising additional construction and dealing with the same.
- xxii)** **NOT TO** raise any objection as and when the Owners and/or Developer erects, install, fix, mount hoarding, neon sign board, signage, mobile towers

etc at any place /location/roof of any block within the project and not to claim any right over the revenue arising out of such erection, installation, fixing, mounting of hoardings, neon sign boards, signages, mobile towers etc and for the purpose not to block the free access to any/all such installations.

- xxiii) **NOT TO** raise any objection in the event the Developer herein adds and /or amalgamates any other land or property in the surroundings to the Schedule property and the said additional /amalgamated lands shall be treated as part and parcel of the project and the Developer and all unit Purchasers shall be entitled to use and enjoy the internal Roads/Passages as common road for the schedule land and the additional land/amalgamated land and also of the entrances (both for ingress and egress) and all common amenities, facilities, shall also be accordingly shared by the unit Purchasers of units in the scheduled land and the unit Purchasers in the added / additional land and the obligation to pay the common maintenance charges shall apply in respect of the construction on the added/ additional land and the construction on the First Schedule land and shall be adhered to by the Purchasers herein along with the other co-owners.
- xxiv) **NOT TO claim** any right whatsoever over and in respect of the **COMMON PARTS AND PORTIONS** in other Block/s and/or **COMMON PARTS AND PORTIONS** in the Complex.
- xxv) **NOT TO** use the allocated car space or permit the same to be used for any other **purpose** whatsoever other than parking of its own car.
- xxvi) **NOT TO** park car on the pathway or open spaces of the building or at any other place except the space allotted to it and shall use the pathways as would be directed by the **OWNERS AND/OR DEVELOPER**.
- xxvii) **TO ABIDE** by such building rules and regulations as may be made applicable by the **OWNERS AND/OR DEVELOPER** before the formation of the and /or the Association of Flat Owners and after the and /or the Association of Flat Owners is formed.

- xxviii)** **NOT TO** make or cause, any objection interruption interference hindrance, obstruction or impediment for any **reason** or in any manner whatsoever relating to the Project or the construction and completion of the Building/s by the Owners and/or Developer herein including any further constructions, additions or alterations that may be made from time to time.
- xxix)** **NOT TO** claim partition of its undivided right, title and interest in the land attributable to the said **FLAT AND/OR UNIT**.
- xxx)** **NOT TO** claims any right over and in respect of any other Units and/or the roof and/or open spaces and/or Common Parts and Portions of other Block/s and not to object to the Owners and/or Developer exercising its right to deal with the same.
- xxxi)** **NOT TO** place any signboard, hoarding, and signage on the outer and / or inner wall except a reasonably sized nameplate outside the main door to the **FLAT AND/OR UNIT**.
- xxxii)** To pay GST at the applicable rates and /or any enhancement thereof at any point in time in addition to the consideration amount.
- xxxiii)** The right of the Purchasers in respect of the Car Parking Space (in case a Car Parking Space has been allotted to the Purchasers herein) the shall be as follows:-
- (i) To park a Medium Sized Motor Car only.
 - (ii) Not use car parking space or permit the same to be used for any purpose whatsoever other than parking of a medium sized car.
 - (iii) not to keep in the car parking space, anything other than private motor car
 - (iv) Not raise or put up any kutcha or pucca construction grilled wall/enclosures thereon or part thereof and shall keep it always open as before.
 - (v) Not to use the said car parking space or permit the same to be used Dwelling or staying of any person or blocking any putting any articles shall not be allowed in the parking space.
 - (vi) Not to claim any right whatsoever over and in respect of the Car parking spaces.

- (vii) Not to park car on the pathway or open spaces of the building or at any other place except the space allotted to it.
- (viii) To allow the ingress and egress of the cars and vehicles of the other unit owners over the car parking space of the Purchasers herein.
- (ix) To pay all rates, taxes assessments in respect of the Flat and the Car Parking Space.

THE FIRST SCHEDULE ABOVE REFERRED TO:

DESCRIPTION OF THE LAND

ALL THAT piece and parcel of land admeasuring **40 (Forty) Cottahs 5(Five) Chittacks and 19(Nineteen) Square Feet**, (BASTU Land Measuring 38Kata - 08 Chittacks – 18 Sq.ft. & Doba land Measuring 1Kata 13 Chittacks – 1 Sq. Ft.) a little more or less, lying and situate under Mouza- Dashdrone, J.L. No. 04, R. S. No. 150, Touzi No. 2998, comprised under R.S. & L.R. Dag Nos. 214, 217, 218 & 2224, under L.R. Khatian Nos. 1117, 1118, 1126, 3708, 3712, 3715, 3716, 3728 & 3730 respectively, P.S. Baguiati (Formerly Rajarhat), in the District- North 24 Parganas, under Ward No. 5, within the limit of the Bidhannagar Municipal Corporation, Kolkata - 700136, West Bengal, and the same is Butted and Bounded as follows:

On the North: By R.S/L.R. Dag No. 200, 200, 221, 223

On the South: By R.S/L.R. Dag No. 206, 211, 212, 215, and 50ft.

Wide Rajarhat Main Road (Road Zone Athgara crossing To Dashdrone),

On the East: By R.S/L.R. Dag No. 204, 205

On the West: By R.S/L.R. Dag No. 225.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(THE SAID FLAT AND THE SAID CAR PARKING SPACE)

ALL THAT the **APARTMENT NO.** _____, on the _____ **Floor** of the building being **Block-** _____, containing by estimation an area of _____ (**_____**) **Square Feet** more or less (**Carpet Area**) excluding balcony area of _____ (**_____**) **Square Feet** more or less appertaining to _____ (**_____**) **Square Feet** more or less (**Super Built Up**

Area), flooring _____, consisting of _____ (_____) **Bed Rooms**, _____ (_____) **Living/Dining Room**, _____ (_____) **Kitchen**, _____ (_____) **Toilets**, _____ (_____) **Balconies**, along with One _____ **Car Parking space** being **Car Parking No.** _____, situate at the _____ of the building, containing by estimation an area of _____ (_____) **Square Feet(Super Built Up Area)** more or less, flooring _____, at the Project known as **“NIRMAN VISTAA”** constructed on the premises stated in the First Schedule hereunder written TOGETHERWITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building as delineated and demarcated in the appended Map or Plan and highlighted in RED colours.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(COMMON AREAS & COMMON FACILITIES)

1. Staircase of all the floors of the said multi storied building.
2. Common landings with Lift, Common passage including main entrance leading to the ground floor.
3. Water tank, overhead tank and water supply line from Deep Tube-well with 440 volts Motor and Water pump.
4. Common toilet on the ground floor.
5. Caretaker's room.
6. Meter space.
7. External electrical installations switch boards and all electrical wiring and other electrical fittings installed in the said building.
8. Drainages, sewerage, septic tank and all pipes and other installations for he same.
9. Boundary walls and Main gate.
10. Other areas and installations and /or equipments if so provided by the Developer in the Building and/or the Premises, at extra cost, for common use and enjoyment such as CC TV, EPABX, Intercom, Cable TV connection, Internet Connection, Telephone lines, Gas lines etc. and other common amenities and facilities for common uses.

11. Such other common parts areas equipments installations fittings fixtures and common and common passages as shall be provided by the Developer at its sole discretion and as shall be available in future in or about the said land and the said building and or in amalgamated land and buildings as are necessary for passage and /or use of the unit in common by the co-owner with the Developer and/or its respective nominees appertaining to proportionate cost in terms of Sq. Ft. It is expressly mentioned hereby that the Developer shall be exclusively entitle to provide the common passages at its sole choice and desecration leading from Main Road through another adjacent properties to the said property hereunder the First Schedule and reaching to others property surrounding and adjacent herewith and amalgamated with each others in future by the Developer for the free ingress and agrees of the prospective buyers / residents of proposed buildings in this premises and or in the said amalgamated premises.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(COMMON EXPENSES)

1. All expenses for the maintenance, operating replacing repairing renovating and repainting of the common portions and areas in the building including the outer walls and boundary walls of the building.
2. All the expenses for running and operating all machinery equipments and installations comprised in the common portion including the cost of repairing, replacing and renovating the same. Costs and charges of establishment for maintenance of the said building.
3. Costs and charges of establishment for maintenance of the said building.
4. Costs and insurance premium for insuring the building and /or the common portion.
5. All charges and deposits for supply of common utilities to all the co-owners in common.
6. Municipal tax, water tax and other rates in respect of the premises and building (save and except those separately assessed in respect of any unit of the purchaser).

7. Cost of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installation of the common service and lighting the common portions including system lose for providing electricity to each unit.
9. All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common portion and for all common affairs.
10. All other expenses as shall be required in future for running of proper and smooth administration of the Building or Buildings and the upkeepment of the same.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(EASEMENTS)

- 1) The Purchasers shall be entitled to all rights privileges including the right of vertical and lateral supports easements quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said flat and the properties appurtenant thereto or otherwise hereby intended so to be held, used, occupied or enjoyed or reputed or known as part and parcel or number thereof or appertaining thereto with the other Co-Owners and occupiers of other flats of the building the rights, easements, quasi-easements, privileges thereto.
- 2) The right of access in common with other co owners or occupiers of the flats of the said building at all times and for all normal purposes connected with the use and enjoyment of the entrance staircase, landing and other common parts of the building.
- 3) The right of way in common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said premises and properties appurtenant thereto and common parts with or without vehicles over and along the passages and pathways comprised within the said building and the appurtenant land PROVIDED ALWAYS and it is declared that herein contained shall permit the Purchasers or any person deserving title under the Purchasers and/or her servants agents and employees invitees to obstruct in any way by vehicles, deposit of materials, rubbish or otherwise the free passage of the Vendors and other co-owners or occupiers of other flats of the said building property

entitled to such rights of way over and along such passages or pathways or common parts as aforesaid.

4) The right of protection of the said floor and the properties appurtenant thereto by or from all other parts of the said building as they now protect the same and in any manner not to demolish the support at present enjoyed by the said premises and the properties appurtenant thereto from the other part or parts of the said building.

5) The right of passage in common as aforesaid of electricity, gas, water, telephone and soil pipes and to the said flat and the properties appurtenant thereto through pipes, drains, wires and conduits lying or being in under through or over any part or parts of the said flat and the said flat and the said premises so far as be reasonably necessary for the beneficial occupation and enjoyment of the said flat and the properties appurtenant thereto for all lawful purpose whatsoever.

6) The right with or without workmen and necessary materials for the Purchasers to enter from time to time during the day time upon the other parts of the said building and the said premises for the purpose of repairing so far as may be necessary such pipes, drains and conduits aforesaid and for the purpose of re-building, repairing, replacing, cleaning any part or parts of the said premises and the properties appurtenant thereto to so far as such repairing, replacing, painting or cleaning as aforesaid cannot be reasonably carried out without such entry.

7) It is made clear that the promoter herein reserves its rights to acquire further land adjacent / adjoining / contiguous of the project and / or enter into suitable arrangements with the owner of such further land adjacent / adjoining / contiguous and to make further construction in the said plot of land. The purchasers / allottee/s shall have no objection in the ingress and egress of the workman or any agent of the promoter and / or in respect of any goods or materials related thereto during the construction work of new flat or buildings in the said adjacent plot of land which the promoter herein has already acquired and / or in any adjacent plot of land which the promoter may acquire in future. And the new proposed building/s in the adjacent plot of land shall be treated as a part of the existing complex and all the flat owners shall have the liberty to enjoy common facilities and amenities which will be available in the said complex under due process of rules and regulations.

IN WITNESS WHEREOF the Parties hereto have set and subscribe their respective hands and seal hereunto this the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the
OWNERS, DEVELOPER, PURCHASERS at Kolkata
in the presence of:

WITNESS:

1.

As the constituted attorney holder of

(MRS. PRAMILA JANA, MR. PARTHA JANA, MRS. MOUSUMI CHAKRABORTY, MR. PRAITOSH GAIN, MRS. TANUJA JANA, MR. UTTAM JANA, MRS. RIYA MAITY, MS. RITUPARNA JANA)

SIGNATURE OF THE OWNERS

2.

SIGNATURE OF THE DEVELOPER

Deed prepared and Drafted by:-

SIGNATURE OF THE PURCHASERS

