

**DEED OF ASSIGNMENT-CUM-
TRANSFER**

THIS DEED OF ASSIGNMENT-CUM-TRANSFER made at Burdwan

on this ____ Day of _____, Two Thousand and _____ (20 ____)

-:BETWEEN:-

Shrachi Burdwan Developers Private Limited, a company within the meaning of the Companies Act, 1956 having its registered office at 686, Anandapur, E.M. By Pass, Kolkata-700107 and **PAN-AAKCS2315M**, hereafter called the "**Transferor**" (which term or expression shall, unless excluded by or repugnant to the subject or context, mean and include its successors-in-interest and assigns) represented by its Authorised Signatory Mr. Balai De, S/o. Late Kalipada Dey, **PAN-BILPD7109R**, by faith Hindu, by Indian National, by occupation Service of the **ONE PART**

-:AND:-

..... [CIN:] [PAN:], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at P.S, P.OKolkata-..... duly represented by its **Director/Authorised Representative** [PAN:], son of, residing at P.O, P.S Kolkata-....., authorised vide Board Resolution dated, hereinafter _____, hereafter called the "**Transferee**" (which term or expression shall, unless excluded by or repugnant to the subject or context, mean and include its successors-in-interest and assigns in case of company; which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, executors, administrators, legal representatives, assigns, nominee or nominees in case of individual; which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns in case of partnership firm; and in case of an HUF, member or members for the time being of the said Hindu Undivided Family and their respective heirs, executors, legal representatives and assigns) of the **OTHER PART**.

W H E R E A S:

A. The Burdwan Development Authority, a Statutory Authority formed under the West Bengal Town and Country (Planning and Development) Act, 1979 having its office at Unnayan Bhaban, 3rd Floor, Kachari Road, Burdwan-713 101, hereafter referred to as "**BDA**", had decided to promote a project for construction and development of a Satellite Township the plot of land measuring about 254.74 Acres near Burdwan

town more fully described in the **FIRST SCHEDULE** hereunder written and hereafter referred to as the "**Project Land**".

B. By a Lease dated 27th August, 2010 registered with the District Registrar, Burdwan in Book No. I, CD Volume No. 23, Pages 4726 to 4762, being No. 07889 for the year 2010, hereafter referred to as the "**Head Lease**", BDA had granted a lease of the Project Land to the Transferor therein referred to as the Lessee on, inter-alia, the following terms:

- i) The initial term of the Head Lease is for 99 (Ninety Nine) years from the date of the Head Lease with the entitlement to the Transferee herein to renew the same for subsequent periods of 99 (Ninety Nine) years each with all other terms and conditions remain the same;
- ii) The annual rent for the Head Lease is Rs. 36,34,000/- (Rupees thirty-six Lac and thirty-four thousand) payable in advance;
- iii) The annual rent per square Meter area is subject to upgrade revision after 5 years from the date hereof also subject to upward revision of annual rent by a nominal amount not exceeding 10% of the existing rent of the Project Land at the time of the renewal;
- iv) At its own cost and expenses the Transferor is entitled to erect, build, re-build, complete and furnish the buildings, structures and infrastructure like roads, electrical lines, water connections, drains, sewerages, landscaping etc. for the Satellite Township Project subject to approval of BDA and all parts of the Project Land are to be used for running and operating the Satellite Township as envisaged in the Acceptance of Expression of Interest (EOI) floated by BDA vide Memo No.305/BDA dated 8th November,2004 and not otherwise;
- v) The Transferor is to pay directly to the Municipal Authorities and all other statutory authorities all rates and taxes payable in respect of the Project Land and the buildings/structures constructed therein as also pay all other duties, taxes and outgoings that are payable in respect of the Satellite Township irrespective of whether payable by the Transferor or BDA;
- vi) The Transferor at all times shall provide the right of general use of the roads and other infrastructure facilities constructed on the Project Land to all the segments/components/entities/persons in the Satellite Township as a "common infrastructure for all";
- vii) Unless the Head Lease is renewed, upon the expiry of the lease the Transferor shall peacefully surrender the Project Land to BDA

- together with all constructions, erections, installations, fixtures, facilities, installations and fittings made on the Project Land;
- viii) Upon such surrender, a valuer of international eminence and standard shall be appointed through mutual consultations between BDA and the Transferor for valuation of all the concerned buildings/ structures/facilities/infrastructure of the Satellite Township, attached to the Project Land, and the valuation so made by such valuer will be accepted by both BDA and the Transferor and thereupon all rights in any construction, additions, alterations or improvements, whether movable or immovable, of permanent or temporary nature, and all new buildings and/or structures, facilities and installations raised by the Transferor on the Project Land shall vest in their entirety with BDA subject to the payment of cost of the infrastructure etc. to the Transferor by BDA on the basis of valuation as aforesaid;
 - ix) The Transferor is entitled to assign, sub-lease or sub-let the Project Land or any part thereof or any portion of the constructed space thereon for any purpose and in cases of assignments, the Transferees shall become direct lessees of BDA and liable to comply with all the obligations and entitled to all the rights of the Transferor under the Head Lease;
 - x) The Transferor has been authorized and empowered by BDA to enter into lease agreements and/or general terms and conditions with the intending transferees in respect of various properties within the Satellite Township and the Transferor has done so upon the intending transferees agreeing to pay a lump sum payment, the rates of which were decided in consultation with BDA, and in addition to the amounts payable to the Transferor, the intending transferees will also pay a nominal annual lease rent to BDA which will not exceed Re.1/- per Square Meter of land occupied in cases of residential use and Rs. 10/- per Square Meter of built up space of the leasehold property in case of non-residential use, or further escalations thereon.
- C.** The Transferor took possession of the Project Land and commenced development of the Satellite Township by the name of 'Renaissance' by leveling the Project Land, making internal roads, dividing the Project Land into various sections, hereafter referred to as the "**Zones**", having plots of various sizes and descriptions in various blocks, both residential and commercial, having separate distinctive numbers and

also identifying, earmarking, dividing and developing the areas for separately identifiable plots, hereafter referred to as the "**Plots**", constructing singly occupiable buildings, hereafter referred to as the "**Bungalows**", multi-storied buildings, hereafter called "**Towers**", comprising of separately occupiable and exclusively enjoyable spaces for residential purpose, hereafter called the "**Apartments**", together with common areas, amenities and facilities appurtenant thereto and also providing the different Zones with infrastructural facilities and services. Besides the above, the Transferor has also earmarked certain areas Zones where plots of lands, hereafter called the "**Developable Plots**", where the intending transferees would be entitled to construct a house/bungalow/commercial building at its own costs and expenses but in consonance with the Land Use & Development Control Plan of BDA, hereafter called the "**LUDCP**".

- D.** The Transferee had applied for provisional allotment of one such Developable Plot in **Springdale-II** Zone, hereafter called the "**Said Plot**" bordered '**Red**' in the annexed **Plan-A** and more fully described in the **FIFTH SCHEDULE** hereunder written for undertaking the specific use as described in the **SIXTH SCHEDULE**.
- E.** By a letter dated _____ hereafter referred to as the "**Provisional Allotment Letter**", the Transferor had agreed to provisionally allot the Said Plot to the Transferee for the use as specified there at and more fully described in the **SIXTH SCHEDULE** hereunder inter alia, on the terms and conditions contained in the Provisional Allotment Letter and the General Terms and Conditions of allotment annexed to that letter.
- F.** The Transferee had accepted the allotment and agreed to make payments of all amounts as specified in the Provisional Allotment Letter, hereafter referred to as the "**Total Payment**", and in the manner indicated therein and to observe and fulfill all the stipulations mentioned therein.
- G.** The Transferor has completed development of the Said plot with infrastructure in accordance with the plans as approved by BDA and sanctioned by all the concerned authorities and also completed the works at the Said Zone and such parts of the Project Land leading to the Said Zone in terms of the Head Lease.
- H.** By a letter dated _____ hereafter the "**Possession Letter**", the Transferor had called upon the Transferee to accept and receive possession of the Said Plot upon making payment of the balance of the Total Payment as mentioned in the Possession Letter.

- I. The Transferee has already paid the amounts mentioned in the Possession Letter and the Transferor delivered possession of the Said Plot to the Transferee and the Transferee accepted the same.
- J. This deed is now being executed to assign the Said Plot to the Transferee.

NOW THIS INDENTURE WITNESSETH:

- I. **TRANSFER:** In pursuance of the Consideration, the amount whereof is mentioned in the **SECOND SCHEDULE** hereunder written, **which has been confirmed by Chief Executive Officer, Burdwan Development Authority vide his Memo No. 102/II-37(Part-7)/BDA dated 07/01/2016 and Memo No. 3358/II-37(Part-7)/BDA dated 08/12/2016 and Memo No. 2271/II-37/BDA dated 11/07/2017,** the entirety whereof has been paid by the Transferee to the Transferor at or before execution hereof and the receipt whereof the Transferor do hereby and by the Memo of Consideration hereunder written admit, acknowledge and confirm, and by virtue of the powers conferred under the Head Lease, the Transferor doth hereby absolutely and forever **transfer** unto the Transferee as per the terms and conditions of the said Head Lease, which transfer the Transferee doth hereby accept, ALL THAT the "**Said Plot**" more particularly described in the **FIFTH SCHEDULE** hereunder written and, which assignment the Transferee hereby accepts, ALL THAT the "**Said PLOT Land**", out of the Project Land, more particularly described in the **FIFTH SCHEDULE** hereunder written **TOGETHER WITH** the right to use and enjoy the common portions of the Satellite Township more fully described in the **FOURTH SCHEDULE** hereunder written and hereafter called the "**Township Common Portions**", in common with the other owners and/or occupiers of the Satellite Township and to **HAVE AND HOLD** the Said Plot for the residue period of the Head Lease as also its renewals, if any, with the entitlement of renewals as contained in the Head Lease, yielding and paying the rent of as mentioned in the **THIRD SCHEDULE** hereunder written and hereafter called the "**Said Rent**", to be revised upwards every 5 (five) years as contained in the Head Lease without any deductions of whatsoever nature and/or kind free from all encumbrances, trusts, liens, lis-pendenses and attachments whatsoever and all benefits and rights hereby granted and being transferred/assigned to the Transferee, **TOGETHER WITH** the right undertake the specific used as described in the SIXTH SCHEDULE and to make constructions at its own costs and expenses at the Said Plot

SUBJECT HOWEVER that the constructions to be made at the Said Plot should be in compliance with all the rules and regulations of the LUDCP and in accordance with the plans as approved by BDA and sanctioned by all the concerned authorities **SUBJECT FURTHER HOWEVER** to the observance and performance by the Transferee of all the covenants, stipulations, restrictions, and obligations of the Head Lease all of which shall be and be deemed to be covenants running with the Said Plot **AND SUBJECT FURTHER** to the observance and performance by the Transferee of all the terms and conditions of the management, administration and maintenance of the Township Common Portions **AND SUBJECT FURTHER** to the Transferee paying and discharging all existing and future rates, taxes, impositions, outgoings etc. in respect of the Said Plot from the date of its possession and/or the deemed date of possession, as the case may be, wholly with respect to the Said Plot and proportionately with respect to the Township Common Portions **AND SUBJECT FURTHER** the Transferee not changing the usage right of the said Plot.

II. OBLIGATIONS OF THE TRANSFEREE: The Transferee covenants with the Transferor that it shall:

1. Carry out the terms embodied in this Deed as well as those in the Head Lease and will continue to be bound thereby.
2. Carry out, observe and fulfill the General Terms and Conditions, a copy whereof has been received by the Transferee while making the application for provisional allotment, and other terms and the rules that have since been promulgated and may hereafter be promulgated for or relating to development, control, code of conduct, infrastructure and aesthetic controls and/or any other Code or Rules, which have been handed over to the Transferee at or before the execution hereof or will be handed over to the Transferee from time to time which may, hereafter, be introduced by way of amendment or otherwise by or on behalf of the Transferor for the beneficial use and enjoyment of the Satellite Township by all its occupiers.
3. Plan or construct a building on the said Plot strictly in compliance of the applicable rules, regulations and guidelines and norms as may be applicable and permitted/sanctioned by the Burdwan Development Authority and/or any other statutory authorities.
4. Pay the Said Rent to BDA in advance for the year for which the same is payable.

5. Pay any increase in the Said Rent as and when the same is revised.
6. Pay the charges for maintenance of the Township Common Portions, hereafter called the "**Township Maintenance Charges**", at such rate as may be fixed from time to time.
7. Pay, in case it delays or defaults in making payment of the Township Maintenance Charges hereafter called the "**Transferee's Payables**", within the stipulated time for its payment, without prejudice to other rights of the Transferor, interest @ 18% per annum on the defaulted amount of the Transferee's Payables till the date of payment along with interest thereon.
8. Pay or cause to be paid all rates and taxes or imposition which are now or hereinafter payable in respect of the Said Plot.
9. Pay for the supply of electricity consumed by the Transferee at the Said Plot at such rate which may be fixed by the Transferor or any other agency setup by the Transferor or directly to the electric energy supplier, as the circumstances may require.
10. Pay for the installation/ connection for supply of reticulated gas(if any) and pay for gas consumed by the Transferee at the Said Plot at such rate which may be fixed by the Transferor or any other agency setup by the Transferor or any agency / body directed by the Transferor.
11. Pay or cause to be paid all rates and taxes or imposition, including service tax and VAT, if any, payable, on the Transferee's Payables which are now payable or hereinafter in future be payable in respect thereof.
12. Use and enjoy all the Township Common Portions subject to such restrictions which the Transferor or any other agency set up by the Transferor or BDA for the purpose for management and maintenance of the Satellite Township impose in the interest of all.
13. Use the building to be constructed by the Transferee at the Said Plot, hereafter called the "**Said Building**", solely for the purpose as mentioned in the SIXTH SCHEDULE and for none other and not convert it or any part thereof into a place of public worship or whatsoever or kind or the purpose as written and described in the said Deed.
14. Construct the Said Building in strict compliance with the Renaissance Hand Book and all the rules and regulations of the LUDCP and in accordance with the plans as approved by BDA and sanctioned by all the concerned authorities.

15. Not to engage in any activity, which is offensive, obnoxious or injurious to public health.
16. Not to use or allow any part of the Said Plot or the Said Building, hereafter collectively called the "**Said Property**", to be used for any illegal or immoral purposes or any other purpose which may cause annoyance or inconvenience to of the other occupiers of the Satellite Township.
17. Not to use or allow to be used the Said Property or any part or portion thereof for the purpose of public guest house, hotel, boarding house or for any other purpose similar thereto unless and until the purpose is connected with the purposes mentioned in the Sixth Schedule.
18. Give up the Said Property on demand if it or any part thereof is at any time required by the Government for any public purpose when the Transferee will be entitled to refund of the entire amount of compensation money paid by the Government in respect of the Said Property.
19. Permit the concerned authorities including the Transferor, BDA and their respective agents on 24 hours notice and at all reasonable hours to enter upon the Said Property to view its condition for all reasonable purposes.
20. Not to claim any right, title and/or interest of whatsoever nature or kind over or in respect of any other part or portion of the Satellite Township.
21. Keep the Said Property reasonably clean and in habitable condition.
22. Keep the boundary wall around the Said Plot in good repairs, well maintained and properly painted at all material times.
23. Be deemed to have undertaken that it is well aware and admits that the Township Common Portions including without limitation all common areas, services and facilities such as roads, water systems, drainages, garbage disposal systems, landscapes, sewerage treatment plant and sewerage system of the Satellite Township shall always remain the property of the Transferor and though the Transferor will be responsible for their maintenance and management, either by itself or through a management agency which may be formed for the maintenance and management of the Satellite Township, the Transferee shall have to pay proportionate charges for such maintenance and under no circumstances will the Transferee object to the Transferor transferring these areas, services

and/or facilities and the responsibility of the maintenance and management thereof to any agency setup by the Transferor, hereafter called the "**FMC**", for the purpose of management and maintenance of the Township Common Portions. It is clarified that the FMC shall at all time work under the guidance of the Advisory Body (a body having representatives of the Transferor and the elected members of the Owners Association as mentioned in the Maintenance Agreement). Transferees hereafter called the "**Advisory Body**".

24. Allow persons without any obstruction or hindrance authorized by the Transferor the FMC or BDA, as the case may be to inspect, repair and clear the sewerage lines, water lines and the electrical lines passing through or over the Said Property or to do any other work in connection therewith required for the proper maintenance, usage and/or safety of the Satellite Township.
25. Have no right to interfere with in any manner, any project or activity within the Satellite Township save and except through the Advisory Body.
26. Allow the Transferor and/or BDA to re enter and take possession of the Said Property in default of observance and performance by the Transferee of any of the terms and conditions and covenants on its part.
27. Comply with all the terms, conditions and obligations as mentioned in the Head Lease.
28. Apply for and have the Said Property separately mutated and assessed in its name in the records of all concerned authorities and shall pay taxes accordingly.
29. Continue to keep deposited the amount of the 'Sinking Fund & / or Corpus Deposit &/ or other Deposits by whatever named called', if any, deposited by it with the Transferor and deposit such further sum if so required on demand with the Transferor or the FMC, as the case may be in consultation with the Advisory Body.
30. Comply with and abide by the rules and regulations for construction & utilization of the Satellite Township known as the Development Control Regulation or Handbook for Renaissance as framed by the Transferor or the FMC in consultation with the Advisory Body from time to time.
31. Not to transfer any part or portion of the Said Property but only the Said Property as a whole through any Deed of Conveyance in form of

Deed of Sale cum Deed of Assignment but the Transferee may let out any part of the said property with construction thereon in favour any person (including an individual and/or juristic entity) for the sake of the purposes written in the SIXTH SCHEDULE.

32. Not to construct any floor or make any alteration or modifications in the structure without the approval of the Transferor.
33. To execute agreements with the FMC for the upkeep of the common areas of the Township in consultation with the Advisory Body.
34. To pay monthly maintenance charges as and when requested by the FMC in consultation with the Advisory Body.
35. Compulsorily become a member of the association of the owners of the various parts and portions of the Satellite Township for the maintenance and upkeep of the Township Common Portions if the Advisory Body decided that such maintenance and upkeep should be carried out by such an association.
36. Allow passage for new utilities and services (if any) constructed or proposed to be constructed and/or developed by the Transferor, through and/or around the Said Plot.
37. The Transferee shall enter into the plot through the designated entry as marked by the Transferor and not use the main road and the high side road for entry into the said plot.
38. The Transferee shall ensure and arrange at their own cost and efforts all precautionary measures like shoring, piling etc as required to protect the structure and services on the adjacent plots / properties and the common infrastructure of Renaissance during construction of any building/ structure, laying of services in the said plot /property or in the event of any additional construction, alteration, modification as per approved plan and complying with all statutory guidelines thereon.
39. The transferee shall ensure to install and operate the fire fighting equipments and personnel at its own cost and also abide by all the rules and regulations of the Fire Safety Acts and Rules
40. In case of creation of any Third party interest or nomination or part with possession of the said Property in any manner whatsoever a **No Objection Certificate** from FMC or any other body corporate is to be obtained and in no case the said Property shall be assigned or transferred without obtaining of the NOC at the end of FMC or any other body corporate.

III. SPECIFIC COVENANTS OF THE TRANSFEREE: The Transferee hereby specifically declares and confirms that it is fully satisfied with the layout of the Said Plot as also the amenities and facilities provided therein and every part and portion thereof as also those in the Said Zone and has no complaints of whatsoever nature or kind regarding any of those.

IV. DEFAULT OF THE TRANSFEREE: If at any time any of the Transferee's Payables remain unpaid for three months after the date on which the same are respectively payable or the Transferee defaults, breaches or does not observe, fulfill or comply with any of covenants, conditions and/or agreements hereinabove on the part of the Transferee to be observed, complied with and/or performed and fails, neglects and/or refuses to rectify the same even after being legally demanded and such demand remaining non-complied for a period of more than one month from the date of the demand, it shall be lawful by the Transferor or BDA to re-enter and take possession of the Said Property or any part thereof in the name of the whole and immediately thereupon the term of the assignment created hereby shall stand absolutely determined and the Said Property shall become the property and vest in the Transferor or BDA, whoever re-enters and takes its possession, without any obligation or liability on the part of the Transferor or BDA, as the case may be, to pay any compensation in respect of the Said Property.

V. THE TRANSFEROR HEREBY COVENANTS AS FOLLOWS: The Transferor hereby covenant with the Transferee that:

1. The Transferee timely and regularly paying the Said Rent and all the Transferee's Payables and observing, performing and complying with all its covenants and conditions herein contained and/or on its part to be observed, performed and/or fulfilled, the Transferee shall peacefully and quietly have and hold and enjoy the Said Plot during the remainder tenure of the Head Lease as also its renewals, if any, without any interruption, eviction or disturbance by the Transferor or any person or persons claiming under or in trust for the Transferor.
2. Upon expiration of the tenure of the Head Lease, the Transferee shall be entitled to have the lease in respect of the Said Plot renewed for a like period of ninety-nine years and thereafter to successive like periods upon the same terms and conditions of the Head Lease directly from BDA.

3. The Transferee shall be entitled to mortgage and/or charge the Said Plot in favour of any bank or financial institution for the purpose of obtaining loan or similar other matters.
4. The Transferor shall, at the request and cost of the Transferee, do all such further acts, deeds, matters and/or things to perfect the Assignment hereby made or any other matter relating to the Said Plot and sign and execute all such other deeds, documents, papers and/or undertakings and render such co-operation and consent to such requests as may be required by the Transferee.

VI. Maintenance of the Satellite Township: In the event the Advisory Body recommends that the maintenance, management and upkeep of the Township Common Portions be carried out by an association of all the owners of the several portions of the Satellite Township, then the Transferee shall compulsorily become a member of such an association and par take in its affairs in the manner as decided by the Advisory Body.

VII. Notices: Any notice to the Transferee required to be served or demand required to be raised is to be affected by sending a letter by registered post at the address of the Said plot and the receipt granted by the postal authority shall be accepted by the Transferee as sufficient proof of service of the said notice. Similarly, a notice to be addressed to the Transferor is to be sent by registered post to the address of the Transferor mentioned in this Deed and/or any such address as may be notified by the Transferor in future and the receipt granted by the postal authority shall be accepted by the Transferor as sufficient proof of service of the said notice.

FIRST SCHEDULE

[Project Land]

All that piece and parcel of Land measuring an area of 254.74 Acres comprised in several plots having R.S./C.S plot numbers of Mouza: Goda, JL. No.- 41, Mouza: Isufabad, JL. No.- 17, Mouza: Nababhat, JL. No. 16 and Mouza: Kantrapota JL. No.- 28 all within Police Station: Bardhaman and Dist. Purba Bardhaman and adjoining NH- 2 within the state of West Bengal as written hereunder.

Sl. No.	Mouza	J.L. No	Police Station	District	Area (in Acre)
1.	Goda	41	Bardhaman	Purba Bardhaman	147.86
2.	Nababhat	16	Bardhaman	Purba Bardhaman	5.47
3.	Isufabad	17	Bardhaman	Purba Bardhaman	15.56

4.	Kantrapota	28	Bardhaman	Purba Bardhaman	85.85
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Total : 254.74 Acres

SECOND SCHEDULE

[Consideration]

Total Consideration of Rs. _____/- (Rupees _____ Only).

THIRD SCHEDULE

[Said Rent]

Total amount of Rent payable for _____ Kottah (i.e. _____ Sq. Mt) of Land @ Re 10/- per sq.mt. amounting to Rs. _____/- (Rupees _____ Only).

'FOURTH SCHEDULE

[Township Common Portions]

1. **33 KV Sub Station.**
2. **Sewerage Treatment Plant.**
3. **Water Body.**
4. **Main Roads.**
5. **Cluster Roads.**
6. **Water Supply System.**
7. **Sewerage & drainage network system.**
8. **Designated Green Area**

FIFTH SCHEDULE

[The "SAID PLOT"]

[Subject matter of Assignment]

The plot of land, out of the Project Land described in the First Schedule having

1. An area of _____ in **R.S. Dag No. ____** being **L.R. Plot No. _____, L.R. Khatian No. _____**, in Mouza: _____, J.L. No. ____; *and*
2. An area of _____ **Kottah** in **R.S. Dag No. _____** being **L.R. Plot No. _____, L.R. Khatian No. _____**, in Mouza: _____, J.L. No. ____; having a Total Area of _____ **Kottah** known as **Commercial Plot No. _____** known as _____ within the aforesaid Zone being **SPRINGDALE-II** and shown bordered in "**Red Colour**" in the **Plan "A"** annexed hereto and butted and bounded as hereunder.

On the North by: _____,
On the South by: _____,
On the East by: _____,
On the West by: _____.

TOGETHER WITH

The Right to use the Town Common Portions mentioned in the Fourth Schedule heretofore written.

SIXTH SCHEDULE

USE

To use the said Plot specifically for the purpose of setting up of a _____ and other allied activities connected thereto.

Execution and delivery: In witnesses whereof the parties have executed these presents at Burdwan on the day, month and year first above written.

Executed and delivered by Mr. Balai De on behalf of the **Transferor** in the presence of:

Executed and delivered by the **Transferee** in the presence of:

Drafted by me and typed in my Office:

Rajdeep Goswami
Advocate
Burdwan District Judges Court
B.A. LL.B (Hons.), LL.M (Corporate Law)
Enrolment No: WB/1989/2011