

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the day of
Two Thousand (20.....).

BETWEEN

(1) AHIBARAM REALTY PRIVATE LIMITED (PAN: AALCA0519N), (2) ACRONYM RESIDENCY PRIVATE LIMITED (PAN: AALCA0561E), (3) ARION ABASAN PRIVATE LIMITED (PAN: AALCA2192D), (4) AROHIT DEVELOPERS PRIVATE LIMITED (PAN: AALCA0520D), (5) DESHANTAR SUPPLIERS PRIVATE LIMITED (PAN: AAECD4319A), (6) ESCALATED DEVELOPERS PRIVATE LIMITED (PAN: AADCE1987G), (7) GOLDENYATRA HOUSING PRIVATE LIMITED (PAN: AAECG9846M), (8) GREENIMAGE TRADING PRIVATE LIMITED (PAN: AAECG9456F), (9) JIBANJYOTI VINCOM PRIVATE LIMITED (PAN: AACCJ9559J), (10) PRABUDDHA MERCHANTS PRIVATE LIMITED (PAN: AAGCP8626A), (11) SUBHLIFE ABASAN PRIVATE LIMITED (PAN: AASCS2130C), (12) WARMTH MERCHANTS PRIVATE LIMITED (PAN: AABCW3090L), (13) DREAMLIFE COMPLEX PRIVATE LIMITED (PAN: AAECD4322P), (14) NASHIB INFRASTRUCTURE PRIVATE LIMITED (PAN: AAECN1775A), (15) SAPNANKUR TRADING PRIVATE LIMITED (PAN: AASCS2126G), (16) SWAPNABHUMI INFRA-PROJECTS PRIVATE LIMITED (PAN: AASCS2114C), (17) ACRONYM ENCLAVE PRIVATE LIMITED (PAN: AALCA0556B), (18) ANANNAT DEVELOPERS PRIVATE LIMITED (PAN: AALCA1052E), (19) ARROWSPACE CONCLAVE PRIVATE LIMITED (PAN: AALCA0515A), (20) ASRE REALTY PRIVATE LIMITED, (PAN: AALCA1053F), (21) ASTAVINAYAK HOUSING PRIVATE LIMITED (PAN: AALCA0554D), (22) AVINANDAN TRADING PRIVATE LIMITED (PAN: AALCA1429K), (23) BINAMOTI VINCOM PRIVATE LIMITED (PAN: AAFCB2365M),

(24) DILIGENT NIRMAN PRIVATE LIMITED (PAN: AAECD4380P), (25) GREENHIGH ABASAN PRIVATE LIMITED (PAN: AAECG9455G), (26) GREENHIGH TRADING PRIVATE LIMITED (PAN: AAECG9474D), (27) MISTVALLEY TRADECOM PRIVATE LIMITED (PAN: AAICM2448R), (28) SAMREEK TRADECOM PRIVATE LIMITED (PAN: AASCS2128J), (29) SOMANSH CONCLAVE PRIVATE LIMITED (PAN: AASCS2129K), (30) ZEALOUS NIRMAN PRIVATE LIMITED (PAN: AAACZ6146M), (31) ADMIRABLE COMMERCIAL PRIVATE LIMITED (PAN: AALCA1060E), (32) AEROHEIGHT HOUSING PRIVATE LIMITED (PAN: AALCA0512H), (33) ALOKBARSHA TRADECOM PRIVATE LIMITED (PAN: AALCA0641D), (34) ARMOURED CONSTRUCTION PRIVATE LIMITED (PAN: AALCA0513G), (35) CITISPACE TRADERS PRIVATE LIMITED (PAN: AAFCC0514R), (36) DEVOTION REALCON PRIVATE LIMITED (PAN: AAECD4379G), (37) MOONTREE SUPPLIERS PRIVATE LIMITED (PAN: AAICM2798N), (38) SANCTITY RESIDENCY PRIVATE LIMITED (PAN: AASCS2113F), (39) AGORISE INFRASTRUCTURE PRIVATE LIMITED (PAN: AALCA0514B), (40) ARCAVA NIRMAN PRIVATE LIMITED (PAN: AALCA0562H), (41) PARDARSHI MARKETING PRIVATE LIMITED (PAN: AAGCP8604G), (42) EVERSHP NIRMAN PRIVATE LIMITED (PAN: AADCE2165J), (43) SIDDHIBHUMI NIRMAN PRIVATE LIMITED (PAN: AASCS2330J), (44) RAVIJYOTI MERCHANTS PRIVATE LIMITED (PAN: AAGCR1253H), (45) SONARTARI HOUSING PRIVATE LIMITED (PAN: AASCS2329D), (46) SWAPNADEEP PROJECTS PRIVATE LIMITED (PAN: AASCS3529F), all are incorporated under Companies Act, 1956, all have registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office -Garia, Police Station – Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, all are represented by its attorney **M/S. RAJWADA REALTECH (PAN - ABBFR3670H)**, a registered Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station –

Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South-24 Parganas, duly represented by one of the authorized partner **MR. BIKASH AGARWAL** (PAN:) (AADHAAR NO.), son of Late Rajendra Kumar Agarwal, by occupation-Business, by Religion - Hindu, by Nationality- Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700084, District - South-24 Parganas, by virtue of a Development Power of Attorney which was duly registered on before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, Volume No., Pages from to, Being No.for the year 20..... , **(47) M/S. P R CONSTRUCTIONS (PAN - AAWFP9638H)**, a partnership firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700 084, District - South-24 Parganas, West Bengal, India, duly represented by its attorney **M/S. RAJWADA REALTECH (PAN - ABBFR3670H)**, a registered Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South-24 Parganas, duly represented by one of the authorized partner **MR. BIKASH AGARWAL** (PAN:) (AADHAAR NO.), son of Late Rajendra Kumar Agarwal, by occupation-Business, by Religion - Hindu, by Nationality- Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700084, District - South-24 Parganas, by virtue of a Development Power of Attorney which was duly registered on before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, Volume No., Pages from to, Being No.for the year 20..... , **(48) M/S. MOZ EXPORTS PVT. LTD. (PAN AADCM2705Q)**, a private limited company under the Companies Act, 1956 having its registered office at Rathtala, Post Office -

Narendrapur, Police Station - Sonarpur, South 24 Parganas, Kolkata - 700103, West Bengal, India, duly represented by its attorney **M/S. RAJWADA REALTECH (PAN - ABBFR3670H)**, a registered Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South-24 Parganas, duly represented by one of the authorized partner **MR. BIKASH AGARWAL (PAN:)** (**AADHAAR NO.**), son of Late Rajendra Kumar Agarwal, by occupation-Business, by Religion - Hindu, by Nationality- Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700084, District - South-24 Parganas, by virtue of a Development Power of Attorney which was duly registered on before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, Volume No., Pages from to, Being No.for the year 20..... , **AND (49) B. K. CONSORTIUM ENGINEERS PRIVATE LIMITED (PAN AACCB6082A)**, a private limited company under the Companies Act, 1956, having its registered office at 9/4, Middleton Row, Room No. 1B, Middleton Mannor, Post office - Middleton Row, Police Station - Shakespear Sarani, Kolkata - 700071, District - South-24 Parganas, West Bengal, India, duly represented by its attorney **M/S. RAJWADA REALTECH (PAN - ABBFR3670H)**, a registered Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South-24 Parganas, duly represented by one of the authorized partner **MR. BIKASH AGARWAL (PAN:)** (**AADHAAR NO.**), son of Late Rajendra Kumar Agarwal, by occupation-Business, by Religion - Hindu, by Nationality- Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700084, District - South-24 Parganas, by virtue of a Development

Power of Attorney which was duly registered on before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, Volume No., Pages from to, Being No.for the year 20..... , hereinafter collectively called and referred to as the “**OWNERS/VENDORS**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, successors-in-office, executors and administrators of the last surviving partner and their assigns) of the **FIRST PART.**

A N D

MR./MRS. (**PAN:**) (**AADHAAR NO.**), son/daughter/wife of, by Occupation -, by Religion -, by Nationality -, residing at, Post Office -, Police Station -, Kolkata - 700, District -, hereinafter called and referred to as the “**PURCHASER/S**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs executors, administrators, legal representatives and assigns) of the **SECOND PART.**

A N D

M/S. RAJWADA REALTECH (PAN - ABBFR3670H), a registered Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South-24 Parganas, represented by its Partners namely, **(1) PARVEEN AGARWAL (PAN - AGPPA1802M) (AADHAAR NO. 683800972303)**, and **(2) BIKASH AGARWAL (PAN - AHAPA8484B) (AADHAAR NO. 272383048531)**, both sons of Late Rajendra Kumar Agarwal, both by occupation - Business, both by Religion - Hindu, both by Nationality - Indian, both residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084,

District - South 24-Parganas, West Bengal, the Partners No. 1 namely Parveen Agarwal, duly represented by his Constituted Attorney Sri Bikash Agarwal, the partner No. 2 herein, appointed nominated and constituted by virtue of a General Power of Attorney registered on 22nd July, 2020 in the office of the Additional District Sub-Registrar at Garia in Book No. IV, Volume No. 1629-2020, Pages from 6843 to 6860, Being No. 336 for the year 2020, hereinafter referred to as the **“PROMOTER/DEVELOPER”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, successors-in-office, executors and administrators of the last surviving partner and their assigns) of the **THIRD PART.**

WHEREAS the Owner No. 1 to 46 herein became the absolute joint owners **of ALL THAT** the piece or parcel of land measuring more or less **73.804 Decimal** equivalent to **2 Bigha 4 Cottah 10 Chittack 23 Sq. Ft.** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag Nos. 2666, 2665, 2664, 2667, 1071, 1068, 1067, 1066 and 1073 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552, 706, 703, 702, 701 and 708, under R.S. Khatian Nos. 422/1, 126, 842, 330, 336, 760 and 331, by dint of several Deed of Conveyances morefully described herein below:

Srl.	Deed No. & Year	Mouza	R.S. Dag	R.S. Khatian	L.R. Dag	Land Area in deci	Nature of Land
1	13610/2012	Ukhila Paikpara	2666	422/1	2551	7.36	SHALI
2	13613/2012		2665	126	2550	8.28	
3	13509/2012		2664	842	2549	5.47	
4	13611/2012		2667	330	2552	5.06	
5	13612/2012					5.06	
6	13509/2012		1071	331	706	0.34	
			1068	331	703	0.834	
7	14037/2012	1067	336	702	2.76		

			1066	422/1	701	4.6	
8	14033/2012		1073	760	708	9.26	
9	14034/2012					8.26	
10	14035/2012					8.26	
11	14036/2012					8.26	
TOTAL						73.804	

within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, absolutely and forever.

AND WHEREAS the Owner No. 1 to 46 herein being the absolute joint owners of the aforesaid land measuring **73.804 Decimal** have mutated their names in the records of the B.L. & L.R.O. and also finally published thereof, being L.R. Khatian Nos. 2247, 2710, 2276, 2589, 2296, 2251, 2706, 2281, 2718, 2300, 2260, 2708, 2255, 2716, 2264, 2262, 2712, 2282, 2266, 2709, 2294, 2268, 2288, 2261, 2711, 2284, 2273, 2714, 2267, 2252, 2721, 2257, 2263, 2283, 2719, 2279, 2259, 2717, 2287, 2286, 2277, 2280, 2715, 2295, 2258, 2248, 2289, 2275, 2265, 2274, 2250, 2249, 2713, 2299, 2245, 2270, 2253, 2707, 2271, 2720, 2269 and 2278.

AND WHEREAS Owner No. 47 herein became the absolute owner **of ALL THAT** the piece or parcel of land measuring more or less **105.98 Decimal** equivalent to **3 Bigha 4 Cottah 2 Chittack 3 Sq. Ft.** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag Nos. 2666, 2665, 2664, 2667, 2671, 2671/2916, 2668, 2669, 1065, 1069, 1067, 1066, 1074, 1073, 1068 and 1071 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552, 2557, 2556, 2553, 2554, 700, 704, 702, 701, 709, 708, 703 and 706, under R.S. Khatian Nos. 422/1, 126, 842, 330, 215, 295, 348, 336, 383, 760 and 331, under L.R. Khatian Nos. 2246, 2254, 2256 and 2285, by dint of several Deed of Conveyances morefully described herein below:

Srl.	Deed No.	Mouza	R.S. Dag	R.S.	L.R.	Land Area	Nature of
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	& Year			Khatian	Dag	in deci	Land		
1	3367/2019	Ukhila Paikpara	2666	422/1	2551	0.64	Shali		
2	3367/2019		2665	126	2550	0.72			
3	3367/2019		2664	842	2549	0.48			
4	3367/2019		2667	330	2552	0.88			
5	3275/2019		2671	215	2557	9			
6	3273/2019		2671/2916	215	2556	6			
7	3364/2019		2668	295	2553	5.5			
	3274/2019				7				
	3276/2019				8.5				
8	3267/2019		2669	295	2554	4.5	Shali		
	3366/2019					1.65			
9	3363/2019		1065	126	700	9			
	3365/2019					9			
10	3268/2019		1069	348	704	9			
11	3367/2019		1067	336	702	0.24			
12	3367/2019		1066	422/1	701	0.4			
13	3269/2019		1074	383	709	8			
	3272/2019					7			
	3270/2019					7			
	3271/2019					8.5			
14	3367/2019		1073	760	708	2.96			
15	3367/2019		1068	331	703	0.004			
16	3367/2019		1071	331	706	0.01			
TOTAL						105.98			

within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarapur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, absolutely and forever.

AND WHEREAS the Owner No. 47 herein being the absolute owner of the aforesaid land measuring **105.98 Decimal** has mutated its name in the records of the B.L. & L.R.O. and also finally published thereof, being L.R. Khatian No. 2705, and also have been possessing the aforesaid land by paying Government Rent thereon without any claim, disputes and disturbances from anyone.

AND WHEREAS the Owner No. 47 herein for the purpose of amalgamation had purchased ALL THAT the undivided land measuring **6.18 Decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, Pargana – Medanmalla, under R.S. Dag Nos. 2670, 1070, 1072, 1076, 1077, 1078, 1050, 1051, 1053 and 1054 Corresponding to L.R. Dag Nos. 2555, 705, 707, 711, 712, 713, 685, 686, 688 and 689, under R.S. Khatian Nos. 52, 348, 317, 295, 58 and 530, under L.R. Khatian Nos. 2147, 2465, 2179, 382, 1048, 2430, 150, 151, 980, 1602, and land measuring **0.62 decimal** be the same a little more or less comprised in Mouza – **Jagannathpur**, J.L. No. 51, Touzi No. 271, Pargana – Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarapur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, from one **B. K. CONSORTIUM ENGINEERS PRIVATE LIMITED**, a private limited company under the Companies Act, 1956, having its registered office at 9/4, Middleton Row, Room No. 1B, Middleton Mannor, Post office - Middleton Row, Police Station – Shakespear Sarani, Kolkata - 700071, West Bengal, by dint of Deed of Conveyance dated 06.08.2019 registered in the office A.D.S.R. Sonarapur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 117893 to 117922, Deed No. 4476 for the year 2019 absolutely with a valuable consideration mentioned therein.

AND WHEREAS the Owner No. 47 herein by dint of another Deed of Conveyance dated 06.08.2019 registered in the office A.D.S.R. Sonarapur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 117923 to 117946, Deed No. 4477 for the year 2019 had purchased ALL THAT the undivided land measuring **0.62 Decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag No. 1068 Corresponding to L.R. Dag No. 703, under R.S. Khatian No. 331, under L.R. Khatian

No. 2180, within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, from one **M/S. MOZ EXPORTS PRIVATE LIMITED**, a private limited company under the Companies Act, 1956 having its registered office at Rathtala, Post Office - Narendrapur, Police Station - Sonarpore, South 24 Parganas, Kolkata - 700103, West Bengal, India, absolutely with a valuable consideration mentioned therein.

AND WHEREAS the Owner No. 47 herein being the absolute owner of the property supra sold conveyed and transferred ALL THAT the undivided land measuring more or less **1.58 Decimal** out of which land measuring more or less **1.51 Decimal** comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag Nos. 1050, 1051, 1053, 1054, 1065, 1066, 1067, 1069, 1070, 1072, 1073, 1076, 1077, 1078, 2665, 2666, 2667, 2668, 2669, 2670, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 685, 686, 688, 689, 700, 701, 702, 704, 705, 707, 708, 711, 712, 713, 2550, 2551, 2552, 2553, 2554, 2555, 2557 and 2556, under R.S. Khatian Nos. 530, 531, 348, 126, 422/1, 336, 317, 760, 295, 58, 330, 52, 215 and 49, and land measuring **0.07 decimal** be the same a little more or less comprised in Mouza – **Jagannathpur**, J.L. No. 51, Touzi No. 271, Pargana – Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under R.S. Khatian No. 116/436, L.R. Khatian No. 1733, within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, by dint of Deed of Conveyance dated 29.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 134990 to 135020, Deed No. 4952 for the year 2019, to said **M/S. MOZ EXPORTS PRIVATE LIMITED**, a private limited company under the Companies Act, 1956 having its registered office at Rathtala, Post Office - Narendrapur, Police Station-

Sonarpur, South 24 Parganas, Kolkata - 700103, West Bengal, India, absolutely with a valuable consideration mentioned therein.

AND WHEREAS the Owner No. 47 herein by dint of another Deed of Conveyance dated 29.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 135021 to 135050, Deed No. 4953 for the year 2019, sold conveyed and transferred **ALL THAT** the undivided land measuring **420 Sq. Ft.** equivalent to **0.96 Decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, Pargana – Medanmalla, R.S. No. 147, under R.S. Dag Nos. 1065, 1066, 1067, 1069, 1073, 1074, 2664, 2665, 2666, 2667, 2668, 2669, 2671, 2671/2916 corresponding to L.R. Dag Nos. respectively 700, 701, 702, 704, 708, 709, 2549, 2550, 2551, 2552, 2553, 2554, 2557, 2556 under R.S. Khatian Nos. 126, 422/1, 336, 348, 760, 383, 842, 330, 295, 215, 49, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, to said **B. K. CONSORTIUM ENGINEERS PRIVATE LIMITED**, a private limited company under the Companies Act, 1956, having its registered office at 9/4, Middleton Row, Room No. 1B, Middleton Mannor, Post office - Middleton Row, Police Station – Shakespear Sarani, Kolkata - 700071, West Bengal, absolutely with a valuable consideration mentioned therein.

AND WHEREAS after sold out the aforesaid land the Owner No. 47 herein became the absolute owner **of ALL THAT** the piece or parcel of undivided land measuring more or less **110.86 Decimal** equivalent to **3 Bigha 7 Cottah 1 Chittack 11 Sq. Ft.** out of which land measuring **110.31 Decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R. S. No. 147, Pargana – Medanmalla, under R.S. Dag Nos. 2666, 2665, 2664, 2667, 2671, 2671/2916, 2668, 2669, 1065, 1069, 1067, 1066, 1074, 1073, 1071, 2670, 1070, 1072, 1076, 1077, 1078, 1050, 1051, 1053, 1054 and 1068 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552, 2557, 2556, 2553, 2554, 700, 704,

702, 701, 709, 708, 706, 2555, 705, 707, 711, 712, 713, 685, 686, 688, 689 and 703, under R.S. Khatian Nos. 422/1, 126, 842, 330, 215, 295, 348, 336, 383, 760, 331, 52, 58, 317 and 530, split up of the aforesaid lands are hereunder:

SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL	NATURE OF LAND
1	2666	422/1	2551	0.5	SHALI
2	2665	126	2550	0.58	SHALI
3	2664	842	2549	0.41	SHALI
4	2667	330	2552	0.74	SHALI
5	2671	215	2557	8.86	SHALI
6	2671/2916	49	2556	5.86	SHALI
7	2668	295	2553	20.86	SHALI
8	2669	295	2554	6.01	SHALI
9	1071	331	706	0.01	SHALI
10	1065	126	700	17.86	SHALI
11	1069	348	704	8.86	SHALI
12	1068	331	703	0.624	SHALI
13	1067	336	702	0.10	SHALI
14	1066	422/1	701	0.27	SHALI
15	1074	383	709	30.43	SHALI
16	1073	760	708	2.82	SHALI
17	2670	52	2555	2.75	SHALI
18	1070	348	705		SHALI
19	1072	317	707		DANGA
20	1076	295	711		SHALI
21	1077	295	712		SHALI

22	1078	58	713	2.75	SHALI
23	1050	530	685		DANGA
24	1051	530	686		DANGA
25	1053	348	688		DANGA
26	1054	348	689		DANGA
TOTAL				110.31	

under L.R. Khatian Nos. 2705, 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 2180, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **0.55 Decimal** be the same a little more or less comprised in Mouza – **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana – Medanmalla, under R.S. Dag No. 287 Corresponding to L.R. Dag No. 268, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal.

AND WHEREAS the Owner No. 48 herein became the absolute owner **of ALL THAT** the piece or parcel of land measuring more or less **51.377 DECIMAL** equivalent to **1 Bigha 11 Cottah 1 Chittack 13 Sq. Ft.** comprised in Mouza – **Ukhilapaikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag Nos. 2664, 1071, 1068 and 1074 Corresponding to L.R. Dag Nos. 2549, 706, 703 and 709, under R.S. Khatian Nos. 842, 331 and 383 by dint of several Deed of Conveyances morefully described herein below:

Srl.	Deed No. & Year	Mouza	R.S. Dag	R.S. Khatian	L.R. Dag	Land Area in Decimal	Nature of Land
1	42/2012	Ukhila Paikpara	2664	842	2549	6.3	Shali
2	6533/2012					1.2	
3	13991/2011					1.55	
4	8476/2012		1071	331	706	1.7	Shali
5	1144/2013					1	Shali

6	8476/2012		1068	331	703	9.127	Shali
7	3156/2012		1074	383	709	10	Shali
8	3157/2012					10	Shali
9	3160/2012					10.5	Shali
TOTAL						51.377	

within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarapur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, absolutely and forever.

AND WHEREAS the Owner No. 48 herein being the absolute owner of the aforesaid land measuring **51.377 Decimal** has mutated its name in the records of the B.L. & L.R.O. and also finally published thereof, being L.R. Khatian No. 2180 and also have been possessing the aforesaid land by paying Government Rent thereon without any claim, disputes and disturbances from anyone.

AND WHEREAS the Owner No. 48 herein being the absolute owner of the property supra sold conveyed and transferred ALL THAT the undivided land measuring **0.62 Decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag No. 1068 Corresponding to L.R. Dag No. 703, under R.S. Khatian No. 331, L.R. Khatian No. 2180, within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarapur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, to one **M/S P R CONSTRUCTIONS**, a partnership firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Sonarapur, Kolkata - 700 084, District – South-24 Parganas, by dint of Deed of Conveyance dated 06.08.2019 registered in the office A.D.S.R. Sonarapur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 117923 to 117946, Deed No. 4477 for the year 2019 absolutely with a valuable consideration mentioned therein.

AND WHEREAS the Owner No. 48 herein for the purpose of amalgamation also purchased ALL THAT the undivided land measuring **690 Sq. Ft.** equivalent to **1.58 Decimal** be the same a little more or less out of which land measuring more or less **1.51 Decimal** comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, Pargana – Medanmalla, R.S. No. 147, under R.S. Dag Nos. 1050, 1051, 1053, 1054, 1065, 1066, 1067, 1069, 1070, 1072, 1073, 1076, 1077, 1078, 2665, 2666, 2667, 2668, 2669, 2670, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 685, 686, 688, 689, 700, 701, 702, 704, 705, 707, 708, 711, 712, 713, 2550, 2551, 2552, 2553, 2554, 2555, 2557 and 2556, under R.S. Khatian Nos. 530, 531, 348, 126, 422/1, 336, 317, 760, 295, 58, 330, 52, 215 and 49, and land measuring **0.069 decimal** be the same a little more or less comprised in Mouza – **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana – Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under R.S. Khatian No. 116/436, L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, by dint of Deed of Conveyance dated 29.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 134990 to 135020, Deed No. 4952 for the year 2019, from one **M/S P R CONSTRUCTIONS**, a partnership firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700 084, District – South-24 Parganas, by dint of Deed of Conveyance dated 29.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 134990 to 135020, Deed No. 4952 for the year 2019 absolutely with a valuable consideration mentioned therein.

AND WHEREAS the Owner No. 48 herein thus became the absolute owner **of ALL THAT** the piece or parcel of undivided land measuring more or less **52.757 Decimal** equivalent to more or less

1 Bigha 11 Cottaha 10 Chittack 30 Sq. Ft. out of which land measuring **52.268 decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, R.S. No. 147, Touzi No. 109, Pargana – Medanmalla, under R.S. Dag Nos. 2664, 1071, 1068, 1074, 1050, 1051, 1053, 1054, 1065, 1066, 1067, 1069, 1070, 1072, 1073, 1076, 1077, 1078, 2665, 2666, 2667, 2668, 2669, 2670, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 2549, 706, 703, 709, 685, 686, 688, 689, 700, 701, 702, 704, 705, 707, 708, 711, 712, 713, 2550, 2551, 2552, 2553, 2554, 2555, 2557 and 2556, under R.S. Khatian Nos. 842, 331, 383, 530, 531, 348, 126, 422/1, 336, 317, 760, 295, 58, 330, 52, 215 and 49, split up of the aforesaid lands are hereunder:

SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL	NATURE OF LAND
1	2664	842	2549	9.05	SHALI
2	1071	331	706	2.7	SHALI
3	1068	331	703	8.507	SHALI
4	1074	383	709	30.5	SHALI
5	1050	530	685	0.069	DANGA
6	1051	530	686	0.069	DANGA
7	1053	348	688	0.069	DANGA
8	1054	348	689	0.069	DANGA
9	1065	126	700	0.069	SHALI
10	1066	422/1	701	0.069	SHALI
11	1067	336	702	0.069	SHALI
12	1069	348	704	0.069	SHALI
13	1070	348	705	0.069	SHALI
14	1072	317	707	0.069	DANGA
15	1073	760	708	0.069	SHALI

16	1076	295	711	0.069	SHALI
17	1077	295	712	0.069	SHALI
18	1078	58	713	0.069	SHALI
19	2665	126	2550	0.069	SHALI
20	2666	422/1	2551	0.068	SHALI
21	2667	330	2552	0.068	SHALI
22	2668	295	2553	0.068	SHALI
23	2669	295	2554	0.068	SHALI
24	2670	52	2555	0.068	SHALI
25	2671	215	2557	0.068	SHALI
26	2671/2916	49	2556	0.068	SHALI
TOTAL				52.268	

under L.R. Khatian Nos. 2180, 2705, 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **0.069 decimal** be the same a little more or less comprised in Mouza – **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana – Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal.

AND WHEREAS the Owner No. 49 herein became the absolute owner **of ALL THAT** the piece or parcel of land measuring more or less **208.12 Decimal** equivalent to 126 Cottah out of which land measuring **187.12 decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag Nos. 2670, 1050, 1051, 1053, 1054, 1070, 1072, 1076, 1077 and 1078 Corresponding to L.R. Dag Nos. 2555, 685, 686, 688, 689, 705, 707, 711, 712 and 713, under R.S. Khatian Nos. 52, 348, 317, 530,

295, 58 and 116/439 and land measuring **21 decimal** be the same a little more or less comprised in Mouza – **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana – Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under R.S. Khatian No. 116/439, by dint of several Deed of Conveyances morefully described herein below:

Srl.	Deed No. & Year	Mouza	R.S. Dag	R.S. Khatian	L.R. Dag	Land Area	Nature of Land	
1	205/2011	Ukhila Paikpara	2670	52	2555	25 Deci.	Shali	
2	206/2011		2670	52	2555	26 Deci	Shali	
3	13991/2011		1050	530	685	1 Deci	Danga	
			1051	530	686	2 Deci	Danga	
			1072	317	707	7 Deci.	Danga	
4	9311/2011		1050	530	685	1 Deci	Danga	
			1051	530	686	2 Deci	Danga	
			1072	317	707	7 Deci	Danga	
5	13990/2011		1051	530	686	2 Deci	Danga	
			1072	317	707	7 Deci	Danga	
6	9308/2011		1051	530	686	2 Deci	Danga	
			1072	317	707	7 Deci	Danga	
7	1685/2011		1053	348	688	21.56 Deci	Danga	
8	1691/2011		Ukhila Paikpara	1054	348	689	17.56 Deci	Danga
9	4227/2016			1070	348	705	7 Deci	Shali
10	10134/2011	1076		295	711	9 Deci	Shali	
11	10133/2011	1077		348	712	8 Deci	Shali	
12	10136/2011	1077		348	712	7 Deci	Shali	
13	10130/2011	1078		58	713	10 Deci	Shali	
14	10132/2011	1078		58	713	8 Deci	Shali	
15	10135/2011	1078		58	713	10 Deci	Shali	
16	10131/2011	Jagannathpur		268	116/439	287	21 Deci	Shali
TOTAL						208.12		

within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly

Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, absolutely and forever.

AND WHEREAS the Owner No. 49 herein being the absolute owner of the aforesaid land measuring 208.12 Decimal has mutated its name in the records of the B.L. & L.R.O. and also finally published thereof, being L.R. Khatian Nos. 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771 and 1733 and also have been possessing the aforesaid land by paying Government Rent thereon without any claim, disputes and disturbances from anyone.

AND WHEREAS the Owner No. 49 herein being the absolute owner of the property supra sold conveyed and transferred ALL THAT the undivided land measuring 6.18 Decimal be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag Nos. 2670, 1070, 1072, 1076, 1077, 1078, 1050, 1051, 1053 and 1054 Corresponding to L.R. Dag Nos. 2555, 705, 707, 711, 712, 713, 685, 686, 688 and 689, under R.S. Khatian Nos. 52, 348, 317, 295, 58 and 530, L.R. Khatian Nos. 2147, 2465, 2179, 382, 1048, 2430, 150, 151, 980, 1602, and land measuring **0.62 decimal** be the same a little more or less comprised in Mouza – **Jagannathpur**, J.L. No. 51, Touzi No. 271, Pargana – Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, to one **M/S P R CONSTRUCTIONS**, a partnership firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700 084, District – South-24 Parganas, by dint of Deed of Conveyance dated 06.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 117893 to 117922, Deed No. 4476 for the year 2019 absolutely with a valuable consideration mentioned therein.

AND WHEREAS the Owner No. 49 herein for the purpose of amalgamation also purchased ALL THAT the undivided land measuring 420 Sq. Ft. equivalent to 0.96 Decimal be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, Pargana – Medanmalla, R.S. No. 147, under R.S. Dag Nos. 1065, 1066, 1067, 1069, 1073, 1074, 2664, 2665, 2666, 2667, 2668, 2669, 2671, 2671/2916 corresponding to L.R. Dag Nos. respectively 700, 701, 702, 704, 708, 709, 2549, 2550, 2551, 2552, 2553, 2554, 2557, 2556 under R.S. Khatian Nos. 126, 422/1, 336, 348, 760, 383, 842, 330, 295, 215, 49, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, from one **M/S P R CONSTRUCTIONS**, a partnership firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700 084, District – South-24 Parganas, by dint of Deed of Conveyance dated 29.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 135021 to 135050, Deed No. 4953 for the year 2019 absolutely with a valuable consideration mentioned therein.

AND WHEREAS the Owner No. 49 herein thus became the absolute owner **of ALL THAT** the piece or parcel of undivided land measuring more or less **202.28 Decimal** equivalent to more or less 6 Bigha 2 Cottaha 6 Chittack 18 Sq. Ft. out of which land measuring **181.9 decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, R.S. No. 147, Touzi No. 109, Pargana – Medanmalla, under R.S. Dag Nos. 2670, 1070, 1072, 1053, 1054, 1051, 1050, 1076, 1078, 1077, 1065, 1066, 1067, 1069, 1073, 1074, 2664, 2665, 2666, 2667, 2668, 2669, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 2555, 705, 707, 688, 689, 686, 685, 711, 713, 712, 700, 701, 702, 704, 708, 709, 2549, 2550, 2551, 2552, 2553, 2554, 2557 and 2556, under R.S. Khatian Nos. 52, 348, 317, 348, 530, 295, 58, 126,

422/1, 336, 331, 760, 383, 842, 330, 215 and 49, split up of the aforesaid lands are hereunder:

SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL	NATURE OF LAND
1	2670	52	2555	50.38	SHALI
2	1070	348	705	6.38	SHALI
3	1072	317	707	27.38	DANGA
4	1053	348	688	20.94	DANGA
5	1054	348	689	16.94	DANGA
6	1051	530	686	7.38	DANGA
7	1050	530	685	1.38	DANGA
8	1076	295	711	8.38	SHALI
9	1078	58	713	27.38	SHALI
10	1077	295	712	14.38	SHALI
11	1065	126	700	0.96 Decimal	SHALI
12	1066	422/1	701		SHALI
13	1067	336	702		DANGA
14	1069	348	704		DANGA
15	1073	760	708		SHALI
16	1074	383	709		SHALI
17	2664	842	2549		SHALI
18	2665	126	2550		SHALI
19	2666	422/1	2551		SHALI
20	2667	330	2552		SHALI
21	2668	295	2553		SHALI
22	2669	295	2554		SHALI
23	2671	215	2557		SHALI

24	2671/2916	49	2556		SHALI
TOTAL				181.9	

under L.R. Khatian Nos. 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 2705, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **20.38 decimal** be the same a little more or less comprised in Mouza – **Jagannathpur** J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana – Medanmalla, under R.S. Dag No. 287 Corresponding to L.R. Dag No. 268, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarapur), Kolkata - 700 103, District - South 24-Parganas, West Bengal.

AND WHEREAS the owners herein thus became the absolute joint owners of **ALL THAT** the land measuring **13 (Thirteen) Bigha 8 (Eight) Cottah 10 (Ten) Chittack 18 (Eighteen) Sq. Ft.** equivalent to **444 Decimal** by physical measurement **439.27 Decimal** be the same a little more or less out of which land measuring more or less **12 (Twelve) Bigha 15 (Fifteen) Cottah 15 (Fifteen) Chittack 9 (Nine) Sq. Ft.** equivalent to 423 Decimal comprised in Mouza – Ukhila Paik Para, J.L. No. 56, Pargana Medanmalla, Touzi No. 109, R.S. No. 147, and split up of land area in details are given herein below:

SRL NO.	R.S. DAG NO.	L.R. DAG NO.	R.S. KHATIAN NO.	LAND AREA	NATURE
1	2666	2551	422/1	8	Shali
2	2665	2550	126	9	Shali
3	2664	2549	842	15	Shali
4	2667	2552	330	11	Shali
5	2671	2557	215	9	Shali
6	2671/2916	2556		6	Shali
7	2668	2553	295	21	Shali
8	2670	2555	52	51	Shali
9	2669	2554	295	8	Shali
10	1071	706	331	3	Shali
11	1065	700	126	18	Shali
12	1070	705	348	7	Shali

13	1072	707	317	28	Danga
14	1069	704	348	9	Shali
15	1068	703	331	10	Shali
16	1067	702	336	3	Shali
17	1066	701	422/1	5	Shali
18	1053	688	348	23	Danga
19	1054	689	348	19	Danga
20	1051	686	530	8	Danga
21	1050	685	530	2	Danga
22	1074	709	383	61	Shali
23	1076	711	295	9	Shali
24	1078	713	58	28	Shali
25	1077	712	295	15	Shali
26	1073	708	760	37	Shali
TOTAL				423 Decimal	

And land measuring more or less **12 (Twelve) Cottah 11 (Eleven) Chittack 9 (Nine) Sq. Ft.** equivalent to **21 Decimal** comprised in Mouza – Jaganathpur, J.L. No. 51, Touzi No. 271, R.S. No. 44, under R.S. Dag No. 268 corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, Within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Police Station – Narendrapur (formerly Sonarpur), Post Office – Narendrapur, Kolkata – 700103, District – South 24 Parganas, West Bengal, together with all easements rights and appurtenances thereto, which is more fully and particularly described in the **FIRST SCHEULE** hereunder written, and hereinafter referred to as the **“SAID PROPERTY”**, and on 26.02.2020 the owners herein executed Boundary Declaration, registered in the office of A.D.S.R. Sonarpur, South 24 Parganas, recorded in Book No. I, Volume No. 1608-2020, Pages from 31693 to 31786, Deed No. 972 for the year 2020, and also mutated its name in the record of Rajpur-Sonarpur Municipality being Municipal **Holding No. 282** and have been possessing the same by paying Government Rent and Municipal Taxes thereon without any claim, disputes and disturbances from anyone whatsoever, and desire to promote their entire land and property but due to paucity of fund they had approached **RAJWADA REALTECH**, the Developer herein, in order to fulfill their desire of developing their Said Property more fully described in the **FIRST SCHEDULE**

hereunder written, and the Developer herein having accepted the proposal of the Owners, and agreed to enter into a Development Agreement for construction of several residential building and commercial space on the Said Property as per plan to be sanctioned by the Rajpur-Sonarpur Municipality and Owner No. 1 to 46 herein entered into a Development Agreement on to promote their Said Property with **M/S. RAJWADA REALTECH**, the Developer herein, which was registered before the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No., Page from to, Being No. for the year 2020, and said Owners herein also executed and registered a General Power of Attorney unto and in favour of the said “**M/S. RAJWADA REALTECH**”, the developer herein, and said Power of Attorney was duly registered on in the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No., Page from to, Being No. for the year 2020, Owner No. 47 herein entered into a Development Agreement on to promote their Said Property with **M/S. RAJWADA REALTECH**, the Developer herein, which was registered before the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No., Page from to, Being No. for the year 2020, and said Owners herein also executed and registered a General Power of Attorney unto and in favour of the said “**M/S. RAJWADA REALTECH**”, the developer herein, and said Power of Attorney was duly registered on in the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No., Page from to, Being No. for the year 2020, Owner No. 48 herein entered into a Development Agreement on to promote their Said Property with **M/S. RAJWADA REALTECH**, the Developer herein, which was registered before the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No., Page from to, Being No. for the year 2020, and said Owners herein also

executed and registered a General Power of Attorney unto and in favour of the said “**M/S. RAJWADA REALTECH**”, the developer herein, and said Power of Attorney was duly registered on in the office of the **A.D.S.R. – Sonarpur, South-24 Parganas** and recorded in its Book No. I, Volume No., Page from to, Being No. for the year 2020, and Owner No. 48 herein entered into a Development Agreement on to promote their Said Property with **M/S. RAJWADA REALTECH**, the Developer herein, which was registered before the office of the **A.D.S.R. – Sonarpur, South-24 Parganas** and recorded in its Book No. I, Volume No., Page from to, Being No. for the year 2020, and said Owners herein also executed and registered a General Power of Attorney unto and in favour of the said “**M/S. RAJWADA REALTECH**”, the developer herein, and said Power of Attorney was duly registered on in the office of the **A.D.S.R. – Sonarpur, South-24 Parganas** and recorded in its Book No. I, Volume No., Page from to, Being No. for the year 2020.

AND WHEREAS in pursuance of the aforesaid four Development Agreement and four Development Power said **RAJWADA REALTECH**, the Developer herein, has obtained a building plan of storied buildings having several towers or Blocks, consisting of several self-contained flats, car parking spaces and **commercial spaces** and vide **sanction plan No.** dated duly sanctioned by the Rajpur-Sonarpur Municipality on the said Property.

AND WHEREAS in terms of the aforesaid four Development Agreements and four Development Powers the Developer have right/authority to enter into any agreement for sale of the flats/car parking, with the intending Purchaser or Purchasers from its allocation and receive advance/earnest money therefrom.

AND WHEREAS being so authorized as stated above the Developer has expressed to desire to sell a Flat out of the Developer’s allocation and coming to know of that and having a requirement of

the self same flat in the like area, the Purchaser/s offered to purchase the same which the Developer has accepted and entered into an Agreement for sale with the purchaser/s herein on, on terms and conditions therein mentioned and same was registered in the office of the recorded in its Book No. I, Volume No., Page from to, Being No. for the year 2020.

AND WHEREAS by virtue of the aforesaid agreement for sale dated made between the Purchaser/s herein and the Vendors/Owners herein and the Developer herein, the Purchaser/s herein agreed to purchase one self-contained flat being **Flat No.** having a super built up area of **sq. ft.** situated on the **Floor** on the side in **Block No.** together with **one** **Car parking space** measuring **more or less 120 sq. ft.** in the in the Ground Floor of **Block -** of the Said Building Project christened as **“RAJWADA GLOBAL CITY”**, being erected at the Said Property being Municipal Holding no. **282**, Road, Mouza – Ukhila Paikpara and Jagannathpur, Post Office – Narendrapur, Police Station - Narendrapur (formerly 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 **SECOND SCHEDULE** hereunder written.

AND WHEREAS in terms of the agreement for sale dated, the Developer herein have completed the construction work of the said **“Flat and Car Parking Space”** of the Said Building Project christened as **“RAJWADA GLOBAL CITY”**, more fully and particularly described in the **SECOND SCHEDULE** hereunder written together with undivided, indivisible proportionate share in the land describe in the First Schedule

hereto alongwith proportionate share in the common spaces, passages, paths, water and water courses, drainages, sewerages, stair case, landing, boundary wall and other open 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 purchasers' 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 Purchaser/s having agreed to purchase the said flat and 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 car parking space unto and in favour of the Purchaser/s absolutely and forever, and the Developer doth hereby comply with the said requisition of the Purchaser/s.

AND WHEREAS the Purchaser/s herein, hereby mutually agrees upon that Supplementary Agreements, entered into amicably by the Owners and the Developer as and when required in respect with any issue arises in future in pursuance with the development and transfer process, shall be signed by him as a Confirming Party.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement for sale dated.....and in consideration of the said sum of **Rs./- (Rupees)** only truly paid by the Purchaser/s 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 admits and acknowledges and 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 proportionate undivided undemarcated share and right, title and interest over the said land and premises with the facilities in common with other owner/owners 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** one self contained flat being **No.** situate at the side on the **floor** of Block-containing a **sq. ft.** carpet area more or less together with **Car parking space** on the Ground floor in **Block -** Police Station – Narendrapur (formerly Sonarpur), Post Office – Narendrapur, Kolkata – 700103, District – South 24 Parganas, West Bengal, 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 share of the land underneath 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 possess all common roads, passages, advantages thereto or reputed to belong to the estate, right, title, interest, claim and demand of the Owners/Vendors up to and upon the said land proportionately incurring proportionate expenses for the said common portion out of cost and expenses of the Purchaser/s 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 at the ground floor in Block- of the said building complex having right to use, occupy, own possess the said flat and car parking space as mentioned in **THIRD SCHEDULE** hereunder written exclusively with co-owners or occupiers of the building subject to the Purchaser/s paying and

discharging taxes and impositions or outgoing 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 Purchasers 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 areas 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 Purchasers 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 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 has not been offered as security or otherwise to any authority whatsoever or howsoever.
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 without any let or hindrance, interruption, claim, disturbances or demand from or by the owners/Vendors or 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 up to the date of handing over the possession of the same to the Purchaser/s, 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/s then it will be recoverable from the Owners/Vendors prior to the date of delivery of possession of the said Flat unto and in favour of the Purchasers and the Purchasers shall pay the entire taxes and outgoings in respect of the said flat after the instant Deed of Conveyance is registered possession given subject to the formation of the Association as mentioned hereto when the Purchaser/s shall pay the Govt. Rent & Municipal taxes and other outgoings exclusively for the said Flat & the Car Parking spaces 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 Purchaser/s for better or further effectuating and assuring the conveyance hereby made or the title of the Purchaser/s 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.

7. The Purchaser/s 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. The Purchaser/s 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-Sonarapur Municipality.

9. That the Purchaser/s shall not store any inflammable article, fireworks install any machinery, electrical motor and/or start any hotel business in the said flat which may cause sound

pollution/air pollution, smoke etc. to the occupant of the other flats in the building.

10. That the Purchaser/s shall pay the proportionate share of premium of the Insurance for the said building if any.

11. The Purchaser/s 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.

12. The Vendor & Developer will deliver the right to use and enjoy the common amenities mentioned in the **Third Schedule** hereunder written to the Purchaser/s after completion of the entire project.

13. Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser/s on such express indemnification by the Vendor about the correctness of the Vendor' title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Said Property)

ALL THAT piece and parcel of Danga/Bastu land area measuring **13 (Thirteen) Bigha 8 (Eight) Cottah 10 (Ten) Chittack 18 (Eighteen) Sq. Ft.** equivalent to **444 Decimal** by physical measurement **439.27 Decimal** be the same a little more or less out of which land measuring more or less **12 (Twelve) Bigha 15 (Fifteen) Cottah 15 (Fifteen) Chittack 9 (Nine) Sq. Ft.** equivalent to 423 Decimal comprised in Mouza – Ukhila Paik Para, J.L. No. 56, Pargana Medanmalla, Touzi No. 109, R.S. No. 147, and split up of land area in details are given herein below:

SRL NO.	R.S. DAG NO.	L.R. DAG NO.	R.S. KHATIAN NO.	LAND AREA	NATURE
1	2666	2551	422/1	8	Shali

2	2665	2550	126	9	Shali
3	2664	2549	842	15	Shali
4	2667	2552	330	11	Shali
5	2671	2557	215	9	Shali
6	2671/2916	2556		6	Shali
7	2668	2553	295	21	Shali
8	2670	2555	52	51	Shali
9	2669	2554	295	8	Shali
10	1071	706	331	3	Shali
11	1065	700	126	18	Shali
12	1070	705	348	7	Shali
13	1072	707	317	28	Danga
14	1069	704	348	9	Shali
15	1068	703	331	10	Shali
16	1067	702	336	3	Shali
17	1066	701	422/1	5	Shali
18	1053	688	348	23	Danga
19	1054	689	348	19	Danga
20	1051	686	530	8	Danga
21	1050	685	530	2	Danga
22	1074	709	383	61	Shali
23	1076	711	295	9	Shali
24	1078	713	58	28	Shali
25	1077	712	295	15	Shali
26	1073	708	760	37	Shali
TOTAL				423 Decimal	

appertaining to L.R. Khatian Nos. 2247, 2710, 2276, 2589, 2296, 2251, 2706, 2281, 2718, 2300, 2260, 2708, 2255, 2716, 2264, 2262, 2712, 2282, 2266, 2709, 2294, 2268, 2288, 2261, 2711, 2284, 2273, 2714, 2267, 2252, 2721, 2257, 2263, 2283, 2719, 2279, 2259, 2717, 2287, 2286, 2277, 2280, 2715, 2295, 2258, 2248, 2289, 2275, 2265, 2274, 2250, 2249, 2713, 2299, 2245, 2270, 2253, 2707, 2271, 2720, 2269, 2278, 2180, 2731, 2247, 2245, 2705, 2147, 2179, 2270, 2465, 2296, 1733, 2285, 2246, 2254, 2256, 150, 151, 980, 1062, 1092, 2770, 2771, 2180 and 382, and land measuring more or less **12 (Twelve) Cottah 11 (Eleven) Chittack 9 (Nine) Sq. Ft.** equivalent to **21 Decimal** comprised in Mouza – Jaganathpur, J.L. No. 51, Touzi No. 271, R.S. No. 44, under R.S. Dag No. 268 corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, Within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, being Municipal **Holding No. 282**, Road, A.D.S.R. office at Sonarpur, District South 24-Parganas, Police Station – Narendrapur (formerly Sonarpur), Post Office – Narendrapur, Kolkata – 700103, District – South 24 Parganas, West Bengal, together with all easements

rights and appurtenances thereto, butted and bounded in the manner following that is to say:-

ON THE NORTH : by land in R. S. Dag Nos. 1055, 1052, 1049, 1048, 1075 and 262;

ON THE EAST : by land in R. S. Dag Nos. 267, 270, 269, 1080 and 2675;

ON THE SOUTH : by land in R. S. Dag Nos. 2672, 2663 and 30' ft. wide municipal Road;

ON THE WEST : by land in R. S. Dag Nos. 1059, 1062, 1064, 2627, 2628 and 2634.

SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Said Flat and Car Parking Space)

ALL THAT Flat No. "....." on the **Floor** at the side measuring more or less **Sq. ft.** carpet area consisting of ... Bed rooms, ... Dining, ... Drawing room, W.C, ... Kitchen and ... Veranda together with **Car parking space** measuring more or less **Sq. ft.** on the Ground floor of the said **G+....** storied Building **Block** - ... of the Housing Complex named and styled as "**RAJWADA GLOBAL CITY**" together with proportionate undivided share of land 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 & car parking space is being erected as per aforesaid Building **plan no. dated**, Ward No. 27, Municipal **Holding No. 282,** Road, District South 24-Parganas as described in the **Second Schedule "B"** herein above.

THE THIRD SCHEDULE ABOVE REFERRED TO

(COMMON RIGHTS AND SERVICES)

1. All left open land pathway, drive way etc.
2. The space within the building comprised of the entrance, staircase, stair-head room, landing lobbies roof.

3. The foundation columns, girders, beams, supports, main wall, the main gate and passage leading to the building and staircase.
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, Gymnasium, Children's Park, Games Room, Power backup, Swimming pool, Community Hall, Generator, CCTV in common areas and intercom facility etc. for the said Complex.

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 equipments 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 including litigation expenses as may be incurred by the builder and/or the Association for common purpose.

IN WITNESS WHEREOF ALL THE PARTIES have hereto signed this **DEED OF CONVEYANCE** this the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the above named parties
in presence of the following

WITNESSES :

- 1.

SIGNATURE OF THE OWNERS/VENDORS

2.

SIGNATURE OF THE PURCHASER/S

SIGNATURE OF THE DEVELOPER

Drafted by :-

