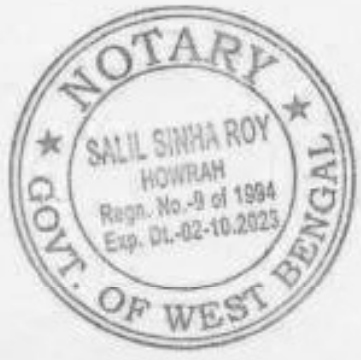


DRAFT COPY



Balusha

DEED OF CONVEYANCE

Police Station Nischinda, formerly Bally, District Howrah,

SALE DEED VALUED AT RS.16,01,600/-

THIS INDENTURE FOR SALE OF FLAT made on this the

03TH DAY OF August TWO THOUSAND TWENTY (2023)

0 3 0 8 2 3

W. B. Estate Developers Pvt. Ltd.
Acharya Kumar Kanungo
Director

W. B. Estate Developers Pvt. Ltd.
Bijan Kumar Mondal
Director

(2)

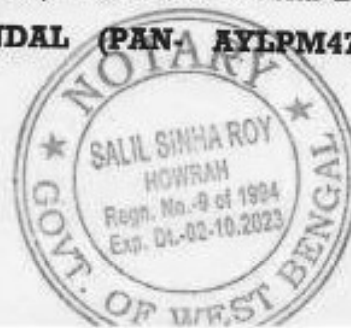
EXECUTED BY

SRI RATUL ROY (PAN BOJPR8009G and AADHAAR NO.3179 6670 1073) son of Late Ramesh Chandra Roy, by faith Hindu, by Nationality Indian, by occupation Business, residing at Sapuipara, Napatti, (Barwaritala), Post Office Sapuipara, Police Station Nischinda, District Howrah, Pin Code 711 206, hereinafter called and referred to as the "**LAND OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) represented by his lawful constituted Attorney **W.B. ESTATE DEVELOPERS PRIVATE LIMITED (CINU70109WB2021PTC249958) and (PAN-AADCW1252C)**, a company incorporated under the Companies Act, 1956, having its Registered office at D05/0530, Vivek Pally, Post Office Ghoshpara, Police Station Nischinda, District- Howrah, Pin 711227 represented by its directors 1) **SRI ACHINTYA KUMAR MONDAL (PAN-AOFPM9393H and AADHAAR NO. 205076688290)**, Son of Sri Kusha Dhawaja Mondal, and 2) **SRI BIJAN KUMAR MONDAL (PAN- AYLPM4783H and AADHAAR NO. 585456305405)**, Son of Sri Kusha Dhawaja Mondal, both residing at B.B.D Sarani, Post Office Ghoshpara, Police Station Nischinda, District Howrah, Pin Code 711 227of the **FIRST PART;**

AND

W.B. ESTATE DEVELOPERS PRIVATE LIMITED (CINU70109WB2021PTC249958), (PAN-AADCW1252C), a company incorporated under the Companies Act, 1956 and having its Registered office at D05/0530, Vivek Pally, P.O.- Ghoshpara, P.S. -Nischinda, District - Howrah, Pin 711227 represented by its directors 1) **SRI ACHINTYA KUMAR MONDAL (PAN-AOFPM9393H and AADHAAR NO. 205076688290)**, son of Sri Kusha Dhawaja Mondal, and 2) **SRI BIJAN KUMAR MONDAL (PAN- AYLPM4783H),**

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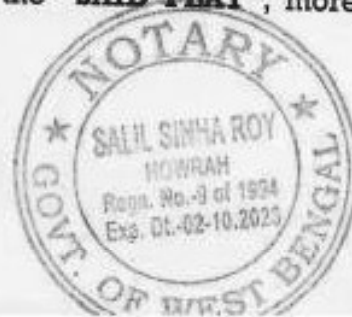
(AADHAAR NO. 585456305405), son of Kusha Dhwaja Mondal, both by faith - Hindu, by Occupation - Business, both are residing at B.B.D Sarani, P.O. Ghoshpara, P.S. -Nischinda, District - Howrah, Pin-711227, hereinafter called and referred to as the "**DEVELOPER/ PROMOTER**", (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**;

IN FAVOUR OF

SRI BABLU SHEE (PAN CBIPS3798A, AADHAAR NO. 3685 6937 2878) son of Pratima Shee, by occupation Business, by faith Hindu, by Nationality Indian, residing at Anandanagar, Basukati, Post Office Anandanagar, Police Station Liluah, District Howrah, Pin Code 711 227, hereinafter called and referred to as "**the PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the **THIRD PART**;

WHEREAS ALL THAT piece and parcel of one self contained **Residential Flat being No. 1A**, on the North-Westside, situated on the **First Floor** measuring an area about **616 Sq. Ft.**, be the same a little more or less, including super built up area consisting of 02 Bedrooms, 01 living-cum-dining Room, 01 Kitchen, 02 Toilets/Bathrooms, 01 Balcony together with proportionate share of land and right to use the common stair case, lift and common lobbies from ground floor to top floor, common privy, common water reservoir, common water tank, common electrical fittings, common electric facility, common meter room and space, common roof, common drainage and sewerage system, common open areas, common passage etc. herein after referred to as the "**SAID FLAT**", morefully

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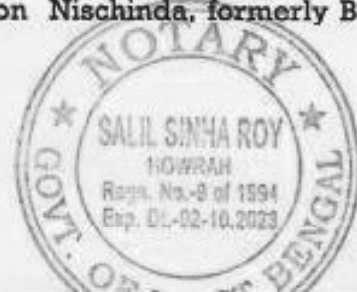
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described in the **SECOND SCHEDULE** written hereunder situated over the property appertaining to **ALL THAT** piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet**, be the same a little more or less, with 10 years old one dilapidated R.T. Shed structure having cemented flooring admeasuring about 100 Sq. Ft. standing thereon, including right of easement and right to use of 10' feet wide common passage on the northern side of the land lying and situated at Mouza - Bally, J.L No. 14, comprised in R.S Dag No. 7515 corresponding to L.R. Dag No.24267, under R.S. Khatian No. 2086 corresponding to L.R. Khatian No. 63979, Police Station Nischinda, formerly Bally, District Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the District Sub Registration office the Additional District Sub Registration office at Howrah, is the **SAID PROPERTY**, morefully and specifically described in the **FIRST SCHEDULE** herein below **TOGETHER WITH** proportionate share of land and right to use the common stair case and common lobbies from ground floor to top floor, common privy, common water reservoir, common water tank, common electrical fittings, common electric facility, common meter room and space, common parapet wall, common drainage and sewerage system, common open areas, common passage as well as the right to use the roof etc., herein after referred to as the "**SAID PROPERTY**" is the subject matter of this **DEED OF CONVEYANCE**;

AND WHEREAS

A. one Gui Mati Dasi was the Original owner as well as occupier in respect of **ALL THAT** piece and parcel of Sali land measuring about **38.5 Shatak**, be the same a little more or less, along with other properties, including right of easement and right to use of 10' feet wide common passage on the northern side of the land comprising in R.S Dag No. 7515, under R.S Khatian No. 2086, lying and situated at Mouza Bally, J.L No. 14, Police Station Nischinda, formerly Bally,

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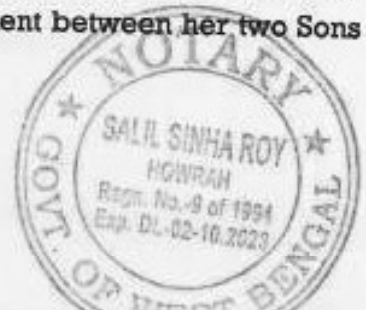


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District Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the Additional District Sub Registration office and the District Sub Registration office at Howrah, and seized and possessed the same peacefully and without any interruption from others and mutated her name as the owner and occupier with rayati sthibun interest in the R.S record of right and duly paid rents and taxes before the competent authority/ies under the Government of West Bengal.

- B. While thus being seized and possessed in the aforesaid manner, due to lawful necessity of money, the said Smt. Gui Mati Dasi sold and transferred in favour of one Rajlaxmi Roy by virtue of a registered Deed of sale dated 22.11.1955 and the said deed was executed by both the parties and registered before the Office of the Sub Registrar at Howrah and recorded therein vide Book No. 1, Being No. 6173 for the year 1955 in respect of **ALL THAT** piece and parcel of Sali land measuring about **38.5 Shatak**, be the same a little more or less, including right of easement and right to use of 10' feet wide common passage on the northern side of the land comprising in R.S Dag No. 7515, under R.S Khatian No. 2086, lying and situated at Mouza Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the Additional District Sub Registration office and the District Sub Registration office at Howrah with the right of title, easements and other interests attached thereto. Thus the said Smt. Rajlaxmi Roy became the lawful absolute owner as well as occupier in respect of the said property and seized and possessed the same peacefully and without any interruption from any corner.
- C. After acquisition of the aforesaid property and being lawfully seized and possessed in the aforesaid manner the said Smt. Rajlaxmi Roy decided to Settle her entire property by a registered Deed of Settlement between her two Sons

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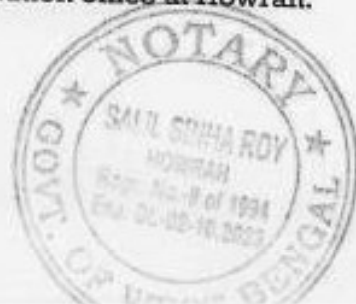


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viz. Sri Ratul Roy and Sri Rahul Roy with a condition to look after her during her lifetime. Accordingly the said Deed of Settlement was duly registered on 22.05.1985 before the Office of the District Sub Registrar at Howrah and recorded therein vide Book No. 1, Volume No. 47, Pages From 366 to 371, Being no.- 2743 for the year 1985 in respect of **ALL THAT** piece and parcel of Sali land measuring about **38.5 Shatak**, be the same a little more or less, including the right of easement and right of common passage comprising in R.S Dag No. 7515, under R.S Khatian No. 2086, lying and situated at Mouza Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the Additional District Sub Registration office and the District Sub Registration office at Howrah with the right of title, easements including the right of easement and right to use of 10' feet wide common passage on the northern side of the land and other interests attached thereto.

D. Thereafter the said Smt. Rajlaxmi Roy being dissatisfied by the behavior of her two sons namely Sri Ratul Roy and Sri Rahul Roy cancelled and/or revoked the settlement by dint of a registered Deed of Revocation of Settlement on 22.07.1996, which was duly registered before the Office of the Additional District Sub Registrar at Howrah and recorded therein vide Book No. 1, Being No.- 2504 for the year 1996 in respect of **ALL THAT** piece and parcel of the Sali land measuring about **38.5 Shatak**, be the same a little more or less, including right of easement and right to use of 10' feet wide common passage on the northern side of the land comprising in R.S Dag No. 7515, under R.S Khatian No. 2086, lying and situated at Mouza Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the Additional District Sub Registration office and the District Sub Registration office at Howrah.

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- E. Owing to change of family scenario and the treatment both the aforesaid towards their mother the said Smt. Rajlaxmi Roy transferred by a registered Deed of Gift on 12.03.2013 to her own Son Sri Ratul Roy and it was duly registered in the Office of the Additional District Sub Registrar at Howrah and recorded in the said office vide Book No. 1, CD Volume No. 4, Pages from 4699 to 4710, Being No. 1805 for the year 2013, in respect of **ALL THAT** piece and parcel of the Sali land measuring about **04 Cottah 07 Chittak 39 Square Feet**, be the same a little more or less, including right of easement and right to use of 10' feet wide common passage on the northern side of the land, comprised in R.S Dag No. 7515 under R.S. Khatian No. 2086, lying and situated at Mouza Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District - Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah, alongwith the right of title, easements and other interests attached thereto.
- F. the said Smt. Rajlaxmi Roy also transferred by another registered Deed of Gift on 12.03.2013 to her own Son Sri Ratul Roy and it was duly registered in the Office of the Additional District Sub Registrar at Howrah and recorded in the said office vide Book No. 1, CD Volume No. 4, Pages from 4611 to 4628, Being No. 1806 for the year 2013, in respect of **ALL THAT** piece and parcel of the Sali land measuring about **02 Cottah 08 Chittak 37 Square Feet**, be the same a little more or less, including right of easement and right to use of 10' feet wide common passage on the northern side of the land, comprised in R.S Dag No. 7515 under R.S. Khatian No. 2086, lying and situated at Mouza Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District - Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the District Sub

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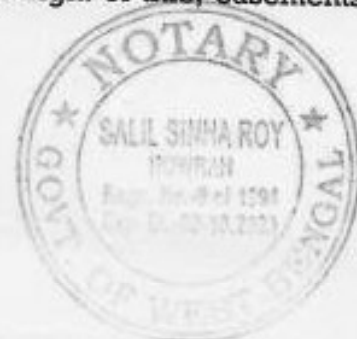


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Registration office and the Additional District Sub Registration office at Howrah alongwith the right of title, easements and other interests attached thereto.

- G. Simultaneously the said Smt. Rajlaxmi Roy also transferred by another registered Deed of Gift on 12.03.2013 to her own Son Sri Ratul Roy and it was duly registered in the Office of the Additional District Sub Registrar at Howrah and recorded in the said office vide Book No. 1, CD Volume No. 4, Pages from 4725 to 4736, Being No. 1846 for the year 2013, in respect of **ALL THAT** piece and parcel of the Sali land measuring about **05 Cottah 10 Chittak 13 Square Feet**, be the same a little more or less, including right of easement and right to use of 10' feet wide common passage on the northern side of the land, comprised in R.S Dag No. 7515 under R.S. Khatian No. 2086, lying and situated at Mouza Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District - Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah alongwith the right of title, easements and other interests attached thereto.
- H. by virtue of the aforesaid 03 (Three) No.s. of Deed of Gift the said Sri Ratul Roy became the absolute owner as well as occupier in respect of **ALL THAT** piece and parcel of the Sali land measuring about **12 Cottah 10 Chittak 44 Square Feet**, be the same a little more or less, including right of easement and right to use of 10' feet wide common passage on the northern side of the land, comprised in R.S Dag No. 7515 under R.S. Khatian No. 2086, lying and situated at Mouza Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District - Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah alongwith the right of title, easements and

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other interests attached thereto and seized and possessed peacefully and without interruption from any corner whatsoever.

- I. While thus being seized and possessed in the aforesaid manner, due to lawful necessity of money, the said Sri Ratul Roy sold and transferred in favour of Sri Sujoy Pallab and Smt. Nabanita Pallab by a registered Deed of Sale dated 08.03.2017 which was duly registered in the Office of the Additional District Sub Registrar at Howrah and recorded in the said office vide Book No. 1, CD Volume No. 0502-2017, Pages from 26791 to 267808, Being no.- 050200952 for the year 2017 in respect of **ALL THAT** piece and parcel of Sali land measuring about **1 Cottah 12 chittak 40 Square Feet**, be the same a little more or less, comprising in R.S Dag No. 7515, under R.S Khatian No. 2086, lying and situated at Mouza - Bally, J.L No. - 14, Police Station - Nischinda, formerly Bally, District - Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the Additional District Sub Registrar and the District Sub Registration office at Howrah, with the right of easements, right to use common passage and other interests attached thereto.
- J. During the occupancy and possession of the rest property in absolute manner, due to further lawful necessity of money, the said Sri Ratul Roy further sold, transferred and conveyed in favour of Sri Barun Sarkar and Smt. Sonali Sarkar by a registered Deed of Sale dated 08.03.2017 which was duly registered in the Office of the Additional District Sub Registrar at Howrah and recorded in the said office vide Book No. 1, CD Volume No. 0502-2017, Pages from 33923 to 33940, Being no.- 050200953 for the year 2017 in respect of **ALL THAT** piece and parcel of Sali land measuring about **1 Cottah 11 chittak 26 Square Feet**, be the same a little more or less, comprising in R.S Dag No. 7515, under R.S Khatian No. 2086, lying and situated at Mouza - Bally, J.L No. - 14, Police Station - Nischinda, formerly Bally, District - Howrah, within the ambit of

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Sapuipara Basukati Gram Panchayet, within the jurisdiction of the Additional District Sub Registrar and the District Sub Registration office at Howrah, with the right of easements, right to use common passage and other interests attached thereto.

K. After transferring, alienating and/or disposing of the aforesaid property total measuring of 03 Cottah 08 Chittacks 21 Sq. Ft. to the aforesaid two Purchasers by way of aforesaid two different Deeds of Sale, both dated 08.03.2017, said Sri Ratul Roy became the absolute lawful owner as well as occupier in respect of various other property including **ALL THAT** piece and parcel of the Sali land measuring about **08 (Eight) Cottah 09 (Nine) Chittaks 23 (Twenty Three) Square Feet**, be the same a little more or less, alongwith a 10 years old one dilapidated R.T shaded Structure standing thereon, having cemented flooring measuring about 100 sq.ft Tiles Shed, including right of easement and other rights of use of 10' feet wide common passage on the northern side of the land, comprised in R.S Dag No. 7515 under R.S Khatian No. 2086, lying and situated at Mouza - Bally, J.L No. 14, within the Police Station at Nischinda, formerly Bally P.S., in the District of Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the Additional District Sub Registration office and the District Sub Registration office at Howrah, free from all encumbrances, charges etc. and also having the right of easements and other rights attached thereto over the said property and seized, possessed peacefully without any interruption from others and enjoyed the same by exercising all sorts of overt acts over the said property not only by paying rents and taxes before the concerned authorities under the Government of West Bengal but also mutated his name in the record of L.R. R.O.R. before the office of the Bally-Jagacha B.L.R. Office and a new **Hal L.R. Khatian No. 63979** has been allotted in his favour appertaining to **L.R. Dag No. 24267**. Thereafter

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Sri Ratul Roy applied for Conversion of the aforesaid Land from Sali Land to Bastu Land before the office of the Sub-Divisional Land & Land Reforms Officer and the same has been converted by the said office from Sali Land to Bastu Land vide **Memo No. 666/SDLS/LRI/2022 dated 25.04.2022** measuring **14.86 Decimal**.

L. Thereafter said Sri Ratul Roy, being the absolute owner as well as occupier of the aforesaid property, in order to avoid all the future complications regarding boundary of his abovementioned exclusive property executed and registered one Deed of Boundary Declaration dated 29/09/2022, with a specific demarcated plan annexed thereto, registered before the office of the Additional District Sub-Registrar, Howrah and recorded in the said office vide Book No. 1, Volume No. 0502-2022, pages from 417283 to 417317, being No.050211798, for the year 2022.

M. While seized and possessed of the said property peacefully and uninterruptedly said Sri Ratul Roy in order to extract maximum benefit and/or more profit from the aforesaid Bastu land property desired to Develop and construct a multi storied Building over the same, but due to lack of experience and paucity of money they were in search of a local well reputed and financially sound developer. Accordingly considering the reputation and goodwill of the Developer the Land Owners offered to **W.B. ESTATE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its Registered office at D08/0630, Vivek Pally, Post Office Ghoshpara, Police Station Nischinda, District- Howrah, Pin 711 227 represented by its directors 1) **SRI ACHINTYA KUMAR MONDAL**, Son of Sri Kusha Dhwaja Mondal, and 2) **SRI BIJAN KUMAR MONDAL**, Son of Sri Kusha Dhwaja Mondal, both residing at B.B.D Sarani, Post Office Ghoshpara, Police Station Nischinda, District Howrah, Pin Code 711 227 who accepted the

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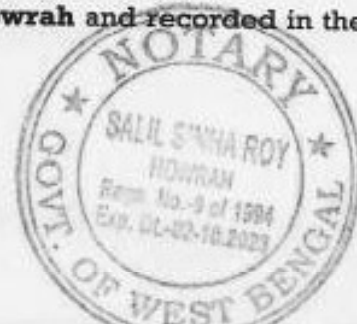


(12)

proposal of the aforesaid land owner to undertake the Development and Construction Work over the Said Property i.e. **ALL THAT** piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet**, be the same a little more or less, with 10 years old dilapidated R.T Structure having cemented flooring admeasuring about 100 sq.ft. with Tiles Shed standing thereon, including right easement and right to use of 10' feet wide common passage on the northern side of the land, comprised in R.S Dag No. 7515 corresponding to L.R. Dag No. 24267 under R.S Khatian No. 2086 corresponding to Hal L.R. Khatian No. 63979, lying and situated at Mouza - Bally, J.L No. 14, within the Police Station at Nischinda, formerly Bally P.S., in the District of Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the Additional District Sub Registration office and the District Sub Registration office at Howrah, free from all encumbrances, charges etc. and also having the right of easements and other rights attached thereto.

M. The Parties after having been agreed to perform their respective acts, under certain **TERMS AND CONDITIONS** to give a good shape to the Construction/Development of the said property, entered into a **DEVELOPMENT AGREEMENT** under certain **TERMS AND CONDITIONS**, as embodied therein, and a **DEVELOPMENT POWER OF ATTORNEY**. Accordingly a **Registered Development Agreement** was executed by and between both the parties and registered on **21.02.2022** before the office of the **Additional District Sub-Registrar at Howrah** and recorded in the said office vide **Book No. I, Volume No. 0502-2022, Pages from 117835 to 117886, Being No. 050202498** for the year 2022 and a registered **Development Power of Attorney** was also executed and registered on **05.08.2021** before the office of the **Additional District Sub-Registrar at Howrah** and recorded in the said

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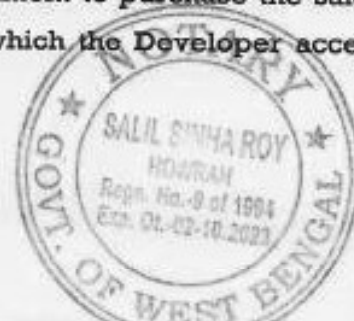


office vide **Book No. I, Volume No. 0502-2021, Pages from 117887 to 117920, Being No. 050202499 for the year 2022.**

N. thereafter the aforesaid Developer applied before the Howrah Zilla Parishad for Sanction of a **G+4 (Five) Storied Building** and on the basis of the said application the Howrah Zilla Parishad, sanctioned a **G+4 (Five) Storied Building vide Memo No. 297/032/HZP/PS dated 27.12.2022** over the said property. Thereafter on the basis of the aforesaid Sanction Plan the developer have started construction work of the multi-storied building over the schedule mentioned property as per the abovementioned House Building Plan and the said project is going on.

O. After obtaining the aforesaid sanctioned Building Plan the Developer started the construction of the said Building and during the period of construction of the said Building the Developer announced to sell the flats/units from the Developer's Allocation, free from all encumbrances and there is no legal impediment to conveying the said Flat in any manner and after coming to know the abovesaid announcement and relying upon the aforesaid declaration the Purchaser viz. **SRI BABLU SHEE**, son of Pratima Shee residing at Anandanagar, Basukati, Post Office Anandanagar, Police Station Liluah, District Howrah, Pin Code 711 227, became very much interested to purchase **ALL THAT** piece and parcel of a self contained **Residential Flat** on the First Floor (North-Westfacing), **Being No. 1A**, measuring about **616 Sq. ft.**, be the same a little more or less including 20% Super Built up area, within the said G+4 (Five) storied building, including undivided proportionate share of land underneath, along with common areas and facilities and amenities attached thereto at an agreed price of **Rs. 16,01,600/-**, the highest available market price, free from all encumbrances and there is no legal impediment to purchase the said Flat and proposed to the Developer/Second Part which the Developer accepted,

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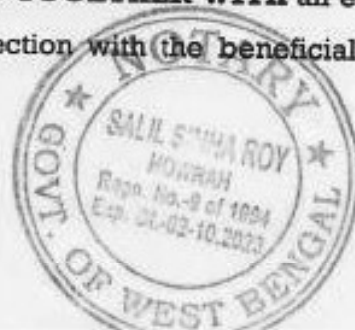


confirmed and agreed. Accordingly, after being satisfied, the Purchaser made an advance amounting **Rs. 01,00,000/-** (Three One Lakh only) to the Developer and executed an unregistered Agreement for Sale on 11/04/23

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. That in consideration of the Agreement for Sale dated 11/04/23 and in further consideration amount total a sum of **Rs.16,01,600/- (Rupees Sixteen Lakh One Thousand Six Hundred)** only well and truly paid by the Purchaser to the Owner at or before execution of these presents (the receipt whereof the Owner doth hereby and also by receipt hereunder written admit and acknowledge to have been received), the Owner doth hereby sell, transfer, convey, assure and assign unto and to the Purchaser **FIRSTLY ALL THAT the Flat Being No. 1A on the (North-Westside) on the First Floor measuring 616 Sq. Ft. including 20% super built-up area (more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written) as shown in the Plan bordered RED thereon AND SECONDLY ALL THAT** the undivided proportionate share in all common parts, portions, areas, facilities and amenities (more fully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written) over the **FIRST SCHEDULE** hereto, hereinafter referred to as **THE SAID PROPERTIES** more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written, **TOGETHER WITH** the right to use the common areas, installations and facilities in common with the other CO-PURCHASER and the Developer and the other lawful occupants of the Building **BUT EXCEPTING AND RESERVING** such rights, easements, quasi-easements, privileges reserved for any particular Flats and/or the Owners' Association or respective agents appointed by them, more fully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written, **AND TOGETHER WITH** all easements or quasi- easements and provisions in connection with the beneficial use and

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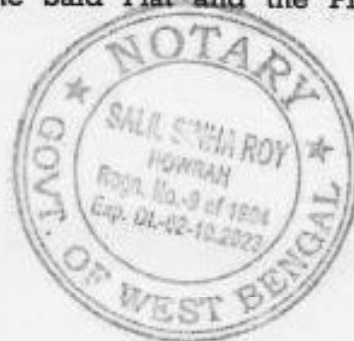
enjoyment of the Said Flat and the Properties Appurtenant thereto, more fully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written, **TO HAVE AND TO HOLD** the said **FLAT** hereby sold, transferred and conveyed and every part or parts thereof unto and to the use of the Purchaser **WITH** due performance of and compliance with the Restrictions/House Rules, more fully and particularly mentioned and described in the **FIFTH SCHEDULE** hereunder written, and also with the Purchaser making payment of the maintenance charges / common expenses and other charges payable in respect of the Said Flat and the Properties Appurtenant thereto, such Maintenance charges/common expenses more fully and particularly mentioned and described in the **SIXTH SCHEDULE** hereunder written, to the Owners' Association/ Holding Organization and/or their respective agents and/or facility manager appointed by them.

2. AND THE DEVELOPER COVENANTS WITH THE PURCHASER as follows:-

a) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Owner done or executed or knowingly suffered to the contrary the Developer is now lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and **sufficiently entitled to the peaceful, vacant possession of the Said Flat** and Properties Appurtenant Thereto hereby granted, sold, conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

b) **THAT** notwithstanding any act, deed or thing whatsoever done as aforesaid the Developer has good right, full power and absolute authority to grant, convey, transfer, sell and assign all and singular the Said Flat and the Properties

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Appurtenant Thereto hereby sold, conveyed, transferred or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid.

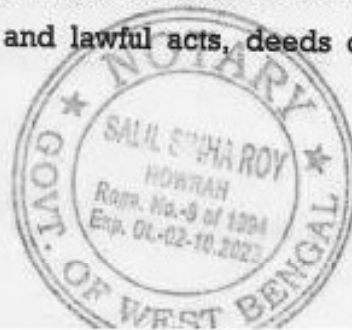
c) **THAT** the Said Flat and Properties Appurtenant thereto hereby sold, granted and conveyed or expressed or intended so to be is free from all claims, demands, encumbrances, liens, attachments, lispense, debottar, pirottar or trusts made or suffered by the Owner or any person or persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Owner.

d) **THAT** the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the peaceful, vacant possession of the Said Flat and Properties appurtenant thereto hereby receive all rents, issues and profits thereof without any lawful eviction, interruption, claims or demands whatsoever by the Owner or any other person or persons having or lawfully or equitably claiming as aforesaid. Further the Purchaser shall have good right, full power and absolute authority to sell, grant, convey, transfer, assign and assure, rent out, lease or mortgage the said flat or unit.

e) **THAT** the Purchaser shall be freed, cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances, liens, attachments, lispense, debuttar or trust or claims and demands whatsoever created occasioned or made by the owner or any person or persons having or lawfully or equitably claiming as aforesaid.

f) **AND FURTHER THAT** the Owner and all persons having or lawfully or equitable claiming any estate or interest in the Said Flat and Properties Appurtenant Thereto hereby or any part thereof through under or in trust for the Owner or her nominated person shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make do and execute or cause to made done and executed all such further and lawful acts, deeds or things

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whatsoever for further better or more perfectly assuring the Said Flat and every part thereof unto and to the use of the Purchaser in the manner as aforesaid as shall or may be reasonably required.

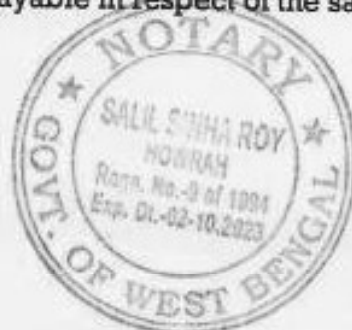
g) **THAT** the Owner has not at any time done or executed or knowingly suffered or been party to any act, deed or thing save and except consent to any home-loan from any Bank or Financial Institution whereby and where under the Said Flat and Properties Appurtenant Thereto hereby granted, transferred and conveyed or expressed so to be or any part thereof can or may be impeached encumbered or affected in title or otherwise.

3. AND THE PURCHASER SHALL TO THE END AND THE INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND PEACEFUL VACANT POSSESSION OF THE SAID FLAT HEREBY CONVEYED, HEREBY COVENANT WITH THE OWNER as follows:-

a) **THAT** the Purchaser and all other persons deriving title under these presents shall and will at all times hereafter shall observe the restrictions /House Rules regarding the user of the said Flat and also the obligations set forth the **FIFTH SCHEDULE** hereunder written.

b) **THAT** the Purchaser, from the date of execution of these presents at her cost, shall apply for obtaining mutation of their names as the owner to the Kolkata Municipal Corporation and from the date of Conveyance the Owner shall have no responsibility and/or liability to pay any Taxes or any impositions in connection with the Said Flat, i.e. **Flat Being No. 1A (North-West side) on the First Floor measuring 616 Sq. Ft.** save and except only the Purchaser shall pay the municipal tax and other taxes and impositions payable in respect of the said Flat.

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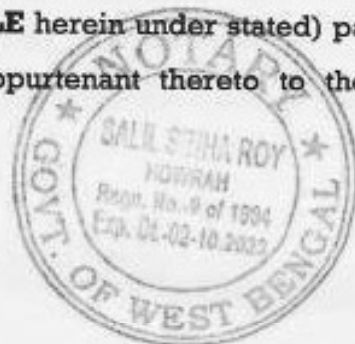


c) **THAT** the Purchaser shall at all times from the date of possession regularly and punctually make payment of all the municipal rates and taxes and other outgoings including multi-storied building tax, water tax, Urban Land Tax, if any, service tax and other levies impositions and outgoings (hereinafter referred to as the **RATES AND TAXES**) which may from time to time be imposed or become payable in respect of the said Flat and proportionately for the building as a whole and proportionately for the common parts and portions.

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

- a) **That** the Undivided share in land comprised in the Said Premises and the proportionate share in Common parts and portions hereby sold and transferred and attributable to the said Flat shall always remain impartible.
- b) **The** right of the Purchaser shall remain restricted to the said Flat and proportionate share or interest in the common parts, portions, areas, facilities and/or amenities comprised in the said Complex.
- c) **The** Purchaser on payment of appropriate charges to WBSEDCL/CESC directly can obtain Electric Meter and the Purchaser further agree to regularly and punctually make payment to the Owners' Association of the proportionate electricity charges for lighting of the common parts and portions and further agrees not to withhold payment of the same on any account whatsoever or howsoever on and for the date of presence of the Flat.
- d) **On** and from the date of possession of the Flat the Purchaser shall regularly and punctually make payable of the maintenance charges/common expenses (more fully described in the **SIXTH SCHEDULE** herein under stated) payable in respect of the said Flat, and properties appurtenant thereto to the facility

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manager/agents appointed by the Owners' Association. Such charges shall be made applicable by the Owners' Association from time to time at their sole and absolute discretion and after taking into consideration the common services provided and the costs thereof.

e) **The Purchaser** acknowledge that regular and timely payment of the maintenance charges is a "**must**" and she shall be entitled to act accordingly as per rules & regulations of the Owners' Association.

f) **The Owners' Association** are entitled to take over the management of the common parts and portions and shall remain responsible for rendition of common services and the Purchaser hereby commit himself/herself to become a member of such Owners' Association and to make payment of the maintenance charges to such Owners' Association regularly and punctually and shall also observe the rules and regulations which may be framed by such Owners' Association.

5. GENERAL

5.1 For the purpose of maintenance of the common parts and portions and for rendition of common services the Owners' Association will take the responsibility.

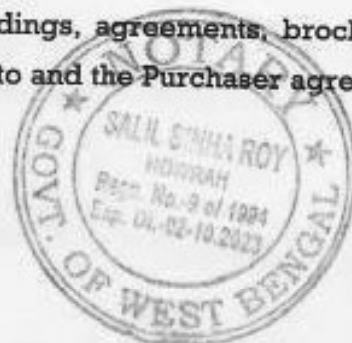
5.2 The Purchaser, their licensees or nominees with also hold, use and enjoy the said Flat and the properties appurtenant thereto strictly subject to the easements and rights reserved and/or granted as per the **FOURTH SCHEDULE** hereto.

5.3 The undivided share in the land appurtenant to the said Flat shall always refer to the land of the premises where the said Flat or Unit is situated.

6. RESERVATION & SUPERCESSION

6.1 This Deed supersedes all writings, understandings, agreements, brochures and any other agreement between the parties hereto and the Purchaser agree not

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to rely on the same save and except the applicable covenants of the said Agreement for Sale dated 11/4/23, in respect of the said Unit/Flat

6.2 The right of the Purchaser shall remain restricted to the Said Flat and Common Areas and Portions and in no event the Purchaser shall be entitled and hereby agrees not to claim any right in respect of the other parts or portions of the said building and the Said Premises.

6.3 The Developer shall be entitled to all future vertical exploitation of the said building and/or the said premises by way of additional construction or adding another floor or floors or otherwise, subject to the permission and/or sanction of the municipal authorities to be obtained in due course.

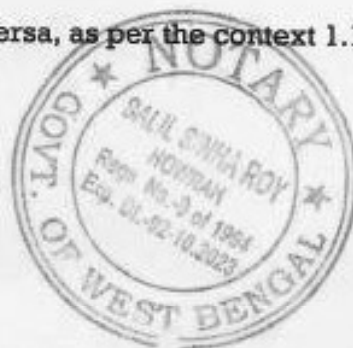
6.4 The Purchaser shall have common rights along with the other flat holders to the top roof only over the said Building which shall also accommodate the lift room, staircase housings and the overhead water tanks and the rest of the roof which shall be under the exclusive ownership, control, use and possession of the Developer and the Developer shall be entitled to dispose of the same and/or use the same for any commercial purpose including for installation of antenna towers and all other additional structures constructed thereon.

6.5 **PROPORTIONATE OR PROPORTIONATE SHARE** shall mean the undivided impartible proportionate share in the said property as fully described in the Second Schedule hereunder written and also the proportionate share in the common portion and all other common rights and liabilities including the common expenses.

6.6 **MASCULINE** shall include the Feminine and vice-versa.

6.7 **SINGULAR** shall include the Plural and vice-versa, as per the context 1.19.

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THE FIRST SCHEDULE ABOVE REFERRED TO:

[Description of the Land comprised in the "SAID PROPERTY"]

ALL THAT piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet**, be the same a little more or less, with 10 years old one dilapidated R.T. Shed structure having cemented flooring admeasuring about 100 Sq. Ft. standing thereon including right of easement and right to use of 10' feet wide common passage on the northern side of the land lying and situated at Mouza - Bally, J.L No. 14, comprised in R.S Dag No. 7515 corresponding to L.R. Dag No.24267, under R.S. Khatian No. 2086 corresponding to L.R. Khatian No. 63979, Police Station Nischinda, formerly Bally, District Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of the District Sub Registration office the Additional District Sub Registration office at Howrah, butted and bounded as follows :-

- ON THE NORTH** : Property of Smt. Sikha Roy;
- ON THE SOUTH** : Property of Sri Dhirendranath Saha, Sri Khitish Saha and Sri Satish Saha;
- ON THE EAST** : 14' ft. wide Panchayet Road;
- ON THE WEST** : Property of R.D. Dag No. 7515 (Part) and 10'ft. wide Panchayet Road;

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THE SECOND SCHEDULE ABOVE REFERRED TO (NO LIFT FACILITY):

[Description of "SAID FLAT" hereby sold to the Purchaser]

ALL THAT piece and parcel of one self contained **Residential Flat being No. 1A**, on the North-Westside, situated on the **First Floor** measuring an area about **616 Sq. Ft.**, be the same a little more or less, including super built up area consisting of 02 Bedrooms, 01 living-cum-dining Room, 01 Kitchen, 02 Toilets/Bathrooms, 01 Balcony and also since been more particularly and specifically depicted as well as delineated in the **PLAN** annexed hereto by '**RED**' border line, forming the **PART** of these presents, situated over the **FIRST SCHEDULE** mentioned herein above **TOGETHER WITH** proportionate share of land and right to use the common stair case, common lobbies from ground floor to top floor, common privy, common water reservoir, common water tank, common electrical fittings, common electric facility, common meter room and space, common parapet wall, common drainage and sewerage system, common open areas, common passage etc. being butted and bounded as follows:-

ON THE NORTH : Open to Sky;
ON THE SOUTH : Entrance, and Lift;
ON THE EAST : Stairs ;
ON THE WEST : Open to Sky.

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THE THIRD SCHEDULE ABOVE REFERRED TO (NO LIFT FACILITY)

(Common Areas & Facilities)

1. The foundation columns, beams, supports, corridors, lobbies, stairs, stairways landings, entrances, exists and pathways ramp driveways.
2. Common passage.
- 3 Tube well, if any,
4. Water pump, water tank, water pipes and other common plumbing installation,
5. Transformer, electric wiring, motor and fittings.
6. Drainage and sewers including main holes, septic tank etc.
7. Pump house,
8. Lift, Lift wall and Lift Room,
9. Boundary walls, parapet wall, main entrance and exit and main gates.
10. Common roof shall accommodate stair case housing and overhead water tanks.
11. Care taker Room and common privy, if any, on the Ground Floor
12. Such other common parts, areas, equipments, installations, fixtures & fittings in or about the said premises and/or the building as are necessary for passage to or use and occupancy of the flats and as are specified by the Developer expressly to be the common parts.

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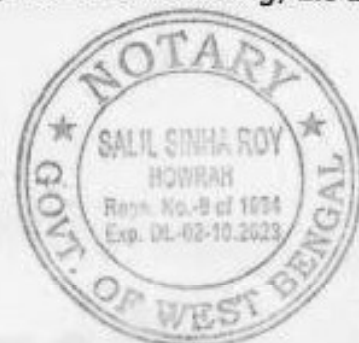
THE FOURTH SCHEDULE ABOVE REFERRED TO:

(EASEMENTS OR QUASI-EASEMENTS)

(The under-mentioned rights, easements and quasi easements, privileges and appurtenances shall be reserved for the Developer or the Owners' Association)

1. The right in common with the Purchaser and/or other person or persons entitled to the other part or parts of the Building as aforesaid for the ownership and use of common part or parts of the Building including its installations, staircases, open spaces in ground floor covered spaces, electrical installations and other passages.
2. The right of passage in common with the Purchaser and other person or persons as aforesaid of electricity, water and soil from and to any part (other than the Said unit) of the other part or parts of the Building through pipes, drains, wires, conduits lying or being under through or over the Said Flat so far as may be reasonably necessary for the beneficial use occupation of the other portion or portions of the Building for all purposes whatsoever.
3. The right of protection for other portion or portions of the Building by all parts of the Said Flat as far as they now protect the same or as may otherwise become vested in the Purchaser by means structural alterations to the Said Flat or otherwise in any manner to lessen or diminish the support at present enjoyed by other part or parts of the Building.
4. The right of the occupier/occupiers Owners' Association, the purpose of ingress and egress to and from such other Part or parts of the Building, the front

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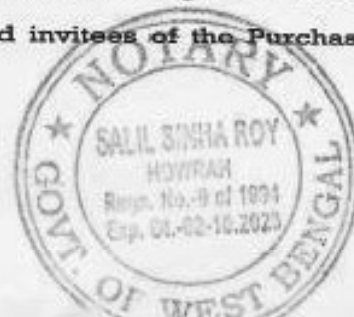


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entrances, staircase, electrical installation, open and covered space and other common passages or paths of the Building.

5. The right of the Owners' Association with or without workmen and necessary materials enter from time to time upon the Said Flat for the purpose of repairing so far as may be necessary such pipes, drains, wires and conduit underground/overhead Reservoir as aforesaid **PROVIDED ALWAYS** the Owners' Association and other person or persons shall give to the PURCHASER twenty four hours' prior notice writing of their intention of such entry as aforesaid.
6. The Purchaser shall be entitled all rights, privileges, vertical lateral supports, easements, quasi easements and appurtenances whatsoever belonging to or in any way appertaining to the Said fiat/unit or therewith usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto which are hereinafter more fully specified **EXCEPTING AND RESERVING** unto the Owners' Association the rights, easements, quasi-casements, privileges and appurtenances hereinbefore contained hereto.
7. The right of access and passage in common with the Developer/Owners' Association and other occupiers of the said building at all times and for all normal lawful purposes connected with the use and enjoyment of the staircase and electrical installations and all other common areas installations and facilities in the Building and the Said Premises.
8. The right of way in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the Said Flat with or without vehicles over and along the pathways of the building comprised in the Said Premises **PROVIDED ALWAYS** and it is hereby declared that nothing herein contained shall permit the Purchaser or any person deriving title under the Purchaser or the servants, agents, employees and invitees of the Purchaser to

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obstruct in any way by vehicles, deposit of materials, rubbish or otherwise the passage and pathways in the said building.

9. The right of support, shelter and protection of the Said Flat/ Unit by or from all parts of the Building so far they now support shelter or protect the same.

10. The right of passage in common as aforesaid electricity, water and soil from and to the Said Unit through pipes, drains, wires and conduits lying or being in under through or over the Building and the Said Premises so far as may be reasonable necessary for the beneficial occupation of the Said Flat and for all purposes whatsoever.

11 The Purchaser shall be liable to pay the Maintenance charges more fully described in the **SIXTH SCHEDULE** hereunder written for the enjoyment of the common areas/parts/portions facilities and utilities to the Owners' Association for the purpose of maintenance of the same and to the Owners' Association upon transfer of the management and maintenance of the common parts and portions of the building to the Owners' Association, promoted by the co owners.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

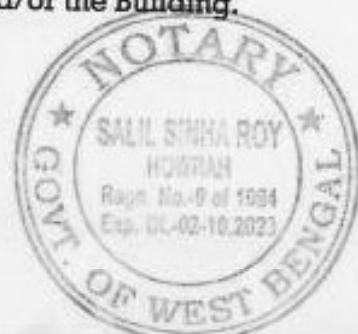
(RESTRICTIONS/HOUSE RULES)

1. As from the date of possession of the Said Flat, the PURCHASER agree and covenant:-

i) To co-operate with the Association in the management and maintenance of the said building:

ii) To observe the rules or regulations as may be framed from time to time by the Association in respect of the Said Housing Complex and/or the Building.

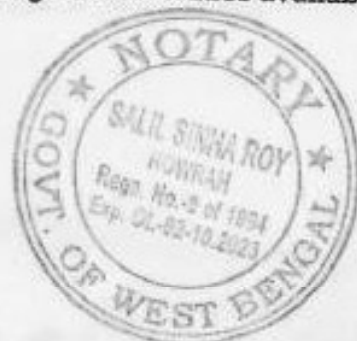
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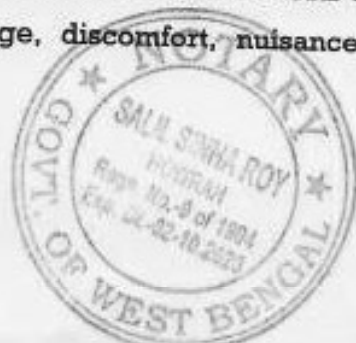
- iii) To allow the authorized representatives of the Association with or without workmen to enter into the said flat for the purpose of maintenance and repairs;
- iv) To pay the charges of the electricity and other utilities in or relating to the said flat wholly for the Said Flat and proportionately in relating to the common parts;
- v) Not to sub-divide the Said Flat or any portion thereof,
- vi) Not to throw or accumulate or cause or permit to be thrown or accumulated any dirt, rubbish or other refuse within the Said Flat or in the said building and for compound or in any portion of the building or in the Common Parts save at the places indicated therefor,
- vii) Not to keep or store and/or allow to be kept or stored any offensive combustible obnoxious hazardous or dangerous article in the said Flat or in the common areas and not to block any common areas of the building in any manner.
- viii) Not to keep any heavy article or thing, operate any machine as is likely to endanger the structure of the building or damage the floor or roof or outer walls of any Flat.
- ix) Not to hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to effect or endanger or damage the stability of the building or any part thereof,
- x) Not to do or cause anything to be done in or around the Said Flat which may cause or tend to cause or tantamount to cause or affect any damage to the Said Flat or to the flooring or ceiling of the Said Flat or any other portion over or below the Said Flat or adjacent to the said Flat in any manner and not to interfere with the use and rights and enjoyment of any open spaces, passages of amenities available for common use;

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- (xi) That the PURCHASER shall not throw or accumulate or cause to be thrown or accumulated dirt, rubbish or other refuse or permit to be thrown or allowed the same to be accumulated in the said Flat or in the common passages or in any portion of the building other than the place to be demarcated by the occupiers of the said building.
- (xii) The PURCHASER shall not do any immoral or illegal act or deed, any other acts which in anyway hamper the peaceful living or healthy atmosphere of the building and the PURCHASER undertakes not to change any exterior structure of the building and the PURCHASER shall not raise any objection or other claim, of any nature whatsoever regarding construction of said Flat and/or common portion and/or construction thereof of the said building in the said premises;
- (xiii) Not to damage or demolish or cause to be damaged or demolished the Said Flat or any part thereof or the fittings and fixtures affixed thereto;
- (xiv) Not to permit closing of the verandah or balconies or lobbies and common parts and also not to permit any alterations in the elevation and outside colour scheme of the exposed walls of the verandah, lounge or any external walls or both the faces of the external doors and windows including the grills of the Said Flat;
- (xv) Not to make in the Said Flat any structural additions and / or alterations such as beams columns, partitions, walls etc or improvements of a permanent nature except with the prior approval in writing of the Developer and/or any concerned authority;
- (xvi) Not to use the Said Flat or permit the same to be used for **RESIDENTIAL PURPOSES ONLY AND NOT TO USE THE SAME FOR ANY OTHER PURPOSE** which may or is likely to cause any disadvantage, discomfort, nuisance or

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inconvenience to the other users and occupiers of the said premises and the neighboring premises and shall not use the said flat for any illegal or immoral purposes or as an office, a boarding house, club house, health center, nursing home, amusement or entertainment center, eating or catering place, dispensary, dance classes or tutorial centers, clinic, gymnasium, godown or as a meeting place or for any manufacturing of industrial activity;

(xvii) Not to raise or put up any kuccha or pucca construction, grilled wall, enclosures thereon or part thereon and to keep the same always open and not to permit any person to stay / dwell there or store any articles therein;

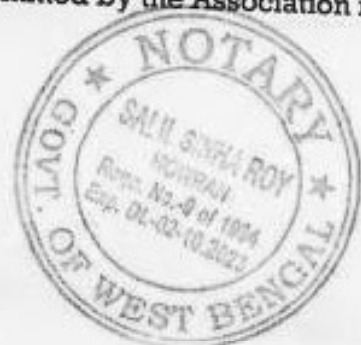
(xviii) To use only those common areas, parts, portions, amenities, facilities as are mentioned in the **THIRD SCHEDULE** hereto, for ingress and egress to and use and enjoyment of the Said Flat, in common with the other occupiers of the building and the PURCHASER shall have no right on any other portion and/or space in the building.

(xix) To at all times keep the interior walls, fittings, fixtures, appurtenances, floor, ceiling etc. of the Said Flat in perfect condition and repair so as not to cause any damage to the building or any other space or accommodation thereon and keep the other occupiers of the building indemnified from and against the consequences of any damage arising therefrom;

(xx) Not to obstruct or object to the Developer doing or permitting any one to do any construction, alteration or work in the Said Premises and/or the Building,

(xxi) Not to affix or draw any wires, cables, pipes etc., from and to or through any of the common areas or other Flats save as may be permitted by the Association in writing.

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(xxii) The PURCHASER shall have only the proportionate right and interest in the common parts of the building .

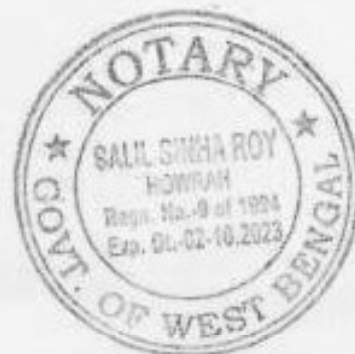
(xxiii) To regularly and punctually pay and discharge to the Association or the concerned statutory semi government body as the case may be all rates, taxes, maintenance charges, common expenses, impositions and all other outgoings in respect of the said Flat and the rights and properties appurtenant thereto and also proportionately for the common areas and/or portions, and/or amenities and/or facilities as described under the **THIRD SCHEDULE** hereunder written within the 7th day of every month according to the English calendar. Such amount shall be deemed to be due and payable on and from the date of Registration of the Deed of Conveyance whether actual possession of the Said Flat has been taken or not by the Purchaser,

(xxiv) The proportionate rate payable by the Purchaser for the common expenses shall be decided by the Association from time to time and the Purchaser shall be liable to pay the same. Further, the statement of account of the apportionment of charges as prepared by the Association shall be conclusive and final;

(xxv) So long as each Flat in the building is not separately assessed and mutated, the PURCHASER shall from the date of possession be liable to pay the proportionate share of all the rates and taxes assessed on the entirety of the said premises to the Developer.

(xxvi) After taking delivery of the peaceful vacant possession of the Said Flat, the Purchaser shall take steps to have the Said Flat separately assessed and mutated and the Developer will have to provide full co-operation for mutating the Flat in the name of the PURCHASER.

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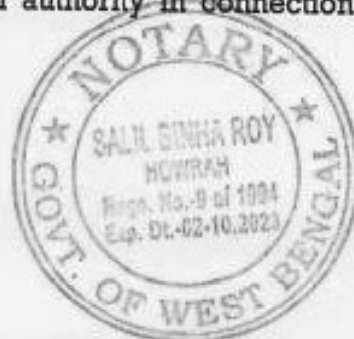


THE SIXTH SCHEDULE ABOVE REFERRED TO:

(Common Expenses common to the Purchaser)

1. The costs and expenses of maintaining, redecorating and renewing etc. of the main structure, the demarcated roof, gutters and water pipes and for all purposes drains and electric cables and wires, fixtures, fittings and equipment, in under or upon the said building and enjoyed or used by the Purchaser in common with other occupiers or serving more than one flat in the said building, main entrance, landing and stair cases of the said building and enjoyed by the Purchaser or used by him in common as aforesaid and the boundary walls of the building, compounds, pumps, reservoir, fire system, electrical and other installations.
2. The cost of cleaning and lighting the main entrance, passage, landings, stair cases and other parts of the said building so enjoyed and used by the Purchaser in common as aforesaid and keeping the adjoining spaces in good and repaired conditions.
3. Providing and arranging for the emptying receptacles for rubbish,
4. Paying all rates, taxes, duties, charges, assessments and outgoing whatsoever (whether central, state or local) assessed charged or imposed upon or payable in respect of the building or any part thereof excepting in so far as the same are responsibility of the individual owners/ occupiers of any flat / flats.
5. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the

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- development or any part thereof so far as the same is not the liability of or attributable to the flat of any individual PURCHASER of any flat.
8. Generally managing and administering the development and protecting the amenities in the building and for that purpose employing any contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the flats.
 9. Paying a fair proportion of the cost of clearing, repairing, instating any drains and sewers forming part of the property.
 10. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made there under relating to the building excepting those which are responsibility of the occupier or PURCHASER of any flat/ unit.
 11. The maintenance renewal of the purchased Flat and insurance of equipment as the Association may from time to time consider necessary for carrying out of the acts and things mentioned in this schedule.
 12. All such other expenses and outgoing as are deemed by the Association to be necessary for an incidental thereto including Puja subscriptions, litigation or govt. related costs and expenditures, municipality and upliftment expenses etc.

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IN WITNESS WHEREOF THE PARTIES put their signature and hands and seals on the day, month and year as written above.

SIGNED SEALED & DELIVERED in presence of the following

WITNESSES :

1. *Salini Choudhry*
West Ghosalpara,
Howrah - 711227

Abhinav Kumar Mondal
Bijan Kumar Mondal

Signature of the Constituted Attorney of
The Land Owner/Vendor of the First
Part

W. B. Estate Developers Pvt. Ltd. W. B. Estate Developers Pvt. Ltd.

Abhinav Kumar Mondal
Director

Bijan Kumar Mondal
Director

2.

(SIGNATURE OF THE DEVELOPER)

Bahubha

(SIGNATURE OF THE PURCHASER)

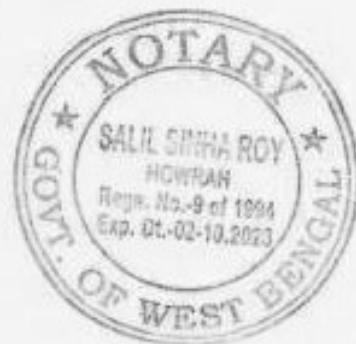
Drafted and Prepared by me in my Office

Abhinav Kumar Mondal

Advocate

Judges Court, Howrah

Enrollment No. *120/1448/2000*



On Identification by the Ld. Lawyer
LTI/SIGNATURE ATTESTED

Salil Sinha Roy
03.05.23

SALIL SINHA ROY
NOTARY, HOWRAH
Regd. No.-9/94
Govt. of W.B.

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