

DEED OF CONVEYANCE

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

BETWEEN

(1) M/S. NEPAL TRADECOM PRIVATE LIMITED, (PAN: AACCN6324M), a Private Limited Company, having its registered office at 284/A, B.B. Ganguly Street, P.S. Bowbazar, Kolkata- 700 012, represented by its one of the Director, namely, **MR. DINESH SINGH**, son of Late Nawal Kishore Singh, by faith - Hindu, by occupation - Business, by Nationality- Indian, presently residing at 217, Hossainpur, P.S. Tiljala, P.O. E.K.T.P. Kolkata- 700 107, **(2) M/S. AMBALIKA HOUSING PRIVATE LIMITED, (PAN- AAGCA6074M)**, a Private Limited Company under the Companies Act, 1956 (as amended), having its registered office at 1216, Madurdaha Hossainpur, P.S. Tiljala, Kolkata - 700 107, represented by its Managing Director, namely **MR. SACHIN PAIK**, son of Late Bimal Paik, by faith- Hindu, by Nationality - Indian, by occupation- Business, presently residing at 62, Hossainpur, P.S. Tiljala, Kolkata- 700107 **(3) M/S. MRITTIKA BUILDERS PRIVATE LIMITED, (PAN- AAFCM4407R)**, a Private Limited Company under the Companies Act, 1956(as amended), having its registered office at 597, Laskarhat, Picnic Garden Road, P.S Tilzala, Kolkata- 700 039, represented by one of the Director **MRS. GOPA GANGULY**, wife of Mr. Tapas Ganguly, by faith- Hindu, by Nationality- Indian, by occupation- Business, presently residing at 597, Laskarhat, Picnic Garden Road, P.S. Tilzala, Kolkata- 700 039, all being represented by their constituted Attorney “**M/S. RAJWADA GROUP**”, a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084, duly represented by its authorized signatory **SRI BIKASH AGARWAL**, son of Late Rajendra Kumar Agarwal, by occupation-Business, by faith- Hindu, by Nationality- Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, P.O.- Garia, P.S. - Sonarpur, Kolkata- 700 084 by virtue of a Power of Attorney which was duly registered on 17/07/2014 before the office of the D.S.R.- IV at Alipore and recorded in its Book No. I, C.D. Volume No. 31, Pages from 446 to 461, Being No. 05413 for the year 2014 hereinafter called and referred to as the “**OWNERS/VENDORS**” (which term and expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

MRS. _____ (PAN - _____), (AADHAAR NO. _____) daughter of Mr. _____, by occupation – Service, by faith- Hindu, by Nationality – Indian, residing at Vill- Rukeshpur, Dist- Hooghly, P.O.- Baneswarpur, P.S. Balagarh, West Bengal- 712515, hereinafter referred to as the ‘**PURCHASER**’, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

M/S. RAJWADA GROUP, (PAN- AALFR5460J)a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-

700 084, duly represented by its Partners namely, **(1) SRI PARVEEN AGARWAL, (2) SRI BIKASH AGARWAL** and **(3) SRI RAJ KUMAR AGARWAL**, all are sons of Late Rajendra Kumar Agarwal, all are by occupation-Business, all are by faith-Hindu, all are by Nationality-Indian, residing at “Narendra Bhawan”, Kamalgazi, P.O.-Narendrapur, P.S.-Sonarpur, District-South 24-Parganas, Kolkata- 700 103, the **Partner Nos. 1 & 3 i.e. SRI PARVEEN AGARWAL and SRI RAJ KUMAR AGARWAL** represented by their Constituted Attorney the **Partner No. 2 SRI BIKASH AGARWAL**, by virtue of a General Power of Attorney which was registered on 29/01/2015 before the office of the A.D.S.R. at Garia and recorded in its Book No. IV, CD. Volume No. 1, Pages from 207 to 216, Being No. 00021 for the year 2015, hereinafter called and referred to as the **“DEVELOPER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) of the **THIRD PART**.

WHEREAS by virtue of a Deed of Conveyance registered on 16/01/2009 at D.S.R.- IV, Alipore, South 24-Parganas in Book-I, CD Volume No. 24, pages from 3354 to 3368, Being no. 00353 for the year 2009, (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, therein described as Vendor, sold, granted, transferred, conveyed and assigned unto **M/S. NEPAL TRADECOM PRIVATE LIMITED**, Owner/Vendor No. 1 herein, a piece and parcel of Sali land measuring 10 Decimal equivalent to 6 Katha 36 Sq. ft. in R.S. Dag No. 55, R.S. Khatian No. 14 and another piece and parcel of Danga land measuring 10 Decimal equivalent to 6 Katha 36 Sq.ft. in R.S. Dag No. 54, R.S. Khatian No. 60/2, totaling 20 Decimal equivalent to 12 Katha 1 Chattak 27 Sq.ft. of Danga and Sali land lying and situated at Mouza- Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, R.S. Khatian No. 14 & 60/2, R.S. Dag No. 55 and 54, Ward No. 26 under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas absolutely forever.

AND WHEREAS by another Deed of Conveyance registered on 16/01/2009 at D.S.R.- IV, Alipore, South 24-Parganas in Book-I, CD Volume No. 24, Pages from 3404 to 3417, Being No. 00355 for the year 2009 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as Vendor therein, sold granted transferred conveyed and assigned unto **M/S. NEPAL TRADECOM PRIVATE LIMITED**, Owner/Vendor No. 1 herein, a piece and parcel of Sali land measuring 10 decimals equivalent to 6 Katha 36 Sq.ft. in R.S. Dag No. 55, R.S. Khatian No. 14 and another piece and parcel of Sali land measuring 8 decimals equivalent to 4 Katha 13 Chattaks 19.8 Sq.ft. in R.S. Dag No. 58, R.S. Khatian No. 60/2 and another piece and parcel of Sali land measuring 5 decimals equivalent to 3 Katha 18 Sq.ft. in R.S. Dag No. 54, R.S. Khatian No. 60/2 totalling 23 decimals equivalent to 13 Katha 14 Chattaks 28.8 Sq.ft. of Sali and Danga land lying and situate at Mouza- Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, R.S. Khatian

Nos. 14 & 60/2, R.S. Dag No. 55, 58 & 54, Ward No. 26 under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas absolutely and forever.

AND WHEREAS by another Deed of Conveyance registered on 21/08/2009 at D.S.R. IV, Alipore, South 24-Parganas in Book No. I, CD Volume No. 15 Pages 1823 to 1837, Being No. 00355 for the year 2009 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as Vendor therein, sold granted, transferred, conveyed and assigned unto **M/S. NEPAL TRADECOM PRIVATE LIMITED**, Owner/Vendor No. 1 herein, a piece and parcel of Danga land measuring 10 decimals equivalent to 6 Katha 36 Sq.ft. in R.S. Dag No. 55, R.S. Khatian No. 14 and another piece and parcel of Shali land measuring 5 decimal equivalent to 3 Katha 18 Sq.ft. in R.S. Dag No. 58, R.S. Khatian No. 60/2 and another piece and parcel of Sali land measuring 10 decimals equivalent to 6 Katha 36 Sq.ft. in R.S. Dag No. 54, R.S. Khatian No. 60/2 totaling 25 decimals equivalent to 15 Katha 2 Chattaks of Sali and Danga land lying and situated at Mouza- Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, R.S. Khatian No. 14 & 60/2, Dag No. 55, 58 and 54, Ward No. 26 under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District 24-Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance registered on 21/08/2009 at D.S.R. IV, Alipore, South 24-Parganas in Book No. 1, CD Volume No. 15, Pages 1838 to 1852, Being No. 4812 for the year 2009 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as Vendor therein, sold granted transferred conveyed and assigned unto **M/S. NEPAL TRADECOM PRIVATE LIMITED**, Owner/Vendor No. 1 herein, a piece and parcel of Danga land measuring 5 decimals equivalent to 3 Katha 18 Sq.ft. in R.S. Dag No. 53, R.S. Khatian No. 2510 and another piece and parcel of Sali land measuring 5 decimals equivalent to 3 Katha 18 Sq.ft. in R.S. Dag No. 54, R.S. Khatian No. 60/2 and another piece and parcel of Danga land measuring 9 decimals equivalent to 5 Katha 7 Chattaks 5.4 Sq.ft. in R.S. Dag No. 55, R.S. Khatian No. 14 totalling 19 decimals equivalent to 11 Katha 7 Chattaks 41.4 Sq.ft. of Sali and Danga land lying and situated at Mouza- Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Khatian No. 2510, 60/2 and 14, Dag No. 53, 54 and 55, Ward No. 26 under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance registered on 20/01/2011 at A.D.S.R. Sonarpur, South 24-Parganas in Book No. I, CD Volume No. 2, Pages 1756 to 1775, Being No. 00648 for the year 2011 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as Vendor herein, sold granted transferred conveyed and

assigned unto **M/S. NEPAL TRADECOM PRIVATE LIMITED**, Owner/Vendor No. 1 herein, a piece and parcel of Sali land measuring 4 decimals equivalent to 2 Katha 6 Chattaks 34 Sq.ft. in R.S. Dag No. 54, R.S. Khatian No. 60/2 and another piece and parcel of Sali land measuring 7 decimals equivalent to 4 Katha 3 Chattaks 37 Sq.ft. in R.S. Dag No. 55, R.S. Khatian No. 14, totaling 11 decimals equivalent to 6 Katha 10 Chattaks 26 Sq.ft. of Sali land lying and situated at Mouza- Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Khatian No. 14 & 60/2, Dag No. 54 and 55, Ward No. 26 under Rajpur-Sonarapur Municipality, P.S. Sonarapur, District South 24-Parganas absolutely and forever.

AND WHEREAS by another Deed of Conveyance registered on 20/01/2011 at A.D.S.R. Sonarapur, South 24-Parganas in Book No. I, CD Volume No. 2, Pages 1736 to 1755, being No. 00649 for the year 2011 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned unto **M/S. NEPAL TRADECOM PRIVATE LIMITED**, Owner/Vendor No. 1 herein, a piece and parcel of Danga land measuring 6 decimals equivalent to 3 Katha 10 Chattak 6 Sq.ft. in R.S. Dag No. 55, R.S. Khatian No. 14 and another piece and parcel of Sali land measuring 5 decimals equivalent to 3 Katha 20 Sq.ft. in R.S. Dag No. 54, R.S. Khatian No. 60/2, totalling 11 decimals equivalent to 6 Katha 10 Chattaks 26 Sq.ft. of Sali & Danga land lying and situated at Mouza- Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, R.S. Khatian No. 14 and 60/2, R.S. Dag No. 55 and 54, Ward No. 26 under Rajpur-Sonarapur Municipality, P.S. Sonarapur, District South 24-Parganas absolutely and forever.

AND WHEREAS by another Deed of Conveyance registered on 21/01/2011 at A.D.S.R. Sonarapur, South 24 Parganas in Book No. I, CD Volume No. 2, Pages 1716 to 1735, Being No. 00650 for the year 2011 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned unto **M/S. NEPAL TRADECOM PRIVATE LIMITED**, Owner/Vendor No. 1 herein, a piece and parcel of Danga land measuring 6 decimals equivalent to 3 Katha 10 Chattak 6 Sq.ft. in R.S. Dag No. 55, R.S. Khatian No. 14 and another piece and parcel of Sali land measuring 5 decimals equivalent to 3 Katha 20 Sq.ft. in R.S. Dag No. 54, R.S. Khatian No. 60/2, totalling 11 decimals equivalent to 6 Katha 10 Chattaks 26 Sq.ft. of Sali and Danga land lying and situated at Mouza- Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, R.S. Khatian No. 14 and 60/2, R.S. Dag No. 55 and 54, Ward No. 26 under Rajpur-Sonarapur Municipality, P.S. Sonarapur, District South 24-Parganas absolutely and forever.

AND WHEREAS by another Deed of Conveyance registered on 20/01/2011 at A.D.S.R. Sonarapur, South 24 Parganas in Book No. I, CD Volume No. 2, Pages 1679 to 1698, Being No. 00654 for the year 2011 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late

Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned unto **M/S. NEPAL TRADECOM PRIVATE LIMITED**, Owner/Vendor No. 1 herein, a piece and parcel of Sali land measuring 6 decimals equivalent to 3 Katha 10 Chattak 6 Sq.ft. in R.S. Dag No. 54, R.S. Khatian No. 60/2 and another piece and parcel of Danga land measuring 5 decimals equivalent to 3 Katha 20 Sq.ft. in R.S. Dag No. 55, R.S. Khatian No. 14 totalling 11 decimals equivalent to 6 Katha 10 Chattaks 26 Sq.ft. of Sali and Danga land lying and situated at Mouza- Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, R.S. Khatian No. 60/2 and 14, R.S. Dag No. 54 and 55, Ward No. 26 under Rajpur-Sonarapur Municipality, P.S. Sonarpur, District South 24-Parganas absolutely and forever.

AND WHEREAS said **M/S. NEPAL TRADECOM PRIVATE LIMITED**, the Owner/Vendor No. 1 herein, thus became the owner of Sali and Danga land totalling an area of **131 decimals** situated and lying at Mouza- Rajpur, J.L. No. 55, Pargana- Medanmolla, Touzi No. 250, R.S. No. 109, in C.S. and R.S. Dag No. 53, 54, 55 and 58 under C.S. and R.S. Khatian No. 14, 60/2, 2510 appertaining to P.S. and A.D.S.R. Sonarpur, Ward No. 26 under Rajpur - Sonarpur Municipality, Dist: 24 Parganas South.

AND WHEREAS by a Deed of Conveyance dated 16/01/2009, registered at D.S.R.- IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 25, Pages from 1943 to 1959, Being No. 07264 for the year 2010 one Ashok Kumar Das, son of Probodh Chandra Das, described as Vendor therein, represented by their Constituted Attornies (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, by a General Power of Attorney dated 21/01/2009, being No. 27 for the year 2009, registered at D.S.R.- IV, Alipore, South 24-Parganas, sold, granted, transferred, conveyed and assigned for a valuable consideration mentioned therein unto **M/S. AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2 herein, a piece and parcel of 20 decimals of Danga land equivalent to 12 Katha 1 Chattak 27 Sq.ft. lying and situated at Mouza- Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana- Medanmolla, R.S. Khatian No. 69 appertaining Khanda Khatian No. 2509, R.S. Dag No. 56, Holding No. 331, Netaji Subhas Road, Ward No. 26 under Rajpur-Sonarapur Municipality, P.S. Sonarpur, District South 24-Parganas absolutely and forever.

AND WHEREAS by another Deed of Conveyance dated 24/12/2008, registered at D.S.R.- IV, Alipore, South 24-Parganas in Book No. I, CD Volume No. 14, Pages from 3507 to 3520, Being No. 04200 for the year 2011 one Smt. Pranati Chakraborty, wife of Nakuleswar Chakraborty, described as Vendor therein and Kagi Giyus, son of Kagi Sirajul, mentioned therein as Confirming Party, sold, granted, transferred, conveyed and assigned for a valuable consideration mentioned therein unto **M/S. AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2 herein, a piece and parcel of 33 decimals of Sali land equivalent to 19 Katha 15 Chattaks 19.8 Sq.ft. lying and situated at Mouza- Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana- Medanmolla, R.S. Khatian No. 72, appertaining to Khanda Khatian No. 2510, R.S. Dag No. 51, Ward No. 26

under Rajpur-Sonarapur Municipality, P.S. Sonarapur, District South 24-Parganas absolutely and forever.

AND WHEREAS by another Deed of Conveyance dated 12/01/2011, registered at A.D.S.R., Sonarapur, South 24-Parganas, in Book No. I, CD Volume No. 1, Pages from 4272 to 4287, Being No. 00306 for the year 2011 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as Vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S. AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2 herein, a piece and parcel of Sali land measuring 14 decimals equivalent to 8 Katha 7 Chattaks 22 Sq.ft. be more or less, lying and situated at Mouza- Rajpur, Touzi No. 250, J.L. no. 55, R.S. No. 109, Pargana- medanmolla, R.S. Khatian No. 72 appertaining Khanda Khatian no. 2510, R.S. Dag No. 52, Ward No. 26 under Rajpur-Sonarapur Municipality, P.S. Sonarapur, District South 24-Parganas absolutely and forever.

AND WHEREAS by another Deed of Conveyance registered on 12/01/2011 at A.D.S.R. Sonarapur, South 24 Parganas in Book No. I, CD Volume No. 1, Pages 4255 to 4271, Being No. 0314 for the year 2011 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S. AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2 herein, a piece and parcel of Danga land measuring 6 decimals equivalent to 3 Katha 10 Chattaks 3 Sq.ft. in R.S. Khatian No. 72 appertaining Khanda Khatian No. 2510, R.S. Dag No. 53 and another piece and parcel of Sali land measuring 5 decimals equivalent to 3 Katha 0 Chattak 17 Sq.ft. in R.S. Khatian No. 72 appertaining to Khanda Khatian No. 2510, R.S. Dag No. 52, totalling 11 decimals equivalent to 6 Katha 10 Chattaks 20 Sq.ft. lying and situated at Mouza-Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Ward No. 26 under Rajpur-Sonarapur Municipality, P.S. Sonarapur, District South 24-Parganas absolutely and forever.

AND WHEREAS by another Deed of Conveyance dated 12/10/2010 registered at D.S.R. IV, Alipore, South 24 Parganas in Book-I, CD Volume No. 27, Pages 1336 to 1351, Being No. 7906 for the year 2010 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as Vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2, herein, a piece and parcel of Danga land measuring 10 Decimal equivalent to 6 Katha 0 Chatak 40 sq. ft., be more or less, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. No. 55, R.S No. 109, Pargana: Medanmolla, R.S. Khatian No. 72 appertaining to khanda Khatian 2510, R.S. Dag No. 52, Ward No. 26 under Rajpur Sonarapur Municipality, P.S. Sonarapur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another Deed of Conveyance dated 12/10/2010 registered at D.S.R. - IV, South 24 Parganas in Book-I, CD Volume No. 27, Pages 1352 to 1367, Being No. 07907 for the year 2010 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2 herein, a piece and parcel of Sali land measuring 4 Decimal equivalent to 2 Katha 6 Chatak 34 sq. ft, be more or less, in R.S Khatian No. 72 appertaining khanda Khatian No. 2510, R.S. Dag No. 53 and another piece and parcel of Sali land measuring 4.43 Decimal equivalent to 2 Katha 10 Chatak 41 sq. ft, be more or less, in R.S. Khatian No. 60/2, R.S. Dag No. 58, totaling an area of 8.43 Decimal equivalent to 5 Katha 1 Chatak 30 sq. ft. lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S No. 109, Ward No. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another Deed of Conveyance dated 12/10/2010, registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 27, Pages 1304 to 1319, Being No. 7904 for the year 2010 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2 herein, a piece and parcel of danga land measuring 9.4 Decimal equivalent to 5 Katha 11 Chatak 3 sq. ft. be more or less, lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana: Medanmolla, R.S. Khatian No. 60/2, R.S. Dag No. 57, Ward No. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another Deed of Conveyance dated 12/10/2010 registered at D.S.R. IV, Alipore, South 24 Parganas in Book-I, CD Volume No. 27, Pages 1368 to 1384, Being No. 07908 for the year 2010 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2 herein, a piece and parcel of danga land measuring 10 Decimal equivalent to 6 Katha 40 sq.ft. lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S No. 109, Pargana: Medanmolla, R.S. Khatian No. 69 appertaining khanda Khatian No. 2509, R.S. Dag No. 56, Ward No. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another Deed of Conveyance dated 12/10/2010 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 27, Pages 1320 to 1335, Being No. 7905 for the year 2010 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and

assigned for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2, herein, a piece and parcel of Danga land measuring 9.4 Decimal equivalent to 5 Katha 11 Chatak 3 sq. ft. be more or less, lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana; Medanmolla, R.S. Khatian No. 60/2, R.S. Dag No. 57, Ward No. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another Deed of Conveyance dated 16/01/2009 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 25, Pages 1960 to 1975, Being No. 7265 for the year 2010 (1) Ashok Kumar Das, son of Probodh Chandra Das represented by Constituted Attornies (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2, herein, a piece and parcel of Danga land measuring 10 Decimal equivalent to 6 Katha 0 Chatak 40 sq.ft. be more or less, in R.S. Khatian No. 69 appertaining khanda Khatian No. 2509, R.S. Dag No. 56 and another piece and parcel of Danga land measuring 10 Decimal equivalent to 6 Katha 40 sq.ft. be more or less in R.S. Khatian No. 60/2, R.S. Dag No. 58, totaling 20 Decimal equivalent to 12 Katha 1 Chatak 27 sq.ft. be more or less, lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana; Medanmolla, Ward No. 26 under Rajpur-Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another Deed of Conveyance dated 12/10/2010 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 27, Pages 1288 to 1303, Being No. 07903 for the year 2010 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2 herein herein, a piece and parcel of Sali land measuring 10 Decimal equivalent to 6 Katha 40 sq.ft. be more or less, lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana; Medanmolla, R.S. Khatian No. 60/2, R.S. Dag No. 54, Ward No. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 12/10/2010 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 27, Pages 1385 to 1400, Being No. 07909 for the year 2010 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2, herein, a piece and parcel of Danga land measuring 9.4 Decimal equivalent to 5 Katha 11 Chatak 3 sq.ft. be more or less,

lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana; Medanmolla, R.S. Khatian No. 60/2, R.S. Dag No. 57, Ward No. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS said **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner/Vendor No. 2 herein, thus became owner of Sali and Danga land totaling an area of **164.63 Decimal** situated and lying at Mouza- Rajpur, J.L. No. 55, Pargana- Medanmolla, Touzi No. 250, R.S. No. 109, C.S. and R.S. Khatian No. 69 appertaining khanda Khatian No. 2509, 72 appertaining khanda Khatian No. 2510 and 60/2 appertaining to C.S. and R.S. Dag No. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Ward No. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South.

AND WHEREAS by a Deed of Conveyance dated 21/08/2009 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 15, Pages 2144 to 2158, Being No. 4764 for the year 2009 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner/Vendor No. 3 herein, a piece and parcel of Danga land measuring 7.32 Decimal equivalent to 4 Katha 6 Chatak 40 sq. ft. be more or less, in R.S. Khatian No. 72 appertaining khanda Khatian No. 2510, R.S. Dag No. 9 and another piece and parcel of Danga land measuring 6.61 Decimal equivalent to 4 Katha, be more or less, in R.S. Khatian No. 2495, R.S. Dag No. 20 and another piece and parcel of Sali land measuring 3.86 Decimal equivalent to 2 Katha 5 Chattaks 17 sq.ft. be more or less, in R.S. Khatian No. 60/2, R.S. Dag No. 58, totaling 17.79 Decimal lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, R.S Dag No. 9, 20, 58, R.S. Khatian No. 72 appertaining khanda Khatian No. 2510, 2495, 60/2 Pargana; Medanmolla, Ward No. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 21/08/2009 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 15, Pages 2159 to 2174, Being No. 4767 for the year 2009 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner/Vendor No. 3, herein, a piece and parcel of Danga land 18.70 Decimal equivalent to measuring 11 Katha 5 Chatak 02 sq. ft. be more or less, in R.S. Khatian No. 61, R.S. Dag No. 8, lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana; Medanmolla, Ward No. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 30/06/2010 registered at A.D.S.R. Sonarpur, South 24 Parganas in Book No. I, Being No. 7815 for the year

2010 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner/Vendor No. 3 herein, a piece and parcel of Danga land measuring 10.70 Decimal equivalent to 6 Katha 7 Chatak 34 sq.ft. be more or less in R.S. Khatian No. 52/18, R.S. Dag No. 10, lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana; Medanmolla, Ward No. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 30/06/2010 registered at A.D.S.R. Sonarpur, South 24 Parganas in Book No. I, CD Volume No. 20, Pages 5569 to 5584, Being No. 07813 for the year 2010 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner/Vendor No. 3 herein, a piece and parcel of Dangaland measuring 18.35 Decimal equivalent to 11 Katha 1 Chatak 42 sq. ft. be more or less, in R.S. Khatian No. 2495, R.S. Dag No. 20, lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana; Medanmolla, Ward No. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 21/08/2009 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 15, Pages 2129 to 2143, Being No. 04763 for the year 2009 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner/Vendor No. 3 herein, a piece and parcel of Danga land measuring 19.08 Decimal equivalent to 11 Katha 8 Chatak 32 sq. ft. be more or less, in R.S. Khatian No. 2495, R.S. Dag No. 20, lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana; Medanmolla, Ward No. 26 under Rajpur-Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 30/06/2010 registered at A.D.S.R. Sonarpur, South 24 Parganas, in Book No. I, CD Volume No. 20, Pages 7382 to 7398, Being No. 07810 for the year 2010 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner/Vendor No. 3 herein, a piece and parcel of Danga land measuring 7.689 Decimal equivalent to 4 Katha 10 Chatak 25 sq.ft.

be more or less, in R.S. Khatian No. 72 appertaining khanda Khatian 2510, R.S. Dag No. 9, lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana- Medanmolla, Ward No. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 30/06/2010 registered at A.D.S.R. Sonarpur, South 24 Parganas in Book No. I, CD Volume No.20, Pages 7364 to 7381, Being no. 07809 for the year 2010 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner/Vendor No. 3 herein, a piece and parcel of Danga land measuring 3.3 Decimal equivalent to 2 Katha, be more or less, in R. S. Khatian No. 60/2, R.S Khatian No.60/2,R.S. Dag No. 58, and another piece and parcel of land measuring 3.3 Decimal equivalent to 2 Katha, be more or less, in R.S. Khatian No. 52/18, R.S. Dag No. 10, totaling 6.6 Decimal lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, R.S. Khatian No. 52/18, 60/2, R.S. Dag No.10 and 58, Pargana; Medanmolla, Ward No. 26 under Rajpur-Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 21/08/2009 registered at D.S.R. Alipore, South 24 Parganas in Book No. I, CD Volume No. 15, Pages 2218 to 2232, Being No. 4766 for the year 2009 (1) Sri Shib Charan Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as Vendors therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner/Vendor No. 3, herein, a piece and parcel of Danga land measuring 16.83 Decimal equivalent to 10 Katha 2 Chatak 40 sq.ft, be more or less, in R.S. Khatian No. 60/2, R.S. Dag No. 57, and another piece and parcel of Danga land measuring 3.86 Decimal equivalent to 2 Katha 5 Chatak 18 sq.ft., be more or less, in R.S. Khatian No. 60/2, R.S. Dag No. 58 totaling 20.69 Decimal equivalent to 12 Katha 8 Chatak 13 sq.ft , be more or less, lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S No. 109, R.S. Khatian No. 60/2, R.S. Dag No. 57 and 58, Pargana; Medanmolla, Ward No. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South and subsequently a Deed of Declaration dated 07/07/2010 registered at A.D.S.R. Sonarpur, South 24 Parganas in Book No. IV, CD Volume No. 3, Pages 951 to 961 being No. 01345 for the year 2010 executed by the said vendors and duly corrected the said Deed of Conveyance being No. 4766 for the year 2009 and said **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner No. 3 herein became owner of the said property absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 30/06/2010 registered at A.D.S.R. Sonarpur, South 24 Parganas in Book No. I, CD Volume No. 20, Pages 7399 to 7416, being No. 07812 for the year 2010 (1) Sri Shib Charan Das, (2) Sri

Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Late Pannalal Das, described as vendors therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner/Vendor No. 3 herein, a piece and parcel of Danga land measuring 11.33 Decimal equivalent to 6 Katha 13 Chatak 38 sq.ft, be more or less in R.S. Khatian No. 61, R.S. Dag No. 8, lying and situated at Mouza: Rajpur, Touzi No. 250, J.L. No. 55, R.S. No. 109, Pargana; Medanmolla, Ward No. 26 under Rajpur-Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS said **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner/Vendor No. 3 herein, thus became owner of Sali and Danga land totaling an area of **130.8 Decimal** situated and lying at Mouza-Rajpur, J.L. No. 55, Pargana-Medanmolla, Touzi No. 250, R.S. No. 109, C.S. and R.S. Khatian No. 2495, 72 appertaining khanda Khatian No. 2510, 52/18, 61 and 60/2 appertaining to C.S. and R.S. Dag No. 8, 9, 10, 20, 57 and 58, P.S. and A.D.S.R. Sonarpur, Ward No. 26 (24) under Rajpur-Sonarpur Municipality, Dist: 24-Parganas South.

AND WHEREAS said **M/S. NEPAL TRADECOM PRIVATE LIMITED** in the course of enjoying its aforesaid purchased property measuring **131 decimals** situated and lying at Mouza- Rajpur, J.L. No. 55, Pargana- Medanmolla, Touzi no. 250, R.S. No. 109, C.S. and R.S. Khatian No. 14, 60/2, 2510 appertaining to C.S. and R.S. Dag No. 53, 54, 55 and 58, P.S. and A.D.S.R. Sonarpur, Ward No. 26 under Rajpur Sonarpur Municipality, Dist: 24 Parganas South, the said **M/S. NEPAL TRADECOM PRIVATE LIMITED** executed and registered a Deed of Declaration, which was duly registered on 30/04/2014 before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. IV, CD. Volume No. 2, Pages from 3830 to 3840, Being No. 01149 for the year 2014 and thereafter said **M/S. NEPAL TRADECOM PRIVATE LIMITED** sold, conveyed and transferred **ALL THAT** piece and parcel of undivided and un-demarcated land measuring more or less 7 Chattaks comprised in R.S. Dag Nos. 53, 54, 55 & 58 appertaining to R.S. Khatian Nos. 14, 60/2 & 2510 of Mouza- Rajpur, J.L. No. 55, P.S. Sonarpur, District South 24-Parganas unto and in favour of **M/S. AMBALIKA HOUSING PRIVATE LIMITED** and **M/S. MRITTIKA BUILDERS PRIVATE LIMITED** by and under a Deed of Sale which was duly registered on 30/04/2014, before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, C.D. Volume No. 8, Pages from 6419 to 6436, Being No. 04235 for the year 2014.

AND WHEREAS said **M/S. AMBALIKA HOUSING PRIVATE LIMITED** in the course of enjoying its aforesaid purchased property measuring **164.63 decimals** situated and lying at Mouza- Rajpur, J.L. No. 55, Pargana- Medanmolla, Touzi No. 250, R.S. No. 109, C.S. and R.S. Khatian No. 69 appertaining khanda Khatian No. 2509, 72 appertaining khanda Khatian No. 2510 and 60/2 appertaining to C.S. and R.S. Dag No. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Ward No. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South, said **M/S. AMBALIKA**

HOUSING PRIVATE LIMITED executed and registered a Deed of Declaration, which was duly registered on 30/04/2014 before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. IV, CD. Volume No. 2, Pages from 3841 to 3848, Being No. 01148 for the year 2014 and thereafter said **M/S. AMBALIKA HOUSING PRIVATE LIMITED** sold, conveyed and transferred **ALL THAT** piece and parcel of undivided and un-demarcated land measuring more or less 7 Chattaks comprised in R.S. Dag Nos. 51, 52, 53, 54, 56, 57 & 58 appertaining to R.S. Khatian Nos. 69 appertaining to Khanda Khatian No. 2509, 72 appertaining to Khanda Khatian No. 2510 and 60/2 of Mouza-Rajpur, J.L. No. 55, P.S. Sonarpur, District South 24-Parganas unto and in favour of **M/S. NEPAL TRADECOM PRIVATE LIMITED** and **M/S. MRITTIKA BUILDERS PRIVATE LIMITED** by and under a Deed of Sale which was duly registered on 30/04/2014, before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, CD. Volume No. 8, Pages from 6399 to 6418, Being No. 04237 for the year 2014.

AND WHEREAS said **M/S. MRITTIKA BUILDERS PRIVATE LIMITED** in the course of enjoying its aforesaid purchased property measuring **130.8 decimals** situated and lying at Mouza-Rajpur, J.L. No. 55, Pargana- Medanmolla, Touzi No. 250, R.S. No. 109, C.S. and R.S. Khatian Nos. 2495, 72 appertaining khanda Khatian No. 2510, 52/18, 61 and 60/2 appertaining to C.S. and R.S. Dag Nos. 8, 9, 10, 20, 57 and 58, P.S. and A.D.S.R. Sonarpur, Ward No. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South sold, conveyed and transferred **ALL THAT** piece and parcel of undivided and un-demarcated land measuring more or less 7 Chattaks comprised in R.S. Dag Nos. 8, 9, 10, 20, 57 and 58 appertaining to R.S. Khatian Nos. 69 appertaining to Khanda Khatian No. 2495, 72 appertaining khanda Khatian No. 2510, 52/18, 61 and 60/2 of Mouza- Rajpur, J.L. No. 55, P.S. Sonarpur, District South 24-Parganas unto and in favour of **M/S. NEPAL TRADECOM PRIVATE LIMITED** and **M/S. AMBALIKA HOUSING PRIVATE LIMITED** by and under a Deed of Sale which was duly registered on 30/04/2014, before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, CD. Volume No. 8, Pages from 6381 to 6398, Being No. 04242 for the year 2014.

AND WHEREAS thus the said **M/S. NEPAL TRADECOM PRIVATE LIMITED, M/S. AMBALIKA HOUSING PRIVATE LIMITED** and **M/S. MRITTIKA BUILDERS PRIVATE LIMITED** the Owners/Vendors herein, became the absolute joint owners of the land measuring 426.43 decimals equivalent to more or less 12 Bigha 18 Katha 1 Chattak 15 Sq.ft. lying and situate at Mouza- Rajpur, J.L. No. 55, comprised in C.S. & R.S. Dag Nos. 8, 9, 10, 20, 51, 52, 53, 54, 55, 56, 57 and 58 under P.S. Sonarpur, District South 24-Parganas and jointly mutated their names before the Rajpur-Sonarpur Municipality vide Holding No. 153, 154 & 155, School Road and enjoying the same free from all encumbrances.

AND WHEREAS thus said **M/S. NEPAL TRADECOM PRIVATE LIMITED, M/S. AMBALIKA HOUSING PRIVATE LIMITED** and **M/S. MRITTIKA BUILDERS PRIVATE LIMITED** being the rightful legal owners of the said land of **Holding No. 153** comprising land area measuring more or less **85 Cottahs 6 Chittak 9 Sq.ft.** (the split up of the land

being :- 2 Cottahs 14 Chittaks 30 Sq.ft. in R.S. Dag No. 51, 13 Cottahs 12 Chittaks 39 Sq.ft. in R.S. Dag No. 52, 9 Cottahs 1 Chittak 8 Sq.ft. in R.S. Dag No. 53, 14 Cottahs 00 Chittaks 13 Sq.ft. in R.S. Dag No. 54, 14 Cottahs 11 Chittaks 8 Sq.ft. in R.S. Dag No. 56, 24 Cottahs 8 Chittaks 12 Sq.ft. in R.S. Dag No. 57, 6 Cottahs 5 Chittaks 34 Sq.ft. in R.S. Dag No. 58) in R.S. Dag Nos. 51, 52, 53, 54, 56, 57 & 58 under R.S. Khatian Nos. 14, 60/2, 61, 2495, 2509, 2510 & 52/18, **Holding No. 154** comprising land area measuring more or less **87 Cottahs 7 Chittaks 38 Sq.ft.** (the split up of the land being :- 18 Cottahs 2 Chittaks 15 Sq.ft. in R.S. Dag No. 8, 9 Cottahs 1 Chittak 8 Sq.ft. in R.S. Dag No. 9, 8 Cottahs 7 Chittaks 22 Sq.ft. in R.S. Dag No. 10, 26 Cottahs 9 Chittaks 20 Sq.ft. in R.S. Dag No. 20, 19 Cottahs 1 Chittak 7 Sq.ft. in R.S. Dag No. 51, 2 Cottahs 14 Chittaks 35 Sq.ft. in R.S. Dag No. 52, 2 Cottahs 4 Chittaks 31 Sq.ft. in R.S. Dag No. 57, 14 Chittaks 35 Sq.ft. in R.S. Dag No. 58) in R.S. Dag Nos. 8, 9, 10, 20, 51, 52, 57 & 58 under R.S. Khatian Nos. 61, 2510, 52/24, 2495 & 60/2, **Holding No. 155** comprising land area measuring more or less **85 Cottahs 3 Chittaks 13 Sq.ft.** (the split up of the land being :- 1 Cottah 1 Chittak 22 Sq.ft. in R.S. Dag No. 52, 21 Cottahs 5 Chittaks 40 Sq.ft. in R.S. Dag No. 54, 38 Cottahs 1 Chittak 32 Sq.ft. in R.S. Dag No. 55, 9 Cottahs 3 Chittaks 38 Sq.ft. in R.S. Dag No. 56, 15 Cottahs 6 Chittaks 16 Sq.ft. in R.S. Dag No. 58) in R.S. Dag Nos. 52, 54, 55, 56 & 58 under R.S. Khatian Nos. 14, 60/2, 2509 & 2510, i.e. the total land in aforesaid three Holdings measuring 426.43 decimals equivalent to more or less 12 Bigha 18 Katha 1 Chittak 15 Sq.ft. hereinafter referred to as the "Said Property" more-fully described in the **First Schedule Part I** hereunder written and enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly without any interruption, claim and demand whatsoever.

AND WHEREAS the Owners/Vendors of the First Part desire to promote their entire land and property but due to paucity of fund, the Owners/Vendors herein entered into a Development Agreement on 17/07/2014 to promote their Said Property with **M/S. RAJWADA GROUP** , the Developer herein, which was registered before the office of the D.S.R.- IV at Alipore and recorded in its Book No. I, C.D. Volume No. 31, Page from 962 to 1009, Being No. 05412 for the year 2014.

AND WHEREAS the said Owners/Vendors herein also executed and registered a General Power of Attorney unto and in favour of the said " **M/S. RAJWADA GROUP** ", a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084, duly represented by its authorized signatory **SRI BIKASH AGARWAL** , son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation-Business, residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084, the Developer herein, by and under a Power of Attorney which was duly registered on 17/07/2014 before the office of the D.S.R.- IV at Alipore and recorded in Book No. I, CD. Volume No. 31, Pages from 446 to 461, Being No. 05413 for the year 2014.

AND WHEREAS the constitution of partnership firm **M/S. RAJWADA GROUP** is changed with effect from 1st January 2015 i.e. Rajendra Kumar Agarwal, son of Late

Bhagirath Mal Agarwal of 26, Mahamaya Mandir Road, P.O.- Garia, Mahamayatala, P.S. Sonarpur, Kolkata- 700 084 a partner of the said firm died intestate on 1/1/2015 and thereafter the rest partners (the sons of said deceased) executed a Reconstituted Partnership Deed on 29th January, 2015 and thus the said Sri Parveen Agarwal, Sri Bikash Agarwal and Sri Rajkumar Agarwal became the partners of the said Partnership Firm.

AND WHEREAS three Building Plans for the development work of the Said Property in three plots (Plot No.1 in Holding No. 154, Plot No.2 in Holding No. 153 and Plot No.3 in Holding No. 155 morefully described in the First Schedule Part I has been submitted for sanction in Rajpur-Sonarpur Municipality for construction of several multi storied buildings in several Blocks for residential purpose, hereinafter referred to as the "Building Project" namely "**ROYAL GARDENS**".

AND WHEREAS the Building Plan for the development work in Plot-1, has been submitted for sanction in Rajpur-Sonarpur Municipality vide Building sanction **plan no.157/REV/CB/26/21 dated 05.09.2016** for construction of G+19 storied building in Block - 1, building namely "**Iris**" and G + 14 storied building in Block - 2 building namely "**Daffodil**" both in Plot No. - 2, being Municipal Holding **No. 154**.

AND WHEREAS as per aforesaid plan the Developer has completed the constructional work of the G + 14 storied building in Block - 2 building namely "**Daffodil**" in Plot - 2, Municipal Holding No. 154 more fully described First Schedule Part II.

AND WHEREAS being so authorized as stated above the Developer has expressed to desire to sell a Flat and car parking space out of the Developer's allocation and coming to know of that and having a requirement of the self-same flat and car parking in the like area, the Purchaser offered to purchase the same which the Developer has accepted and entered into an Agreement for sale with the purchaser herein on _____ on terms and conditions therein mentioned.

AND WHEREAS by virtue of an agreement for sale dated _____ made between the Purchaser herein and the Vendors/Owners herein and the Developer herein, the Purchaser herein agreed to purchase one self-contained flat being **ALL THAT Flat No. "_____"** measuring about _____ **Sq. ft. being Carpet area** including Balcony and _____ **Sq. ft. being Carpet Area** excluding Balcony (_____ **Sq. ft. being Super Built-up area**) on the _____ side of the _____ **Floor, Type-D** of the said G+14 storied building in **Block - 2** namely "**Daffodil**" along with **One Shed Car Parking space** admeasuring more or less _____ square feet in the ground floor in **Plot - 2**, of the Housing Complex christened as "**RAJWADA ROYAL GARDENS**", being erected at the Said Property being Municipal Holding Nos. 154, School Road, Mouza- Rajpur, P.O. - Narendrapur & P.S. - Sonarpur, Kolkata-700103, District South 24 Parganas, together with undivided and indivisible proportionate share in the land underneath together with common rights, facilities and amenities and common service and expenses mentioned

therein for and at a total price of **Rs. _____/- (Rupees _____)** **only**, hereinafter referred to as the “**said Flat and Car Parking space**”, more fully and particularly described in the **First Schedule Part II** hereunder written.

AND WHEREAS in terms of the agreement for sale dated _____ the Owners/ Vendors and the Developer herein have agreed to sell and transfer oneself **ALL THAT Flat No. “_____” measuring about _____ Sq. ft. being Carpet area** including Balcony and _____ **Sq. ft. being Carpet Area** excluding Balcony (**_____ Sq. ft. being Super Built-up area**) on the _____ side of the _____ **Floor, Type-D** of the said G+14 storied building in **Block – 2** namely “**Daffodil**” along with **One Shed Car Parking space** admeasuring more or less 120 square feet in the ground floor in **Plot – 2**, of the Housing Complex christened as “**RAJWADA ROYAL GARDENS**”, being erected at the Said Property being Municipal Holding Nos. 154, School Road, Mouza- Rajpur, P.O. – Narendrapur & P.S. - Sonarpur, Kolkata-700103, District South 24 Parganas, within the jurisdiction of Rajpur-Sonarpur Municipality, Ward no. 26, at or for a valuable consideration of **Rs. _____/- (Rupees _____)** **only**, and the same is more fully and particularly described in the **First Schedule Part II** hereunder written together with undivided, indivisible proportionate share in the land describe in the First Schedule hereto along with proportionate share in the common spaces, passages, paths, water and water courses, drainages, sewerages, stair case, landing, boundary wall and other Shed spaces, common path of the properties necessary and convenient to its ingress to and egress from, maintenance for common use, motor, pump, septic tank, water reservoir and tank, W.B.S.E.D.C.L. electricity connection etc. which has been mentioned more fully and particularly in the **Third Schedule** hereunder written with lawful aforesaid consideration subject to the purchaser’ undertaking to pay proportionally all the common charges, fees, duties, levies, taxes, rents, impositions, outgoings etc. which are required for the purpose of the said premises and also for the purposes of the said building along with other owners, occupiers of the building or flat/apartment holders thereto as more fully and particularly described in the **Fourth Schedule** hereunder written.

AND WHEREAS the Purchasers having agreed to purchase the said Flat and the Car parking space stated above and having paid the entire consideration money to the Developer herein, now call upon them to execute and register a proper Deed of Conveyance thereby selling, conveying and transferring the said Flat and the Car parking space unto and in favour of the Purchaser absolutely and forever, and the Developer doth hereby comply with the said requisition of the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement dated _____ and in consideration of the said sum of **Rs. _____/- (Rupees _____)** **only**, truly paid by the Purchaser to the Owners/Vendors herein through the Developer/Confirming Party herein in the manner stated in the

memo of consideration hereunder written, the receipt whereof the Owners/Vendors and the Confirming Party as Developer hereby do and each of them doth hereby admit, acknowledge and received from the payment of the same and every part thereof for ever acquit, release, exonerate and discharge the Purchaser as well as the said Flat And Car Parking Space along with the undivided, indivisible and proportionate share and right, title and interest into the said land and premises with the facilities in common with other flat owner/s or occupiers thereto. The Owners/Vendors and the Developer/Confirming Party do hereby grant, sell, transfer, convey, assign and assure unto the Purchaser **ALL THAT Flat No. “_____” measuring about _____ Sq. ft. being Carpet area** including Balcony and _____ **Sq. ft. being Carpet Area** excluding Balcony (_____ **Sq. ft. being Super Built-up area**) on the **North - West** side of the _____ **Floor, Type-**____ of the said G+14 storied building in **Block – 2** namely “**Daffodil**” along with **One Shed Car Parking space** in **Plot – 2** of the Said Building Project, being erected at the Said Property being Premises/ Holding Nos. 154, School Road, Mouza-Rajpur, P.O. – Narendrapur & P.S. - Sonarpur, Kolkata-700103, District South 24 Parganas, within the jurisdiction of Rajpur-Sonarpur Municipality, Ward no. 26, which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the “**said Flat and Car Parking Space**” together with the undivided proportionate indivisible share in the land described in the **First Schedule Part II** hereto together with easements, rights thereto and other rights, privileges, benefits, advantages, liabilities, liberties, duties in common with other owners/occupiers having covenants conditions and stipulations etc. to enjoy and to have the right of user in common of all the roads, passages, advantages thereto or reputed to belong to the estate, right, title, interest, claim and demand of the Owners/Vendors into or upon the said land proportionately agreeing to pay proportionate expenses for maintenance of the said common portion and the other co-owners **TO HAVE AND TO HOLD** the same absolutely and forever in the manner aforesaid free from all encumbrances, charges, trusts, claims, demands over the said Flat on the _____ **Floor** and the said Car Parking Space of the said building having right to use, occupy, own, possess the said Flat and Car Parking Space as mentioned in **SECOND SCHEDULE** hereunder written exclusively, subject to the Purchaser’s paying and discharging taxes and impositions or outgoings for the same and common expenses as per imposed or levied for the said Flat and Car Parking Space and other outgoings so long separate assessment is not made for the said **Flat and Car Parking Space** in the name of the Purchaser.

The Vendors and the Developer do hereby covenant with the Purchaser as follows:-

1. **NOTWITHSTANDING** anything hereinbefore done or suffered to the contrary, the owners/Vendors have good and absolute right, title and authority to grant, convey, transfer, assign and assure all that the said Flat and Car Parking Space mentioned in the **SECOND SCHEDULE** hereunder written along with common area with amenities and facilities provided thereat and described hereunder and all the rights, privileges and appurtenances thereto belonging and hereby sold, conveyed and transferred unto the

Purchaser in the manner aforesaid and that the owners/Vendors and the Developer/confirming party have not done or suffered knowingly from anything whereby the said flat and car parking space may be encumbered, affected or impeached in respect of the estate ,title or otherwise.

2. That there is no encumbrances, charges, trust, liens, attachments, claim or demand whatsoever now subsisting etc. or proceeding pending and have not been offered as security or otherwise to any authority whatsoever or howsoever in respect of the said Flat and Car Parking Space.

3. That the Purchasers shall henceforth peaceably and quietly hold, possess and enjoy the right, title and interest or profits derivable from and out of the said flat and car parking space without any let or hindrance, interruption, claim, disturbances or demand from or by the owners/Vendors or the Developer/confirming party or any person or persons claiming through or under or in trust for the owners/Vendors without any lawful eviction, let, hindrance, interruption or disturbances by any person or persons whatsoever.

4. All the taxes, land revenue and other impositions payable in respect of the said flat and car parking space up to the date of handing over the possession of the same to the Purchasers, shall be paid by the Owners/Vendors and if any portion of any tax, impositions etc. be found to have remained unpaid for the period as mentioned above, liability shall be of the owners/Vendors to pay the same and if the same is paid by the Purchaser then it will be recoverable from Owners/Vendors prior to the date of delivery of possession of the said Flat and the Car parking space unto and in favour of the Purchaser and the Purchaser shall pay the entire taxes and outgoings in respect of the said flat and car parking space after the instant Deed of Conveyance is registered, possession given subject to the formation of the Association as mentioned here to when the Purchaser shall pay the Government Rent and Municipal taxes and other outgoings exclusively for the said Flat and the Car parking space and shall pay for all the common portions proportionately to the said Association as would be so directed .

5. The owners/Vendors shall at all times do and execute all such acts, deeds, things and assurances as may be reasonably required by the Purchasers for better or further effectuating and assuring the conveyance hereby made or the title of the Purchaser to the property hereby sold and conveyed or any mistake or deficiency to the extent of description or other particulars of the said property.

6. The Purchasers, their heirs, executors and assigns shall have good right, title and full power and absolute authority to grant, transfer, sell, convey and assign the said flat and car parking space.

7. The Purchasers shall not cause any obstruction to the others in any manner in the entrance or exit or to user of any common space in the premises, keep any dirt/rubbish/refuse etc. save and expect the place is reserved for the said purpose.

8. If the Vendors/Developer in future purchase/develop adjacent to the said land and amalgamate the same for construction of another phases or blocks and for such construction the common entrance road as well as common facilities is to be used for free access to the new Phase/Block in that event the Purchaser/s of the apartment shall have no right to claim or demand whatsoever and also shall not raise any objection for the same whatsoever and if the Purchaser/s of the apartment and anybody claiming through or under him, that shall be null and void and inoperative before all courts of law and Purchaser/s also execute NOC in affidavit as may be required by the competent authority of Rajpur-Sonarpur Municipality or any authority whatsoever.

If the Vendors/Developer in future purchase/develop adjacent land to the said land and amalgamate the same for construction of another phases or blocks then the Purchaser/s shall not raise any objection with regard to the amalgamation and easementary rights attached thereto and for obtaining holding number and Sanction Plan for construction of another phases or blocks and if the Purchaser/s of the apartment and anybody claiming through or under him, that shall be null and void and inoperative before all courts of law.

The Purchaser/s of all the blocks of all the holdings shall enjoy all the common facilities and amenities in the premises such as Lift, Gymnasium, Children's Park, Games Room, Swimming pool, Community hall and any other amenities which are intended for common use in the said Premises.

The Purchaser/s shall also sign No Objection Certificate for amalgamation and easementary rights and shall also execute indenture of Easement, if required, for obtaining holding number and Sanction Plan for construction of another phases or blocks.

9. The Purchasers shall pay the proportionate share of tax of the premises with other co-owners until or unless their names are separately assessed by the Rajpur-Sonarpur Municipality.

10. That the Purchasers shall not store any inflammable article, fireworks install any machinery, electrical motor and/or start any hotel business in the said flat and car parking space which may cause sound pollution/air pollution, smoke etc to the occupant of the other flats in the building.

11. The Purchaser/s shall solely liable for the formation of the Flat Owners Association as per Act and Developer/Owners herein shall also cooperate with the purchaser/s for formation of the aforesaid Owner association by providing respective documents belongs to Developer and Owners respectively

12. That the Purchasers shall pay the proportionate share of premium of the Insurance for the said building if any.

13. The vendors/developers shall provide completion certificate of the said plan duly sanctioned by the Rajpur-Sonarpur Municipality to the Purchaser/s within 15 days after receiving the same from the competent authority.

14. The Purchasers shall also bear all other cost and expenses proportionately for the building or any common part or space thereof with the other flat owners inclusive of the owners/Vendors (or previous land lord) herein.

15. Purchasers herein shall use and enjoy all common facilities and amenities, more-fully described in the Para 13 of the Third Schedule hereunder written, with the flat owners/occupiers of the adjacent land/plot of the aforesaid housing projects christened as “**Rajwada Royal Gardens**” and all flat owners of the three plots shall also bear the common expenses and maintenance charges proportionately.

16. Indemnification by the Vendor about the correctness of the Vendors’ title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owners/Vendors about the correctness of the owners/Vendors’ title, which if found defective or untrue at any time, the owners/Vendor, shall forthwith, take all necessary steps to remove and/or rectify the same.

THE FIRST SCHEDULE PART - I REFERRED TO ABOVE

(DESCRIPTION OF THE TOTAL LAND AND PREMISES)

ALL THAT piece and parcel of land area measuring **426.43 decimals** [(the split up of the holding no. and land being :- **Holding No. 153** comprising land area measuring more or less **85 Cottahs 6 Chittak 9 Sq.ft.** (the split up of the land being :- 2 Cottahs 14 Chittaks 30 Sq.ft. in R.S. Dag No. 51, 13 Cottahs 12 Chittaks 39 Sq.ft. in R.S. Dag No. 52, 9 Cottahs 1 Chittak 8 Sq.ft. in R.S. Dag No. 53, 14 Cottahs 00 Chittaks 13 Sq.ft. in R.S. Dag No. 54, 14 Cottahs 11 Chittaks 8 Sq.ft. in R.S. Dag No. 56, 24 Cottahs 8 Chittaks 12 Sq.ft. in R.S. Dag No. 57, 6 Cottahs 5 Chittaks 34 Sq.ft. in R.S. Dag No. 58) in R.S. Dag Nos. 51, 52, 53, 54, 56, 57 & 58 under R.S. Khatian Nos. 60/2, 2509 & 2510, **Holding No. 154** comprising land area measuring more or less **87 Cottahs 7 Chittaks 38 Sq.ft.** (the split up of the land being :- 18 Cottahs 2 Chittaks 15 Sq.ft. in R.S. Dag No. 8, 9 Cottahs 1 Chittak 8 Sq.ft. in R.S. Dag No. 9, 8 Cottahs 7 Chittaks 22 Sq.ft. in R.S. Dag No. 10, 26 Cottahs 9 Chittaks 20 Sq.ft. in R.S. Dag No. 20, 19 Cottahs 1 Chittak 7 Sq.ft. in R.S. Dag No. 51, 2 Cottahs 14 Chittaks 35 Sq.ft. in R.S. Dag No. 52, 2 Cottahs 4 Chittaks 31 Sq.ft. in R.S. Dag No. 57, 14 Chittaks 35 Sq.ft. in R.S. Dag No. 58) in R.S. Dag Nos. 8, 9, 10, 20, 51, 52, 57 & 58 under R.S. Khatian Nos. 61, 2510, 52/18, 2495 & 60/2, **Holding No. 155** comprising land area measuring more or less **85 Cottahs 3 Chittaks 13 Sq. ft.** (the split up of the land being :- 1 Cottah 1 Chittak 22 Sq.ft. in R.S. Dag No. 52, 21 Cottahs 5 Chittaks 40 Sq.ft. in R.S. Dag No. 54, 38 Cottahs 1 Chittak 32 Sq.ft. in R.S. Dag No. 55, 9 Cottahs 3 Chittaks 38 Sq.ft. in R.S. Dag No. 56, 15 Cottahs 6 Chittaks 16 Sq.ft. in R.S. Dag No. 58) in R.S. Dag Nos. 52, 54, 55, 56 & 58 under R.S. Khatian Nos. 14, 60/2, 2509 & 2510, lying and situate at Mouza- Rajpur,

J.L. No. 55, Touzi No. 250, R.S. No. 109, Pargana- Medanmolla, comprised in C.S. & R.S. Dag Nos. 8, 9, 10, 20, 51, 52, 53, 54, 55, 56, 57 and 58 appertaining to C.S. & R.S. Khatian Nos. 14, 60/2, 61, 2495, 2509, 2510, 52/18, now within the limits of the Rajpur-Sonarapur Municipality Ward No. 26, Holding Nos. 153, 154 & 155, School Road, under P.S. & A.D.S.R. office at Sonarpur, District South 24-Parganas, butted and bounded as follows :-

ON THE NORTH : R.S. Dag Nos. 10, 11 & 18.
ON THE EAST : R.S. Dag Nos. 21, 50, 53, 64.
ON THE SOUTH : R.S. Dag No. 59, 60 & 62.
ON THE WEST : 60 ft. wide Bye Pass Road.

THE FIRST SCHEDULE PART - II REFERRED TO ABOVE

(DESCRIPTION OF THE LAND AND PREMISES OF PLOT - 1)

ALL THAT piece and parcel of land area comprising in **Holding No. 154** measuring more or less **87 Cottahs 7 Chittaks 38 Sq. ft.** (the split up of the land being :- 18 Cottah 2 Chittak 15 Sq. ft. in R.S. Dag No. 8, 9 Cottahs 1 Chittaks 8 Sq. ft. in R.S. Dag No. 9, 8 Cottahs 7 Chittak 22 Sq. ft. in R.S. Dag No. 10, 26 Cottahs 9 Chittaks 20 Sq.ft. in R.S. Dag No. 20, 19 Cottahs 1 Chittaks 7 Sq. ft. in R.S. Dag No. 51, 02 Cottahs 14 Chittak 35 Sq. ft. in R.S. Dag no. 52, 02 Cottahs 4 Chittak 31 Sq. ft. in R.S. Dag no. 57, 00 Cottahs 14 Chittak 35 Sq. ft. in R.S. Dag no. 58) in R.S. Dag Nos. 8, 9, 10, 20, 51, 52, 57 and 58 under R.S. Khatian Nos. 61, 2495, 2510, 52/18 & 60/2 at Mouza-Rajpur, J.L. No. 55, Touzi No. 250, R.S. No. 109, Pargana- Medanmolla, now within the limits of the Rajpur-Sonarapur Municipality Ward No. 26, School Road, under P.S. & A.D.S.R. office at Sonarpur, District South 24-Parganas.

The G+14 storied building i.e. Block - 2 situated holding and lying at Plot-2 called and named as **(Daffodil)“RAJWADA ROYAL GARDENS”**.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Said Flat and Car Parking Space)

ALL THAT Flat No. “_____” measuring about _____ **Sq. ft. being Carpet area** including Balcony and _____ **Sq. ft. being Carpet Area** excluding Balcony (**_____ Sq. ft. being Super Built-up area**) on the _____ side of the _____ **Floor, Type-**_____ of the said G+14 storied building consisting of 2 Bed rooms, 1 Dining/Drawing room, 1 Kitchen, 2 Toilets, 1 Verandah in **Block – 2** namely **“Daffodil”** along with **One Shed Car Parking space** in **Plot – 2**, measuring more or less _____ **Sq. ft.** of the Housing Complex christened as **“RAJWADA ROYAL GARDENS”** together with proportionate undivided share of land more fully described in the First Schedule Part II and all common rights and common service and expenses and also fixtures and fittings, electrical installation mentioned in the **Third Schedule** hereunder written and the Flat is being erected as per aforesaid sanctioned Building Plan being no. **157/REV/CB/26/21** dated **05/09/2016**, sanctioned by the Rajpur-Sonarapur

Municipality, Ward No. 26, Holding No. 154, School Road, Mouza- Rajpur, J.L. No. 55, Touzi No. 250, R.S. No. 109, Pargana- Medanmalla, P.O. – Narendrapur. & P.S. - Sonarpur, Kolkata- 700103, as described in the First Schedule Part II herein above.

THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON RIGHTS AND SERVICES)

1. All left Mechanical land pathway, drive way etc.
2. The space within the building comprised of the entrance, stair-case, stair-head room, landing lobbies roof.
3. The foundation columns, girders, beams, supports, main wall, the main gate and passage lending to the building and stair-case.
4. Installation for common services such as drainage system, water supply arrangement and electric connection and other amenities, if any to the said premises.
5. Semi-underground and overhead water reservoirs, septic tank, pump, motor, pipes and all the other installation.
6. Common sewerage lines.
7. All other facilities and amenities in the premises which are intended for common use including entrance at the Ground floor.
8. Water pump with motor and water distribution pipes (save those inside the flat).
9. Electrical wiring, fittings and other accessories for lighting the staircase and other common areas/parts.
10. Water sewerages, evacuation pipes from the flats and sewers common to the building.
11. Main gate and boundary walls to the premises of the building.
12. Roof of the building.
13. Lift, emenities (Gymnasium, Swimming pool, , Indoor Games room, Community Hall), Generator and Power backup, CCTV, Water Filtration Plant and intercom facility in common areas etc. for the said Complex lying and situated at Municipal Holding No. 153, 154 and 155, School Road of the said Complex more-fully described in the **FIRST SCHEDULE PART I.**

FOURTH SCHEDULE ABOVE REFERRED TO

(Common expenses)

1. **MAINTENANCE:** All expenses for cleaning, sweeping, maintaining white washing, painting, repairing, renovating and replacing the including sanitary and plumbing.

2. **OPERATION:** All expenses for running and operating all machineries equipment and installation in common parts, water pump with motor and lighting the common areas generator if any include the costs of repairing renovating and replacing the same.
3. **INSURANCE:** Insurance premium against fire, riot, stick, malicious damage, earthquake etc. risks covering the said flat and the said building.
4. **MUNICIPAL LAND REVENUE AND OTHER TAXES:** Municipal Land Revenue and other taxes and outgoing that may be from time to time levied against the land and/or building including water and water charges.
5. **STAFF:** The Salaries or all other expenses for the staff employee or to be employed for common purpose including their bonus. If any and other emoluments benefits.
6. **FLAT OWNERS ASSOCIATION:** Establishment and all other expenses of the Association including its formation establishment and miscellaneous expenses of the building or any agency of them looking after common purpose until handing over the same to the Association upon completion of sale and registration at all the flats in the said building to the respective purchaser and others.
7. **RESERVE:** Creation of funds for replacement renovation and/or periodic expenses.
8. **OTHER:** All other expenses and/or outgoing expenses as may be incurred by the builder and/or the Association for common purpose.

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

At Kolkata

WITNESSES:

1.

2.

SIGNATURE OF THE VENDORS

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

Drafted by

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs.** _____/- (**Rupees** _____) **only** towards the full and final consideration price of the within mentioned flat situated on the _____ Floor in Block-2 and car parking space at the Ground Floor in Block-2 of the building at Premises/Holding No. 154, School Road, Kolkata - 700103 together with undivided proportionate share or interest in the land underneath as per memo below:

<u>Chq no./ Mode of payment</u>	<u>Date</u>	<u>Bank</u>	<u>Flat & Car Parking Amount</u>	<u>GST</u>	<u>TDS</u>	<u>Total Amount</u>
TOTAL						

Rs. _____/- (**Rupees** _____) **only**

SIGNED, SEALED & DELIVERED

in presence of the following

WITNESSES:

1.

2.

SIGNATURE OF THE DEVELOPER