

**DEED OF CONVEYANCE**  
**THIS INDENTURE** made this \_\_\_\_\_ day of \_\_\_\_\_ Two  
Thousand **Twenty**

**-BETWEEN-**

**JYOTINETFLEX PROJECTS PRIVATE LIMITED** a Company incorporated under the provisions of the Companies Act, 1956 having **mobile no 8927758026** and having **PAN: AAECJ3225F** having its office at Shakespeare Sarani, **Jyoti Nagar, near Webel IT – Park, Asansol, P.O. Asansol, Pin-713302, P.S. Asansol (North), District: Paschim Bardhaman, West Bengal** duly represented by its Director **SUSHIL CHAMARIA** (PAN No.- ACRPC3968L ), (Mobile no.9830091031), (Aadhar Card No : 5255-0470-1277) son of **RAM GOPAL CHAMARIA** residing at BL-A ,FL-8D,8th Floor , **NATURAL CITY , 43 Shyam Nagar Road,Bangur Avenue , Jessore Road , North 24 Paraganas , West Bengal -700055, P.O BIDHANAGAR, P.S BIDHANAGAR, Kolkata - 700055** hereinafter called as the **OWNER/VENDOR/DEVELOPER** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **FIRST PART**

**-AND-**

{If the allottee is the company}

\_\_\_\_\_ (CIN no. \_\_\_\_\_), a company incorporated under the provision of the companies act, [ 1956 or 2013 as the case may be ], having its registered office at \_\_\_\_\_ ( PAN - \_\_\_\_\_ ), represented by its authorized signatory \_\_\_\_\_ ( Aadhar no. \_\_\_\_\_) duly authorized vide board resolution dated \_\_\_\_\_ hereinafter referred to the “**ALLOTTEE**” ( which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest , executors, administrators and permitted assignees) of the **SECOND PART:**

[or]

{ If the Allottee is the Partnership Firm or a **LLP** }

\_\_\_\_\_ - a partnership firm ( or a Limited or a LLP) registered under the Indian Partnership Act, 1932 (or registered under the Limited Liability Partnership Act, 2008) having its principal place of business at \_\_\_\_\_ (PAN - \_\_\_\_\_), represented by its authorized Partner, \_\_\_\_\_ ( Aadhaar No. \_\_\_\_\_ ) authorized vide \_\_\_\_\_ hereinafter to as th “**Allottee**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present Partners for the time being of the Firm, the survivors of them, their heirs, executors and administrators of the last surviving Partner and his/ her/ their assigns) of the **SECOND PART :**

[or]

[ If the Allottee is an individual]

Mr./ Ms. \_\_\_\_\_ (Adhar No. \_\_\_\_\_) son/ daughter of \_\_\_\_\_, aged about \_\_\_\_\_, residing at \_\_\_\_\_, PAN no. \_\_\_\_\_ ) and 2. Mr. / Ms. \_\_\_\_\_ (Aadhar No. \_\_\_\_\_ ) son/ daughter of \_\_\_\_\_, aged about \_\_\_\_\_, residing at \_\_\_\_\_, PAN no. \_\_\_\_\_ ) hereinafter jointly referred to as the “**Allottee**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors in interest and permitted assigns, ) of the **SECOND PART:**

**WHEREAS :**

- A. By a Deed Of Sale being no. 020504494 for the year 2019 registered at the office of the Addl. Dist, Sub-Registry 1) Sri Keran Bauri son of late Sudhir Bauri alias Habu Bauri, 2) Sri Rahul Bouri son of late Aswini Bouri, 3) Smt. Priya Bouri wife of Sri Raju Bouri (daughter of late Aswini Bouri), 4) Smt. Bina Bouri wife of late Aswini Bouri, sold, transferred and conveyed unto and in favour of **Sri Chandan Kumar Sharma All That** piece and parcel of land measuring about **44 (Forty four) decimals** on **R.S. & LR. Plot No. 159** under LR. Khatian No. 418, 419 and 420 lying and situate at Mouza- Gopalpur, J.L No. 14, P.S. Asansol, Dist. Paschim Bardhaman;
- B. By Deed of Sale dated **2<sup>nd</sup> August, 2019** registered at the office of the ADSR, Asansol and recorded in Book No.I. Volume No.0205-2019, page: 135154 to 135170 being No.020507122 for the year 2019, **Sri Chandan Kumar Sharma**, sold, transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED All That** piece and parcel of Baid land measuring about **8 decimal** more or less comprised in **R.S. & L.R. Plot No. 159 under** L.R. Khatian No.418, J.L No.14, lying and situate at Mouza Gopalpur, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;
- C. Tarapada Mudi son of late Haripada Mudi was the absolute

Owner **All That** piece and parcel of land measuring about **18 decimals** more or less comprised in **R.S. and L. R. Plot No.160** and land measuring about **68 decimals** more or less comprised in **R.S. and L.R. Plot No.178** under L.R. Khatian No. 84 lying and situate at Mouza- Gopalpur, J.L. No.14, Police Station- Asansol, District- Pnschim Burdwan;

- D. The said Tarapada Mudi died intestate leaving behind him his six daughters namely, [Smt. Chandana Char](#), [Smt. Krishna Mitra](#), [Smt. Sampanna Karmakar](#), Smt. Jharna Char, Kalpana Mitra (since deceased) and Smt. Bhandana Char, along with one son namely Sri Dhanjoy Modi to inherit the aforesaid lands as his only legal heirs and none else and equally inherited the 1/7<sup>th</sup> share ;
- E. After their such inheritance, as aforesaid the said [Smt. Chandana Char](#), [Smt. Krishna Mitra](#), [Smt. Sampanna Karmakar](#), are absolutely owning and possessing their respective 1/7<sup>th</sup> share each free from all encumbrances charges, lines lispences attachments mortgages and in any manner whatsoever;
- F. By Deed of Sale dated 20<sup>th</sup> March, 2020 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No 0205-2020, pages:62887-62909 being No.2795 for the year 2020, [Smt. Chandana Char](#), [Smt. Krishna Mitra](#), [Smt. Sampanna Karmakar](#), sold, transferred and conveyed unto and in favour of [JYOTINETFLEX PROJECTS PRIVATE LIMITED](#) **All That** piece and parcel of land measuring about **20.57 decimal** more or less comprised in **R.S. & L.R. Plot No.160** And land measuring about **29.14 decimal** more or less comprised in **R.S. & L.R. Plot No.178** and **totaling to 49.71 decimal** more or less [under L.R. Khatian No.84](#), J.L No.14, lying and situate at Mouza Gopalpur, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;
- G. Sri Ramprasad Dey is the owner of **All That** piece and parcel of land measuring about **27 decimals** more or less comprised in **R.S. & L.R. Plot No.705** under L.R. Khatian No. 395 lying and situate at Mouza- Marichkota, P.S, Asansol, District- Paschim Bardhaman ;
- H. [Smt. Nirmala Dey](#) wife of Sri Ramprasad Dey is the owner of **All That** piece and parcel of land measuring about **29**

**decimals** comprised in **R.S. & L.R. Plot No.910** under **L.R. Khatian No. 205** lying and situate at Mouza- Marichkota, P.S, Asansol, District- Paschim Bardhaman ;

- I. The said **Smt. Nirmala Dey** died intestate leaving behind her husband named **Sri Ramprasad Dey** and four sons namely **Sri Amritmoy Dey, Sri Rupamay Dey, Sri Dayamay Dey and Sri Pranballav De** as her legal heirs and none else ;
- J. By virtue of such inheritance the said **Sri Ramprasad Dey, Sri Amritmoy Dey, Sri Rupamay Dey, Sri Dayamay Dey and Sri Pranballav De** became absolute Joint owners of the land measuring 29 decimals comprised in **R.S. & L.R. Plot No. 910** lying and situate at Mouza- Marichkota, P.S, Asansol, District- Paschim Bardhaman ;
- L. The said **Sri Ramprasad Dey** became absolute owner of the land measuring **10 decimals** comprised in **R.S. & L.R. Plot No. 705** and **Sri Ramprasad Dey, Amritmoy Dey, Sri Rupamay Dey, Sri Dayamay Dey and Sri Pranballav De** became absolute joint owners of the land measuring **29 decimals** comprised in **R.S. & L.R. Plot No. 910** total land measuring **39 decimals** more or less ;
- M. By Deed of Sale dated 14<sup>th</sup> February, 2020 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2020, pages: 26071 to 26089 being No.020501233 for the year 2020, **Sri Ramprasad Dey, Amritmoy Dey, Sri Rupamay Dey, Sri Dayamay Dey and Sri Pranballav De**, sold, transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED** **All That** piece and parcel of kanali land measuring about **10 decimal** more or less comprised in **R.S. & L.R. Plot No.705** under **L.R. Khatian No.395** And kanali land measuring about **29 decimal** more or less comprised in **R.S. & L.R. Plot No.910** and **totaling to 39 decimal** more or less under **L.R. Khatian No.205**, J.L No.2, lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;
- N. **Sri Debdhar Barui** was the Owner of the land measuring about **5 decimal** more or less comprised in **R.S. & L.R. Dag No.708** under **L.R. Khatian No.169** lying and situate at Mouza- Marichkota, P.S. Asansol, District: Paschim Bardhaman ;

- O. Karnadhar Barui son of late Amulya Ratan Barui of Marichkota, P.S. Asansol, Dist. Burdwan was absolute owner of the land measuring about **04 decimals** comprised in [R.S. & L.R. Plot No. 708](#) under [L.R. Khatian No. 77](#) lying and situate at Mouza- Marichkota, P.S. Asansol, Dist. Paschim Bardhaman;
- P. The said [Karnadhar Barui died intestate](#) leaving behind his wife Smt. Jabarani Barui, and two sons namely Sri Sudip Barui, Sri Bibek Barui as his legal heirs and none else ;
- Q. Sri Nirmal Chandra Barui was the owner of the land measuring about **01 decimal** comprised in R.S. & L.R. Plot No.708 under [L.R. Khatian No.211](#) lying and situate at Mouza- Marichkota, P.S. Asansol, Dist. Paschim Bardhaman ;
- R. Sri Hiralal Barui was the owner of the land measuring about **01 decimal** comprised in R.S. & L.R, Plot No, 708 under L.R. Khatian No. 565 lying and situate at Mouza- Marichkota, P.S. Asansol, Dist. Paschim Bardhaman ;
- S. Sri Bikash Barui was the owner of the land measuring about **01 decimal** comprised in R.S. & L.R. Plot No.708 under [LR. Khatian No. 280](#) lying and situate at Mouza- Marichkota, P.S. Asansol, Dist. Paschim Bardhaman ;
- T. Sri Hare Krishna Barui was the owner of the land measuring about **01 decimal** comprised in R.S. & L.R. Plot No.706 under [L.R. Khatian No. 566](#) lying and situate at Mouza- Marichkota, P.S. Asansol, Dist. Paschim Bardhaman ;
- U. Srimati Barui was the owner of the land measuring about **01 decimal** comprised in R.S. & L.R. Plot No.708 L.R. Khatian No. 566 under [LR. Khatian No. 473](#) lying and situate at Mouza- Marichkota, P.S. Asansol, Dist. Paschim Bardhaman ;
- V. The said [Srimati Barui died](#) intestate leaving behind her four sons namely Sri Nirmal Chandra Barui alias Nirmal Kumar Barui, Sri Hiralal Barui, Sri Bikash Barui and Sri Hare Krishna Barui as her legal heirs and noine else ;
- W. By virtue of such inheritance the said Sri Nirmal Chandra

Barui alias Nirmal Kumar Barui, Sri Hiralal Barui, Sri Bikash Barui and Sri Hare Krishna Barui became absolute owner of the land measuring about **01 decimal** more or less ;

- X. Smt. Aloka Barui was the owner of the land measuring about **03 decimals** comprised in R.S. & L.R. Plot No.708 under [L.R. Khatian No. 20](#) lying and situate at Mouza-Marichkota, P.S. Asansol, Dist. Paschim Bardhaman;
- Y. Sri Saptam Barui was the owner of the land measuring about **02 decimals** comprised in R.S. & L.R. Plot No.708 under [L.R. Khatian No. 512](#) lying and situate at Mouza-Marichkota, P.S. Asansol, Dist. Paschim Bardhaman;
- Z. Haladhar Barui son of late Amulya Ratan Barui was the absolute owner of the land measuring about **05 decimals** comprised in [R.S. & L.R. Plot No.708](#) under [L.R. Khatian No.569](#) lying and situate at Mouza- Marichkota, P.S. Asansol, Dist. Paschim Bardhaman;
- AA. The said [Haladhar Barui died intestate](#) leaving behind his surviving his son namely [Sri Swapan Kumar Barui](#) as his only legal heir and none else ;
- BB. By virtue of such inheritance the said [Sri Swapan Kumar Barui](#) became absolute owner of the land measuring about **05 decimals** more or less ;
- CC. Thus the said 1) Sri Debdhar Barui, 2) Sri Sudip Barui 3) Sri Bibek Barui, 4) Smt. Jabarani Barui, 5) Sri Nirmal Kumar Barui alias Nirmal Chandra Barui, 6) Sri Hiralal Barui, 7) Sri Bikash Barui, 8) Sri Hare Krishna Barui, 9) Smt. Aloka Barui, 10) Saptam Barui alias Subrata Barui, 11) Sri Swapan Kumar became absolute Owner of land measuring about **24 decimals** more or less in the above noted plot ;
- DD. By Deed of Sale dated 14<sup>th</sup> February, 2020 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2020, pages: 25881- 25909 being No.020501203 for the year 2020, 1) Sri Debdhar Barui, 2) Sri Sudip Barui 3) Sri Bibek Barui, 4) Smt. Jabarani Barui, 5) Sri Nirmal Kumar Barui alias Nirmal Chandra Barui, 6) Sri Hiralal Barui, 7) Sri Bikash Barui, 8) Sri Hare Krishna Barui, 9) Smt. Aloka Barui, 10) Saptam Barui alias Subrata

Barui, 11) Sri Swapan Kumar, sold, transferred and conveyed unto and in favour of [JYOTINETFLEX PROJECTS PRIVATE LIMITED](#) **All That** piece and parcel of Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.20 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.77 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.169 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.211 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.280 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.473 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.512 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.565 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.566 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.569 and **totaling to 10 decimal** more or less, J.L No.2, lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

EE. Smt. Bhaiharini Dasi Barui wife of late Dharanidhar Barui was the absolute owner of the land measuring about **19 decimals** comprised in **R.S. & L.R. Plot No.912** And land measuring about **04 decimals** comprised in **R.S. & L.R. Plot No.914** And land measuring about **06 decimals** comprised in **R.S. & L.R. Plot No.916** **totaling to 29 decimal** under **L.R. Khatian No.313** lying and situate at Mouza- Marichkota, P.S. Asansol, Dist. Paschim Bardhaman ;

FF. Smt. Maheswari Dasi Barui wife of late Durlabh Barui was the absolute owner of the land measuring about **20 decimals** comprised in **R.S. & L.R. Plot No.912** And land measuring about **04 decimals** comprised in **R.S. & L.R. Plot No.914** And land measuring about **05 decimals**



comprised in **R.S. & L.R. Plot No.335 totaling to 29 decimal** under **L.R. Khatian No.313** lying and situate at Mouza- Marichkota, P.S. Asansol, Dist. Paschim Bardhaman ;

GG. The said Smt. Bhaiharini Dasi Barui and Smt. Maheswari Dasi Barui **were issueless** who died leaving behind their six nephew namely **1) Sri Ushapati Kundu, 2) Sri Kailash Pati Kundu, 3) Sri Dwaraka Pati Kundu, 4) Sri Raghupati Kundu, 5) Sri Ratipati Kundu,** and 6) Sri Ramapati **Kundu** alias Rampati Kundu **as only** legal heirs and none else ;

HH. By Deed of Sale dated 14<sup>th</sup> February, 2020 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2020, pages: 25853- 25880 **being No.020501202** for the year 2020, **1) Sri Ushapati Kundu, 2) Sri Kailash Pati Kundu, 3) Sri Dwaraka Pati Kundu, 4) Sri Raghupati Kundu, 5) Sri Ratipati Kundu,** and 6) Sri Ramapati **Kundu** alias Rampati Kundu, sold, transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED All That** piece and parcel of **Kanali** land measuring about **19 decimal** more or less comprised in **R.S. & L.R. Plot No.912 under L.R. Khatian No.313** And Kanali land measuring about **20 decimal** more or less comprised in **R.S. & L.R. Plot No.912 under L.R. Khatian No.335** And Kanali land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.914 under L.R. Khatian No.313** And Kanali land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.914 under L.R. Khatian No.335** And Kanali land measuring about **06 decimal** more or less comprised in **R.S. & L.R. Plot No.916 under L.R. Khatian No.313** And Kanali land measuring about **05 decimal** more or less comprised in **R.S. & L.R. Plot No.916 under L.R. Khatian No.335** and **totaling to 58 decimal** more or less, J.L No.2, lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station-Asansol ;

II. By virtue of Deed of Sale registered at the office of the Additional District Sub-Registrar Asansol being No.4033 for the year 2019 **SPRINGHILL COMMERCIAL PRIVATE LIMITED** became absolute Owner **All That** piece and parcel of **Kanali** land measuring about **03.8 decimal** more or less

comprised in **R.S. & L.R. Plot No.913** And **Kanali** land measuring about **01.8 decimal** more or less comprised in **R.S. & L.R. Plot No.917/1599** And **Kanali** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.918/1601** under **L.R. Khatian No.350** J.L No.2, **totaling to 06.6 decimal** more or less lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

JJ. By Deed of Sale dated 14<sup>th</sup> February, 2020 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2020, pages: 26052- 26070 being **No.020501232** for the year 2020, **SPRINGHILL COMMERCIAL PRIVATE LIMITED** sold, transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED** **All That** piece and parcel of **Kanali** land measuring about **03.8 decimal** more or less comprised in **R.S. & L.R. Plot No.913** And **Kanali** land measuring about **01.8 decimal** more or less comprised in **R.S. & L.R. Plot No.917/1599** And **Kanali** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.918/1601** under **L.R. Khatian No.350** J.L No.2, **totaling to 06.6 decimal** more or less lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

KK. By virtue of **two Deed of Sale** registered at the office of the Additional District Sub-Registrar Asansol being No.020500453 and 020500454 for the year 2020 **Sri Bholanath Nandi** became absolute Owner **All That** piece and parcel of **Kanali** land measuring about **06 decimal** more or less comprised in **R.S. & L.R. Plot No.256** under **L.R. Khatian No.359** **And** **Kanali** land measuring about **41 decimal** more or less comprised in **R.S. & L.R. Plot No.611** under **L.R. Khatian No.350** **And** **Kanali** land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.613** under **L.R. Khatian No.350** **And** **Kanali** land measuring about **02 decimal** more or less comprised in **R.S. & L.R. Plot No.654** under **L.R. Khatian No.359** **And** **Kanali** land measuring about **02.75 decimal** more or less comprised in **R.S. & L.R. Plot No.658** under **L.R. Khatian No.350** **And** **Kanali** land measuring about **06.5 decimal** more or less comprised in **R.S. & L.R. Plot No.659** under **L.R. Khatian No.350** **And** **Kanali** land

measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.677** under L.R. Khatian No.350 **And Kanali** land measuring about **09.5 decimal** more or less comprised in **R.S. & L.R. Plot No.913** under L.R. Khatian No.350 **And Kanali** land measuring about **02.25 decimal** more or less comprised in **R.S. & L.R. Plot No.917/1599** under L.R. Khatian No.350 **And Kanali** land measuring about **01.25 decimal** more or less comprised in **R.S. & L.R. Plot No.918/1601** under L.R. Khatian No.350 **And J.L No.2, totaling to 79.25 decimal** more or less alongwith **other properties** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station-Asansol ;

- LL. By Deed of Sale dated 13<sup>th</sup> February, 2020 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2020, pages: 38426 – 38446 being No.020501796 for the year 2020, **Sri Bholanath Nandi** sold, transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED All That** piece and parcel of **Kanali** land measuring about **06 decimal** more or less comprised in **R.S. & L.R. Plot No.256** under L.R. Khatian No.359 **And Kanali** land measuring about **41 decimal** more or less comprised in **R.S. & L.R. Plot No.611** under L.R. Khatian No.350 **And Kanali** land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.613** under L.R. Khatian No.350 **And Kanali** land measuring about **02 decimal** more or less comprised in **R.S. & L.R. Plot No.654** under L.R. Khatian No.359 **And Kanali** land measuring about **02.75 decimal** more or less comprised in **R.S. & L.R. Plot No.658** under L.R. Khatian No.350 **And Kanali** land measuring about **06.5 decimal** more or less comprised in **R.S. & L.R. Plot No.659** under L.R. Khatian No.350 **And Kanali** land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.677** under L.R. Khatian No.350 **And Kanali** land measuring about **09.5 decimal** more or less comprised in **R.S. & L.R. Plot No.913** under L.R. Khatian No.350 **And Kanali** land measuring about **02.25 decimal** more or less comprised in **R.S. & L.R. Plot No.917/1599** under L.R. Khatian No.350 **And Kanali** land measuring about **01.25 decimal** more or less comprised in **R.S. & L.R. Plot No.918/1601** under L.R. Khatian No.350 **And J.L No.2, totaling to 79.25 decimal** more or less alongwith **other properties** lying and situate at Mouza-

Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

- MM. **Sri Niranjan Mondal** was the absolute owner **All That** piece and parcel of land measuring about **13 decimals** comprised in **R.S. & L.R. Plot No. 909**, And land measuring about **46 decimals** comprised in **R.S. & L.R. Plot No. 915**, And land measuring about **06 decimals** comprised in **R.S. & L.R. Plot No.917** And land measuring about **03 decimals** comprised in **R.S. & L.R. Plot No.918**, And land measuring about **03 (Three) decimals** comprised in **R.S. & L.R. Plot No. 937** And land measuring about **12 decimals** comprised in **R.S. & L.R. Plot No.951** under **L.R. Khatian No.195 totaling to 83 decimal more or less** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, **J.L. No.2**, District - Paschim Bardhaman, Police Station- Asansol ;
- NN. By Deed of Sale dated 31<sup>st</sup> July, 2019 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2020, pages: 135190- 135209 **being No.020507124** for the year 2019, **Sri Niranjan Mondal** sold, transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED All That** piece and parcel of land measuring about **13 decimals** comprised in **R.S. & L.R. Plot No. 909**, And land measuring about **46 decimals** comprised in **R.S. & L.R. Plot No.915**, And land measuring about **06 decimals** comprised in **R.S. & L.R. Plot No.917** And land measuring about **03 decimals** comprised in **R.S. & L.R. Plot No.918**, And land measuring about **03 (Three) decimals** comprised in **R.S. & L.R. Plot No. 937** And land measuring about **12 decimals** comprised in **R.S. & L.R. Plot No.951** under **L.R. Khatian No.195 totaling to 83 decimal more or less** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, **J.L. No.2**, District - Paschim Bardhaman, Police Station- Asansol ;
- OO. Sri Monoranjan Mondal was the absolute Owner **All That** piece and parcel of land measuring about **15 decimal** comprised in **R.S. & L.R. Plot No.915** **And** land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No.917** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.918** **And** land measuring about **01 decimal** comprised in **R.S & L.R. Plot No.937** under **L.R. Khatian**

No.326 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station-Asansol ;

- PP. Sri Gobinda Mondal was the absolute owner **All That** piece and parcel of land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No. 917** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.918** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.937** under **L.R. Khatian No.105** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;
- QQ. Smt. Satubala Mondal was the absolute owner **All That** piece and parcel of land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No. 917** **And** land measuring about **01 decimal** comprised in **R.S. & LR. Plot No.918** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.937** under **L.R. Khatian No.497** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, **J.L. No.2**, District - Paschim Bardhaman, Police Station- Asansol ;
- RR. Sri Kamakshya Mondal was the absolute owner **All That** piece and parcel of land measuring about **23 decimals** comprised in **R.S. & LR. Plot No. 915** **And** land measuring about **03 decimals** comprised in **R.S. & L.R. Plot No. 917** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.918** **And** land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No. 937** under **L.R. Khatian No. 735** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, **J.L. No.2**, District - Paschim Bardhaman, Police Station- Asansol ;
- SS. By Deed of Sale dated 17<sup>th</sup> February, 2020 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2020, pages: 25810- 25833 **being No.020501186** for the year 2020, Sri Monoranjan Mondal and others sold, transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED** **All That** piece and parcel of land measuring about **15 decimal** comprised in **R.S. & L.R. Plot No.915** **And** land measuring about **02 decimals** comprised in **R.S. & L.R.**

Plot No.917 **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.918** **And** land measuring about **01 decimal** comprised in **R.S & L.R. Plot No.937** under **L.R. Khatian No.326** **AND All That** piece and parcel of land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No. 917** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.918** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.937** under **L.R. Khatian No.105** **AND All That** piece and parcel of land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No. 917** **And** land measuring about **01 decimal** comprised in **R.S. & LR. Plot No.918** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.937** under **L.R. Khatian No.497** **AND All That** piece and parcel of land measuring about **23 decimals** comprised in **R.S. & LR. Plot No. 915** **And** land measuring about **03 decimals** comprised in **R.S. & L.R. Plot No. 917** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.918** **And** land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No. 937** under **L.R. Khatian No. 735** **totaling to 56 decimal** more or less lying and situate at Mouza-Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

- TT. **Sri Tulshi Pada Mondal** was the absolute owner **All That** piece and parcel of land measuring about **07 decimals** comprised in **R.S. & L.R. Plot No.909** **And** land measuring about **23 decimals** comprised in **R.S. & L.R. Plot No. 915** **And** land measuring about **03 decimals** on **R.S. & L.R. Plot No. 917** **And** land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No.918** **And** land measuring about **1 decimal** comprised in **R.S. & L.R. Plot No.937** **And** land measuring about **07 decimals** comprised in **R.S. & L.R. Plot No. 951** **And** land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No.1294/1672** under **L.R. Khatian No.734** **totaling to 45 decimals** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- UU. By Deed of Sale dated 7<sup>th</sup> August, 2019 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2019, pages: 137796- 137814 being **No.020507431** for the year 2019, **Sri Tulshi Pada Mondal** sold, transferred and conveyed unto and in favour of

**JYOTINETFLEX PROJECTS PRIVATE LIMITED All That** piece and parcel of land measuring about **07 decimals** comprised in **R.S. & L.R. Plot No.909** And land measuring about **23 decimals** comprised in **R.S. & L.R. Plot No. 915** And land measuring about **03 decimals** on **R.S. & L.R. Plot No. 917** And land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No.918** And land measuring about **1 decimal** comprised in **R.S. & L.R. Plot No.937** And land measuring about **07 decimals** comprised in **R.S. & L.R. Plot No. 951** And land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No.1294/1672** under **L.R. Khatian No.734 totaling to 45 decimals** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

- VV. **Narendra Acharya** was the absolute owner **All That** piece and parcel of land measuring about **16.5 decimals** comprised in **R.S. & L.R. Plot No.919** under **L.R. Khatian No.192** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- WW. The said **Narendra Acharya** died intestate leaving behind him surviving his son namely **Ram Shankar Acharya** as his legal heir ;
- XX. The said **Ram Shankar Acharya** died intestate leaving behind him surviving his son namely **Dipanjan Acharya** as his legal heir;
- YY. By virtue of inheritance the said **Dipanjan Acharya** became absolute Owner **All That** piece and parcel of land measuring about **16.5 decimals** comprised in **R.S. & L.R. Plot No.919** under **L.R. Khatian No.192** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- ZZ. **Prabodh Kumar Mukherjee** was the absolute owner **All That** piece and parcel of land measuring about **10 decimals** comprised in **R.S. & L.R. Plot No.921** under **L.R. Khatian No.239** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police

Station- Asansol ;

- A1. [Bithika Bhattacharya](#) was the absolute owner **All That** piece and parcel of land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.921** under [L.R. Khatian No.634](#) lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A2. [Purnima Mahadani](#) was the absolute owner **All That** piece and parcel of land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.921** under [L.R. Khatian No.633](#) lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A3. By Deed of Sale dated 29<sup>th</sup> August, 2019 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2019, pages: 140715- 140735 being [No.020507401](#) for the year 2019, [Dipanjan Acharya](#), [Prabodh Kumar Mukherjee](#), [Bithika Bhattacharya](#) and [Purnima Mahadani](#), sold, transferred and conveyed unto and in favour of [JYOTINETFLEX PROJECTS PRIVATE LIMITED](#) **All That** piece and parcel of land measuring about **16.5 decimals** comprised in **R.S. & L.R. Plot No.919** under [L.R. Khatian No.192](#) **AND All That** piece and parcel of land measuring about **10 decimals** comprised in **R.S. & L.R. Plot No.921** under [L.R. Khatian No.239](#) **AND All That** piece and parcel of land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.921** under [L.R. Khatian No.634](#) **AND All That** piece and parcel of land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.921** under [L.R. Khatian No.633](#) **totaling to 32.5 decimals** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A4. [Naren Acharya](#) was the absolute owner **All That** piece and parcel of land measuring about **67 decimals** comprised in **R.S. & L.R. Plot No.919** **AND** land measuring about **131 decimals** comprised in **R.S. & L.R. Plot No.920** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;



- A5. The said Naren Acharya died intestate leaving behind him surviving his son namely Uma Shankar Acharya as his legal heir ;
- A6. The said Uma Shankar Acharya died intestate leaving behind him surviving his four sons namely (1) Shri Shyama Shankar Acharya alias Nema Acharya, (2) Nittyananda Acharya, (3) Bama Shankar Acharya, (4) Ram Chandra Acharya as his legal heirs;
- A7. By virtue of inheritance the said Bama Shankar Acharya became absolute Owner **All That** piece and parcel of land measuring about **16.75 decimals** comprised in **R.S. & L.R. Plot No.919** under L.R. Khatian No.192 AND land measuring about **32.75 decimals** comprised in **R.S. & L.R. Plot No.920** under L.R. Khatian No.385 **totaling to 49.50 decimals** more or less lying and situate at Mouza-Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A8. By Deed of Sale dated 19<sup>th</sup> February, 2020 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2020, pages: 30573- 30591 being No.020501391 for the year 2020, Bama Shankar Acharya sold, transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED All That** piece and parcel of land measuring about **16.75 decimals** comprised in **R.S. & L.R. Plot No.919** under L.R. Khatian No.192 AND land measuring about **32.75 decimals** comprised in **R.S. & L.R. Plot No.920** under L.R. Khatian No.385 **totaling to 49.50 decimals** more or less lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District-Paschim Bardhaman, Police Station- Asansol ;
- A9. Naren Acharya alias Ranaram Acharya was the absolute owner **All That** piece and parcel of land measuring about **67 decimals** comprised in **R.S. & L.R. Plot No.919** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A10. The said Naren Acharya alias Ranaram Acharya died intestate leaving behind him surviving his son namely Uma

Shankar Acharya as his legal heir ;

- A11. The said Uma Shankar Acharya died intestate leaving behind him surviving his four sons namely (1) Shri Shyama Shankar Acharya alias Nemai Acharya, (2) Nittyananda Acharya, (3) Bama Shankar Acharya, (4) Ram Chandra Acharya as his legal heirs;
- A12. The said Shri Shyama Shankar Acharya alias Nemai Acharya died intestate leaving behind him surviving his two sons namely (1) Alope Acharya, (2) Pulak Acharya and his wife Jita Rani Acharya as his legal heirs and none else ;
- A13. By virtue of inheritance the said Alope Acharya, Pulak Acharya and Jita Rani Acharya became absolute Joint Owners **All That** piece and parcel of land measuring about **16.75 decimals** comprised in **R.S. & L.R. Plot No.919** under L.R. Khatian No.192 lying and situate at Mouza-Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A14. By Deed of Sale dated 24<sup>th</sup> February, 2020 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2020, pages: 32352- 32371 being No.020501477 for the year 2020, Alope Acharya, Pulak Acharya and Jita Rani Acharya, sold, transferred and conveyed unto and in favour of JYOTINETFLEX PROJECTS PRIVATE LIMITED **All That** piece and parcel of land measuring about **16.75 decimals** comprised in **R.S. & L.R. Plot No.919** under L.R. Khatian No.192 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A15. Sima Chattaraj was the absolute owner **All That** piece and parcel of land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.921** under L.R. Khatian No.644 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A16. By Deed of Sale dated 13<sup>th</sup> August, 2019 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2019, pages: 131086- 131100 being No.020506912 for the year 2019, Sima Chattaraj, sold,

transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED All That** piece and parcel of land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.921** under L.R. Khatian No.644 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

- A17. **Rakhahari Mukhopadhyay** was the absolute owner **All That** piece and parcel of land measuring about **8 decimals** comprised in **R.S. Plot No.696** AND land measuring about **3 decimals** comprised in **R.S. Plot No.701** AND land measuring about **6 decimals** comprised in **R.S. Plot No.921 totaling to 17 decimals** under L.R. Khatian No.401 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A18. The said **Rakhahari Mukhopadhyay** died intestate leaving behind him surviving his two sons namely (1) Nitaya Gopal Mukhopadhyay and (2) Tritha Renu Mukhopadhyay as his legal heirs and none else ;
- A19. By virtue of inheritance the said (1) Nitaya Gopal Mukhopadhyay and (2) Tritha Renu Mukhopadhyay became absolute Joint Owners **All That** piece and parcel of land measuring about **8 decimals** comprised in **R.S. Plot No.696** AND land measuring about **3 decimals** comprised in **R.S. Plot No.701** AND land measuring about **6 decimals** comprised in **R.S. Plot No.921 totaling to 17 decimals** under L.R. Khatian No.401 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A20. By Deed of Sale dated 31<sup>st</sup> July, 2019 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2019, pages: 135171- 135189 being No.020507123 for the year 2019, (1) Nitaya Gopal Mukhopadhyay and (2) Tritha Renu Mukhopadhyay , sold, transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED All That** piece and parcel of land measuring about **8 decimals** comprised in **R.S. & L.R. Plot No.696** AND land measuring

about **3 decimals** comprised in **R.S. & L.R. Plot No.701** AND land measuring about **6 decimals** comprised in **R.S. & L.R. Plot No.921 totaling to 17 decimals** under L.R. **Khatian No.401** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

- A21. By Deed of Conveyance being No.2448 for the year 2019 registered at the office of the ADSR, Asansol Gopal Kedia, sold, transferred and conveyed unto and in favour of **NETFLEX HOMES PRIVATE LIMITED All That** piece and parcel of land measuring about **8 decimals** comprised in **R.S. Plot No.930** AND land measuring about **8 decimals** comprised in **R.S. Plot No.934 totaling to 16 decimals** under L.R. **Khatian No.469** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, **J.L. No.2**, District - Paschim Bardhaman, Police Station- Asansol ;
- A22. By Deed of Sale dated 25<sup>th</sup> February, 2020 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2020, pages: 32468- 32484 being **No.020501486** for the year 2020, **NETFLEX HOMES PRIVATE LIMITED**, sold, transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED All That** piece and parcel of land measuring about **8 decimals** comprised in **R.S. & L.R. Plot No.930** AND land measuring about **8 decimals** comprised in **R.S. & L.R. Plot No.934 totaling to 16 decimals** under L.R. **Khatian No.469** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A23. (1) Nanda Dulal Gorai alias Nandalal Gorai, (2) Nirmal Gorai, (3) Susari Mondal, (4) Gitarani Gorai, (5) Durga Mondal, (6) Gyatri Gorai, (7) Dayamay Mandal were the absolute Joint Owners **All That** piece and parcel of land measuring about **26 decimals** comprised in **R.S. & L.R. Plot No.932** AND land measuring about **7 decimals** comprised in **R.S. & L.R. Plot No.935** AND land measuring about **18 decimals** comprised in **R.S. & L.R. Plot No.936 totaling to 51 decimals** under L.R. **Khatian No.708 & 709** lying and situate at Mouza- Marichkota, Sub-Division and

Additional District Sub-Registry Office Asansol, J.L. No.2,  
District - Paschim Bardhaman, Police Station- Asansol ;

- A24. By Deed of Sale dated 15<sup>th</sup> May, 2019 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2019, pages: 76279-76300 being No.020504096 for the year 2019, (1) Nanda Dulal Gorai alias Nandalal Gorai, (2) Nirmal Gorai, (3) Susari Mondal, (4) Gitarani Gorai, (5) Durga Mondal, (6) Gyatri Gorai, (7) Dayamay Mandal, sold, transferred and conveyed unto and in favour of JYOTINETFLEX PROJECTS PRIVATE LIMITED **All That** piece and parcel of land measuring about **26 decimals** comprised in **R.S. & L.R. Plot No.932** AND land measuring about **7 decimals** comprised in **R.S. & L.R. Plot No.935** AND land measuring about **18 decimals** comprised in **R.S. & L.R. Plot No.936 totaling to 51 decimals** under L.R. Khatian No.708 & 709 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A25. By a Deed of Conveyance being No.3079 for the year 1977 registered at the office of the ADSR Asansol and recorded in Book No.I, Volume No.38, pages: 194-196 Shani Bourini, sold, transferred and conveyed unto and in favour of Sudhir Bauri alias Habu Bauri **All That** piece and parcel of land measuring about **56 decimals** comprised in **R.S. & L.R. Plot No.933** under L.R. Khatian No.331 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A26. The said Sudhir Bauri alias Habu Bauri died intestate leaving behind him surviving his three sons namely (1) Karan Chandra Bauri, (2) Ashwini Bauri and (3) Ashi Bauri and two daughters namely (1) Hashina Bouri and (2) Anna Bauri as his legal heirs and none else ;
- A27. The said Ashwini Bauri died intestate leaving behind him surviving his wife Bina Bauri and only daughter namely Priya Bauri and only son namely Rahul Bouri as his legal heirs and none else ;
- A28. By Deed of Sale dated 25<sup>th</sup> July, 2019 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2019, pages: 120570- 120591 being

No.020506344 for the year 2019, Karan Chandra Bauri, Hashina Bouri, Anna Bauri, Bina Bauri Priya Bauri, Rahul Bouri and Ashi Bauri, sold, transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED All That** piece and parcel of land measuring about **56 decimals** comprised in **R.S. & L.R. Plot No.933 under L.R. Khatian No.331** lying and situate at Mouza-Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

- A29. By a Deed of Conveyance being No.8734 for the year 1967 registered at the office of the ADSR Asansol **Nilkantha Acharya**, sold, transferred and conveyed unto and in favour of **Amar Shankar Acharya and Bhanumati Acharya All That** piece and parcel of land measuring about **8 decimals** comprised in **R.S. & L.R. Plot No.938** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;
- A30. The said **Amar Shankar Acharya** died intestate leaving behind him surviving his three sons namely (1) Shib Sankar Acharya, (2) Rabi Sankar Acharya and (3) Tara Sankar Acharya and his wife namely Bhanumati Acharya as his legal heirs and none else;
- A31. By Deed of Sale dated 17<sup>th</sup> February, 2020 registered at the office of the ADSR, Asansol and recorded in Book No.I, Volume No.0205-2020, pages: 25910- 25924 being **No.020501207** for the year 2020, Shib Sankar Acharya, Rabi Sankar Acharya, Tara Sankar Acharya and Bhanumati Acharya, sold, transferred and conveyed unto and in favour of **JYOTINETFLEX PROJECTS PRIVATE LIMITED All That** piece and parcel of land measuring about **5 decimals** comprised in **R.S. & L.R. Plot No.938 under L.R. Khatian No.184** lying and situate at Mouza-Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, **J.L. No.2**, District - Paschim Bardhaman, Police Station- Asansol ;
- A32. Thus the said **JYOTINETFLEX PROJECTS PRIVATE LIMITED**, became absolute Owner **All That** piece and parcel of Baid land measuring about **8 decimal** more or less comprised in **R.S. & L.R. Plot No.159 under L.R. Khatian No.418**, J.L No.14, lying and situate at Mouza

Gopalpur, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
<b>159</b>	418	8

-AND-

**All That** piece and parcel of land measuring about **20.57 decimal** more or less comprised in **R.S. & L.R. Plot No.160** And land measuring about **29.14 decimal** more or less comprised in **R.S. & L.R. Plot No.178** and **totaling to 49.71 decimal** more or less under **L.R. Khatian No.84**, J.L No.14, lying and situate at Mouza Gopalpur, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
<b>160</b>	84	20.57
<b>178</b>	84	27.14

-AND-

**All That** piece and parcel of kanali land measuring about **10 decimal** more or less comprised in **R.S. & L.R. Plot No.705** under **L.R. Khatian No.395** And kanali land measuring about **29 decimal** more or less comprised in **R.S. & L.R. Plot No.910** and **totaling to 39 decimal** more or less under **L.R. Khatian No.205**, J.L No.2, lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
<b>705</b>	205	10
<b>910</b>	205	29

-AND-

**All That** piece and parcel of **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian No.20** And **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian No.77** And **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian**

No.169 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.211  
 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.280  
 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.473  
 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.512  
 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.565  
 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.566  
 And Baid land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under L.R. Khatian No.569  
 and **totaling to 10 decimal** more or less, J.L No.2, lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
<b>708</b>	20, 77, 169, 211, 280, 473, 512, 565, 566, 569,	10

-AND-

**All That** piece and parcel of **Kanali** land measuring about **19 decimal** more or less comprised in **R.S. & L.R. Plot No.912** under L.R. Khatian No.313 And Kanali land measuring about **20 decimal** more or less comprised in **R.S. & L.R. Plot No.912** under L.R. Khatian No.335 And Kanali land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.914** under L.R. Khatian No.313 And Kanali land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.914** under L.R. Khatian No.335 And Kanali land measuring about **06 decimal** more or less comprised in **R.S. & L.R. Plot No.916** under L.R. Khatian No.313 And Kanali land measuring about **05 decimal** more or less comprised in **R.S. & L.R. Plot No.916** under L.R. Khatian No.335 and **totaling to 58 decimal** more or less, J.L No.2, lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
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<b>No.</b>		
912	313, 335	39
914	313, 335	8
916	313, 335	11

-AND-

**All That** piece and parcel of **Kanali** land measuring about **03.8 decimal** more or less comprised in **R.S. & L.R. Plot No.913** And **Kanali** land measuring about **01.8 decimal** more or less comprised in **R.S. & L.R. Plot No.917/1599** And **Kanali** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.918/1601** under **L.R. Khatian No.350** J.L No.2, **totaling to 06.6 decimal** more or less lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
913	350	3.8
917/1599	350	1.8
918/1601	350	1

-AND-

**All That** piece and parcel of **Kanali** land measuring about **06 decimal** more or less comprised in **R.S. & L.R. Plot No.256** under **L.R. Khatian No.359** **And Kanali** land measuring about **41 decimal** more or less comprised in **R.S. & L.R. Plot No.611** under **L.R. Khatian No.350** **And Kanali** land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.613** under **L.R. Khatian No.350** **And Kanali** land measuring about **02 decimal** more or less comprised in **R.S. & L.R. Plot No.654** under **L.R. Khatian No.359** **And Kanali** land measuring about **02.75 decimal** more or less comprised in **R.S. & L.R. Plot No.658** under **L.R. Khatian No.350** **And Kanali** land measuring about **06.5 decimal** more or less comprised in **R.S. & L.R. Plot No.659** under **L.R. Khatian No.350** **And Kanali** land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.677** under **L.R. Khatian No.350** **And Kanali** land measuring about **09.5 decimal** more or less comprised in **R.S. & L.R. Plot No.913** under **L.R. Khatian No.350** **And Kanali** land measuring about **02.25 decimal** more or less comprised in **R.S. & L.R. Plot No.917/1599** under **L.R. Khatian No.350** **And Kanali** land measuring about **01.25 decimal** more or less comprised in **R.S. & L.R. Plot No.918/1601** under **L.R. Khatian No.350** **And** J.L No.2, **totaling to 79.25**

**decimal more or less alongwith other properties** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
256	359	6
611	350	41
613	350	4
654	359	2
658	350	2.75
659	350	6.5
677	350	4
913	350	9.5
917/1599	350	2.25
918/1601	350	1.25

-AND-

**All That** piece and parcel of land measuring about **13 decimals** comprised in **R.S. & L.R. Plot No. 909**, And land measuring about **46 decimals** comprised in **R.S. & L.R. Plot No.915**, And land measuring about **06 decimals** comprised in **R.S. & L.R. Plot No.917** And land measuring about **03 decimals** comprised in **R.S. & L.R. Plot No.918**, And land measuring about **03 (Three) decimals** comprised in **R.S. & L.R. Plot No. 937** And land measuring about **12 decimals** comprised in **R.S. & L.R. Plot No.951** under **L.R. Khatian No.195 totaling to 83 decimal more or less** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, **J.L. No.2**, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
909	195	13
915	195	46
917	195	6
918	195	3
937	195	3
951	195	12

-AND-

**All That** piece and parcel of land measuring about **15 decimal** comprised in **R.S. & L.R. Plot No.915** **And** land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No.917** **And** land measuring

about **01 decimal** comprised in **R.S. & L.R. Plot No.918** And land measuring about **01 decimal** comprised in **R.S & L.R. Plot No.937** under L.R. Khatian No.326 **AND All That** piece and parcel of land measuring about **02 decimals** comprised in R.S. & L.R. Plot No. 917 **And** land measuring about **01 decimal** comprised in R.S. & L.R. Plot No.918 **And** land measuring about **01 decimal** comprised in R.S. & L.R. Plot No.937 under L.R. Khatian No.105 **AND All That** piece and parcel of land measuring about **02 decimals** comprised in R.S. & L.R. Plot No. 917 **And** land measuring about **01 decimal** comprised in R.S. & LR. Plot No.918 **And** land measuring about **01 decimal** comprised in R.S. & L.R. Plot No.937 under L.R. Khatian No.497 **AND All That** piece and parcel of land measuring about **23 decimals** comprised in R.S. & LR. Plot No. 915 **And** land measuring about **03 decimals** comprised in R.S. & L.R. Plot No. 917 **And** land measuring about **01 decimal** comprised in R.S. & L.R. Plot No.918 **And** land measuring about **02 decimals** comprised in R.S. & L.R. Plot No. 937 under L.R. Khatian No. 735 **totaling to 56 decimal** more or less lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
915	326, 735	38
917	326, 105, 497, 735	9
918	326, 105, 497, 735	4
937	326, 105, 497, 735	5

-AND-

**All That** piece and parcel of land measuring about **07 decimals** comprised in **R.S. & L.R. Plot No.909** **And** land measuring about **23 decimals** comprised in R.S. & L.R. Plot No. 915 **And** land measuring about **03 decimals** on R.S. & L.R. Plot No. 917 **And** land measuring about **02 decimals** comprised in R.S. & L.R. Plot No.918 **And** land measuring about **1 decimal** comprised in R.S. & L.R. Plot No.937 **And** land measuring about **07 decimals** comprised in R.S. & L.R. Plot No. 951 **And** land measuring about **02 decimals** comprised in R.S. & L.R. Plot No.1294/1672 under L.R. Khatian No.734 **totaling to 45 decimals** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
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909	734	7
915	734	23
917	734	3
918	734	2
937	734	1
951	734	7
1294/1672	734	2

-AND-

**All That** piece and parcel of land measuring about **16.5 decimals** comprised in **R.S. & L.R. Plot No.919** under **L.R. Khatian No.192** **AND All That** piece and parcel of land measuring about **10 decimals** comprised in **R.S. & L.R. Plot No.921** under **L.R. Khatian No.239** **AND All That** piece and parcel of land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.921** under **L.R. Khatian No.634** **AND All That** piece and parcel of land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.921** under **L.R. Khatian No.633** **totaling to 32.5 decimals** lying and situate at Mouza-Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, **J.L. No.2**, District - Paschim Bardhaman, Police Station-Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
919	192	16.5
921	239, 634, 633	16

-AND-

**All That** piece and parcel of land measuring about **16.75 decimals** comprised in **R.S. & L.R. Plot No.919** under **L.R. Khatian No.192** **AND** land measuring about **32.75 decimals** comprised in **R.S. & L.R. Plot No.920** under **L.R. Khatian No.385** **totaling to 49.50 decimals** more or less lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, **J.L. No.2**, District- Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
919	192	16.75
920	385	32.75

-AND-

**All That** piece and parcel of land measuring about **16.75 decimals** comprised in **R.S. & L.R. Plot No.919** under **L.R. Khatian No.192** lying and situate at Mouza- Marichkota, Sub-Division and

Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	Area (decimal)
919	192	16.75

-AND-

**All That** piece and parcel of land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.921** under **L.R. Khatian No.644** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, **J.L. No.2**, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	Area (decimal)
921	644	3

-AND-

**All That** piece and parcel of land measuring about **8 decimals** comprised in **R.S. & L.R. Plot No.696** AND land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.701** AND land measuring about **6 decimals** comprised in **R.S. & L.R. Plot No.921** **totaling to 17 decimals** under **L.R. Khatian No.401** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	Area (decimal)
696	401	8
701	401	3
921	401	6

-AND-

**All That** piece and parcel of land measuring about **8 decimals** comprised in **R.S. & L.R. Plot No.930** AND land measuring about **8 decimals** comprised in **R.S. & L.R. Plot No.934** **totaling to 16 decimals** under **L.R. Khatian No.469** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office

Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station-Asansol

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	Area (decimal)
930	469	8
934	469	8

-AND-

**All That** piece and parcel of land measuring about **26 decimals** comprised in **R.S. & L.R. Plot No.932** AND land measuring about **7 decimals** comprised in **R.S. & L.R. Plot No.935** AND land measuring about **18 decimals** comprised in **R.S. & L.R. Plot No.936 totaling to 51 decimals** under L.R. Khatian No.708 & 709 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	Area (decimal)
932	708 & 709	26
935	708 & 709	7
936	708 & 709	18

-AND-

**All That** piece and parcel of land measuring about **56 decimals** comprised in **R.S. & L.R. Plot No.933** under L.R. Khatian No.331 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	Area (decimal)
933	331	56

-AND-

**All That** piece and parcel of land measuring about **5 decimals** comprised in **R.S. & L.R. Plot No.938** under L.R. Khatian No.184 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District -

Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
938	184	5

**Totaling to 523.24 decimal** more or less (hereinafter collectively called as the **said land** )

- A33. The Owner/Vendor/Developer carries on business of construction of multi-storeyed building.
- A34. The Owner/Vendor/Developer has the expertise and sufficient man power to develop the **said land**.
- A35. The Owner/Vendor/Developer now intends to develop the **said land** thereby constructing several multi-storeyed building consisting of **Residential Unit** thereat.
- A36. All the Facilities and Amenities, roadways, internal pathways, infrastructure etc. Irrespective of their location in any of the phases will be mutually shared by all the phases of the entire **Residential Unit** as part of a common integrated development.
- A37. The Owner/Vendor/Developer obtained a Building Plan No. \_\_\_\_\_ dated \_\_\_\_\_ sanctioned by the Asansol Municipal Corporation.
- A38. The Owner/Vendor/Developer has registered the project under the provision of the West Bengal Housing Industry

Regulation Act 2017 (WBHIRA) at Kolkata no. \_\_\_\_\_ under Registration No. \_\_\_\_\_

- A39. The **Owner/Vendor/Developer** has since completed the construction of **Residential Unit** and obtained Completion Certificate No. \_\_\_\_\_ dated \_\_\_\_\_ from the Competent Authority.
- A40. Pursuant to Expression of Interest by the Allottee dated \_\_\_\_\_ the **Owner/Vendor/Developer** granted allotment by issuing a Provisional Booking Letter dated \_\_\_\_\_ to the allottee and thereafter by an Agreement for sale dated \_\_\_\_\_ executed by and between the **Owner/Vendor/Developer** of the First Part, and the Allottee of the Second Part, and registered in the office of the \_\_\_\_\_ and recorded in Book no. \_\_\_\_\_, Volume no. \_\_\_\_\_, Pages \_\_\_\_\_ to \_\_\_\_\_ Being No. \_\_\_\_\_ for the year \_\_\_\_\_. the **Owner/Vendor/Developer** had agreed to sale and the Purchaser had agreed to purchase ALL THAT the \_\_\_\_\_ **Residential Unit** no \_\_\_\_\_ having carpet area of \_\_\_\_\_ square feet corresponding to Built-up area of \_\_\_\_\_ square feet more fully described in the **SECOND SCHEDULE** hereunder written and demarcated in the Block Plan annexed hereto and marked **ANNEX - A** and pro rata share in the “common areas” ( user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under clause (m) of section 2 of the Act which includes exclusive use of the Balcony admeasuring



\_\_\_\_\_ and also exclusive use of \_\_\_\_\_ appertaining to the unit (hereinafter referred to as the **Residential Unit** at and for a consideration of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only).

- A41. Other than the project land **Owner/Vendor/Developer** has plan to add more Land in the entire project land and extend the complex by purchasing more adjacent land for various other phases herein after referred to as Future Phases.
- A42. Further phases will be added in future at the discretion of the **Owner/Vendor/Developer** as per land already acquired and further to be acquired and also future phases and all phases will share the common amenities, facilities and services amongst each other as per Rule 10 of the Act.
- A43. The **Owner/Vendor/Developer** has decided that the aggregate FAR sanctioned for the entire **Residential Unit Complex** need not be uniformly utilized in all the different projects/ phases and the **Owner/Vendor/Developer** may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the **First Phase**.
- A44. Till such time the Mother/ Apex Association takes over the entire administration, the Allottees who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses (CAM) and common services of all common amenities and club which

is as and when made available for the benefit, use and enjoyment of the Allottees of each phase of the entire complex including those parts which are under construction by separate bills towards maintenance of common pathways, basic infrastructure etc and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on common services divided by the area for which notice of possession has been issued by the builder for and including all the phases and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession ( Notice of Possession) in subsequent phases. The Mother/ Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/ facilities will be common to all the phases.

- A45. The occupants of **Residential Unit** in other phases of the project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.
- A46. It is clarified that Project's Infrastructure, services, facilities and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the entire **Residential Unit** with further future extensions.
- A47. The **Owner/Vendor/Developer** hereby declares that the \_\_\_\_\_ available as on date in respect of the project

land in ----- Square meters only and **Owner/Vendor/Developer** has planned to utilize more \_\_\_\_\_ **space** Index by availing of based on the proposed construction and sale of **Residential Unit** to be carried out by the **Owner/Vendor/Developer** by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to the **Owner/Vendor/Developer** only. If any FAR remains utilized in the earlier phases, the **Owner/Vendor/Developer** will be at liberty to consume the same in later phases at its discretion.

- A48. **The Owner/Vendor/Developer may at any subsequent period undertake development of separate complex on land which is adjacent but not part of the “ SAID PROPERTY”** and in that case the **Owner/Vendor/Developer** may decide to provide for a passage way across **“SAID PROPERTY”** and for this purpose the **Owner/Vendor/Developer** shall enter into an irrevocable License deed with the Owners of the Adjoining land which shall be perpetually binding upon the **Residential Unit** of the **“said property”** and their Association. **The Owner/Vendor/Developer may extend the size of the** Complex as presently envisaged by causing development of another Project/ Phase on land contiguous to the present Complex whereupon the **Owner/Vendor/Developer** will be entitled to amalgamate the extended development by integrating it with this Complex with shared infrastructure and common facilities which means that the facilities available in this complex will be available for use to residents of the extended Projects/ Phase and similarly the facilities in the extended

Project/ Phase shall be available for use by the Residents/ Occupiers of the present Phases/ Complex.

A49. **RESERVED RIGHTS OF THE OWNER/VENDOR/DEVELOPER**

Since the entire **Residential Unit** is being developed phase-wise and this phase is among the earlier phases, after this phase is completed and handed over, the **Owner/Vendor/Developer** shall grant unto the Allottees and residents of the subsequent phases the right of easement over, along and through the pathways, passages roads and corridors lying within or passing through the earlier phases including this project/ phase.

- (i) The **Owner/Vendor/Developer** will have the liberty to change the direction of infrastructure services which may be required to be utilized by allottees of the adjoining phase/project.
- (ii) The **Owner/Vendor/Developer** will have free and uninterrupted access for laying of all gas, water and other pipes, electric, telephone and other wires, conduits and drains which now are or may hereafter during the term be in through under or over the Premises and/or **Residential Unit**.
- (iii) The **Owner/Vendor/Developer** its successors and assigns are hereby permitted , at their own expense to construct further **Residential Unit** and/or to undertake development of any adjacent property and to utilize easements over, across and under the common elements

for utilities, sanitary and storm sewers, security or other types of monitors, cable television lines, walk ways, road ways, and right of way over, across and under the common elements including without limitation any existing utilities, sanitary lines , sewer lines and cable television and to connect the same over, across and under the common elements provided that such utilization , easement, relocation and connections of lines shall not materially impair or interfere with the use of any **Residential Unit**.

**The Allottee has : -**

i) fully satisfied himself/herself/themselves as to the title of the **Owner/Vendor/Developer** and the right of the **Owner/Vendor/Developer** in respect of the **said land**.

ii) inspected the plan sanctioned by the authorities concerned in respect of the **Residential Unit** constructed by the **Owner/Vendor/Developer** and agreed not to raise any objection with regard thereto.

iii) verified the location and site of the **Residential Unit** including the egress and ingress hereof, specifications of the **Residential Unit** and of the complex and also the area of the **Residential Unit**.

iv) confirmed that the right of the Allottee shall remain restricted to the said **Residential Unit** and the Properties Appurtenant Thereto.

v) Examined and satisfied themselves about the Terms and Conditions as contained in the **Agreement for sale dated**

\_\_\_\_\_ and agrees to abide by it at all times in future and be bound by the Rules, Regulations and Restrictions contained therein.

vi) confirmed that the **Owner/Vendor/Developer** shall be entitled to change and/or alter and/or modify the said Plan In respect of future phases of the **Residential Unit in compliance with section 14 of the WBHIRA** Act and other laws as applicable including change of use of any part or portion of the various **Residential Unit** to be constructed erected and completed on the said land and in that event the Allottee shall have no objection to the application of common facilities to such extension,

vii) satisfied himself/herself / themselves as to the carpet area and the built-up area to comprise in the said **Residential Unit**.

viii) Structural stability of the **Residential Unit/**.

ix) Construction of the **Residential Unit**,

x) The fittings and fixtures installed at the said **Residential Unit**.

xi) Completion and finishing of the **Residential Unit**.

xii) The situation of car parking space.

xiii) The supply of water and electricity to the **Residential Unit**,

xiv) The common facilities and amenities of the Phase/Complex,

xv) Examined the Completion Certificate issued by the Competent Authority in respect of the **Residential Unit**.

A50. The words defined in the Agreement for Sale shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

**NOW THIS INDENTURE WITNESSETH** that pursuant to the said Agreement and in consideration of the sum of **Rs. \_\_\_\_\_/- ( Rupees \_\_\_\_\_ only)** of the lawful money of the Union of India well and truly paid by the Allottee to the **Owner/Vendor/Developer** (the receipt whereof the **Owner/Vendor/Developer** doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said **Residential Unit** and properties appurtenant thereto the Vendors doth and each of them do hereby grant, transfer, convey, assign and assure and the **Owner/Vendor/Developer** doth hereby confirm and assure unto and in favour of the Allottee **ALL THAT** the **Residential Unit** no.....having carpet area of ..... square feet corresponding to Built-up area of \_\_\_\_ square feet more fully described in the **SECOND SCHEDULE** hereunder written and demarcated in the Block Plan annexed hereto and marked **ANNEX-A** and pro rata share (in the "common areas" (user right only since Common Area will be conveyed to Association) common parts,

portions, facilities and amenities and also user right in the land beneath the building as defined under clause(m) of section 2 of the Act which includes exclusive use of the Balcony admeasuring .....**Sq.Ft.** and also exclusive use of the front yard open area (which includes Car Parking Area) admeasuring .....**Sq.Ft.** to the Unit all of which are here to fore as well as hereinafter collectively referred to as the **SAID Residential Unit AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO**), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever **AND TOGETHER WITH** the right to use the common areas installations and facilities as described in detail in the Schedule-E to the Agreement for Sale dated \_\_\_\_ in common with the other **Residential Unit** Owners **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said **Residential Unit** And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said **Residential Unit** and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

**II. AND THE OWNER/VENDOR/DEVELOPER DOTH HEREBY COVENANT WITH THE ALLOTTEE as follows:-**

- a) Notwithstanding any act deed matter or thing whatsoever by the **Owner/Vendor/Developer** done or executed or knowingly suffered to the contrary the **Owner/Vendor/Developer** are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled **to Said Residential Unit** And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or



intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

- b) Notwithstanding any act deed or thing whatsoever done as aforesaid the **Owner/Vendor/Developer** has good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said **Residential Unit** And The Rights And Properties Appurtenant thereto hereby conveyed transferred or expressed so to be unto and to the use of the Allottee in the manner as aforesaid.
- c) The said **Residential Unit** And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases or trust made or suffered by the **Owner/Vendor/Developer** or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the **Owner/Vendor/Developer**.
- d) The Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said **Residential Unit** And The Rights And Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the **Owner/Vendor/Developer** or any person or persons having or lawfully or equitably claiming as aforesaid.
- e) The Allottee shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates,

charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created occasioned or made by the [Owner/Vendor/Developer](#) or any person or persons lawfully or equitably claiming as aforesaid.

- f) **AND FURTHER THAT** the [Owner/Vendor/Developer](#) and all persons having or lawfully or equitably claiming any estate or interest in the Said **Residential Unit** And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the [Owner/Vendor/Developer](#) shall and will from time to time and at all times hereafter at the request and cost of the Allottee make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said **Residential Unit** And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Allottee in the manner as aforesaid as shall or may be reasonably required.
- g) The [Owner/Vendor/Developer](#) has not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby the Said **Residential Unit** And the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.
- h) The [Owner/Vendor/Developer](#) doth hereby further covenant with the Allottee that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of

the Allottee shall produce or cause to be produced to the Allottee or to his/her/their attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the **Residential Unit** and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other true copies or extracts there from as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.

**III. AND THE ALLOTTEE SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID Residential Unit AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE OWNER/VENDOR/DEVELOPER as follows :-**

- a) To observe, perform, comply with and fulfill the obligations, covenants and conditions on his/her/its/their part to be observed and performed contained in the Agreement for sale as part and parcel of these presents.
- b) To become member and/or share holder, as the case may be, of the Apartment Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organization to be formed as be deemed necessary and expedient by the **Owner/Vendor/Developer** and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the

**Owner/Vendor/Developer** and/or the holding Organization for common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organization and to do all the necessary acts deed and things.

- IV.** It is further stated that as on the date of procurement of completion certificate there is no electric connection in the aforementioned **Residential Unit**.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**  
**(SAID PROPERTY)**

**All That** piece and parcel of Baid land measuring about **8 decimal** more or less comprised in **R.S. & L.R. Plot No. 159** under **L.R. Khatian No.418**, J.L No.14, lying and situate at Mouza Gopalpur, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
<b>159</b>	418	8

-AND-

**All That** piece and parcel of land measuring about **20.57 decimal** more or less comprised in **R.S. & L.R. Plot No.160** And land measuring about **29.14 decimal** more or less comprised in **R.S. & L.R. Plot No.178** and **totaling to 49.71 decimal** more or less under **L.R. Khatian No.84**, J.L No.14, lying and situate at Mouza Gopalpur, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
<b>160</b>	84	20.57
<b>178</b>	84	27.14

-AND-

**All That** piece and parcel of kanali land measuring about **10 decimal** more or less comprised in **R.S. & L.R. Plot No.705** under **L.R. Khatian No.395** And kanali land measuring about **29 decimal** more or less comprised in **R.S. & L.R. Plot No.910** and **totaling to 39 decimal** more or less under **L.R. Khatian No.205**, J.L No.2, lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
<b>705</b>	205	10
<b>910</b>	205	29

-AND-

**All That** piece and parcel of **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian No.20** And **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian No.77** And **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian No.169** And **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian No.211** And **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian No.280** And **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian No.473** And **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian No.512** And **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian No.565** And **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian No.566** And **Baid** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.708** under **L.R. Khatian No.569** and **totaling to 10 decimal** more or less, J.L No.2, lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
<b>708</b>	20, 77, 169, 211, 280, 473, 512, 565, 566, 569,	10

-AND-

**All That** piece and parcel of **Kanali** land measuring about **19 decimal** more or less comprised in **R.S. & L.R. Plot No.912** under **L.R. Khatian No.313** And Kanali land measuring about **20 decimal** more or less comprised in **R.S. & L.R. Plot No.912** under **L.R. Khatian No.335** And Kanali land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.914** under **L.R. Khatian No.313** And Kanali land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.914** under **L.R. Khatian No.335** And Kanali land measuring about **06 decimal** more or less comprised in **R.S. & L.R. Plot No.916** under **L.R. Khatian No.313** And Kanali land measuring about **05 decimal** more or less comprised in **R.S. & L.R. Plot No.916** under **L.R. Khatian No.335** and **totaling to 58 decimal** more or less, J.L No.2, lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
912	313, 335	39
914	313, 335	8
916	313, 335	11

-AND-

**All That** piece and parcel of **Kanali** land measuring about **03.8 decimal** more or less comprised in **R.S. & L.R. Plot No.913** And **Kanali** land measuring about **01.8 decimal** more or less comprised in **R.S. & L.R. Plot No.917/1599** And **Kanali** land measuring about **01 decimal** more or less comprised in **R.S. & L.R. Plot No.918/1601** under **L.R. Khatian No.350** J.L No.2, **totaling to 06.6 decimal** more or less lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
913	350	3.8
917/1599	350	1.8
918/1601	350	1

-AND-

**All That** piece and parcel of **Kanali** land measuring about **06**

**decimal** more or less comprised in **R.S. & L.R. Plot No.256** under L.R. Khatian No.359 **And Kanali** land measuring about **41 decimal** more or less comprised in **R.S. & L.R. Plot No.611** under L.R. Khatian No.350 **And Kanali** land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.613** under L.R. Khatian No.350 **And Kanali** land measuring about **02 decimal** more or less comprised in **R.S. & L.R. Plot No.654** under L.R. Khatian No.359 **And Kanali** land measuring about **02.75 decimal** more or less comprised in **R.S. & L.R. Plot No.658** under L.R. Khatian No.350 **And Kanali** land measuring about **06.5 decimal** more or less comprised in **R.S. & L.R. Plot No.659** under L.R. Khatian No.350 **And Kanali** land measuring about **04 decimal** more or less comprised in **R.S. & L.R. Plot No.677** under L.R. Khatian No.350 **And Kanali** land measuring about **09.5 decimal** more or less comprised in **R.S. & L.R. Plot No.913** under L.R. Khatian No.350 **And Kanali** land measuring about **02.25 decimal** more or less comprised in **R.S. & L.R. Plot No.917/1599** under L.R. Khatian No.350 **And Kanali** land measuring about **01.25 decimal** more or less comprised in **R.S. & L.R. Plot No.918/1601** under L.R. Khatian No.350 **And J.L No.2, totaling to 79.25 decimal** more or less alongwith other properties lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
256	359	6
611	350	41
613	350	4
654	359	2
658	350	2.75
659	350	6.5
677	350	4
913	350	9.5
917/1599	350	2.25
918/1601	350	1.25

-AND-

**All That** piece and parcel of land measuring about **13 decimals** comprised in **R.S. & L.R. Plot No. 909**, And land measuring about **46 decimals** comprised in **R.S. & L.R. Plot No.915**, And land measuring about **06 decimals** comprised in **R.S. & L.R. Plot No.917** And land measuring about **03 decimals** comprised in **R.S. & L.R. Plot No.918**, And land measuring about **03 (Three)**

**decimals** comprised in **R.S. & L.R. Plot No. 937** And land measuring about **12 decimals** comprised in **R.S. & L.R. Plot No.951** under L.R. Khatian No.195 **totaling to 83 decimal** more or less lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
909	195	13
915	195	46
917	195	6
918	195	3
937	195	3
951	195	12

-AND-

**All That** piece and parcel of land measuring about **15 decimal** comprised in **R.S. & L.R. Plot No.915** **And** land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No.917** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.918** **And** land measuring about **01 decimal** comprised in **R.S & L.R. Plot No.937** under L.R. Khatian No.326 **AND All That** piece and parcel of land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No. 917** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.918** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.937** under L.R. Khatian No.105 **AND All That** piece and parcel of land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No. 917** **And** land measuring about **01 decimal** comprised in **R.S. & LR. Plot No.918** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.937** under L.R. Khatian No.497 **AND All That** piece and parcel of land measuring about **23 decimals** comprised in **R.S. & LR. Plot No. 915** **And** land measuring about **03 decimals** comprised in **R.S. & L.R. Plot No. 917** **And** land measuring about **01 decimal** comprised in **R.S. & L.R. Plot No.918** **And** land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No. 937** under L.R. Khatian No. 735 **totaling to 56 decimal** more or less lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
915	326, 735	38
917	326, 105, 497, 735	9
918	326, 105, 497, 735	4



937	326, 105, 497, 735	5
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-AND-

**All That** piece and parcel of land measuring about **07 decimals** comprised in **R.S. & L.R. Plot No.909** **And** land measuring about **23 decimals** comprised in **R.S. & L.R. Plot No. 915** **And** land measuring about **03 decimals** on **R.S. & L.R. Plot No. 917** **And** land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No.918** **And** land measuring about **1 decimal** comprised in **R.S. & L.R. Plot No.937** **And** land measuring about **07 decimals** comprised in **R.S. & L.R. Plot No. 951** **And** land measuring about **02 decimals** comprised in **R.S. & L.R. Plot No.1294/1672** under **L.R. Khatian No.734** **totaling to 45 decimals** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
909	734	7
915	734	23
917	734	3
918	734	2
937	734	1
951	734	7
1294/1672	734	2

-AND-

**All That** piece and parcel of land measuring about **16.5 decimals** comprised in **R.S. & L.R. Plot No.919** under **L.R. Khatian No.192** **AND All That** piece and parcel of land measuring about **10 decimals** comprised in **R.S. & L.R. Plot No.921** under **L.R. Khatian No.239** **AND All That** piece and parcel of land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.921** under **L.R. Khatian No.634** **AND All That** piece and parcel of land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.921** under **L.R. Khatian No.633** **totaling to 32.5 decimals** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
919	192	16.5
921	239, 634, 633	16

-AND-

**All That** piece and parcel of land measuring about **16.75 decimals** comprised in **R.S. & L.R. Plot No.919** under L.R. Khatian No.192 AND land measuring about **32.75 decimals** comprised in **R.S. & L.R. Plot No.920** under L.R. Khatian No.385 **totaling to 49.50 decimals more or less** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District- Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
919	192	16.75
920	385	32.75

-AND-

**All That** piece and parcel of land measuring about **16.75 decimals** comprised in **R.S. & L.R. Plot No.919** under L.R. Khatian No.192 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
919	192	16.75

-AND-

**All That** piece and parcel of land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.921** under L.R. Khatian No.644 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
921	644	3

-AND-

**All That** piece and parcel of land measuring about **8 decimals** comprised in **R.S. & L.R. Plot No.696** AND land measuring about **3 decimals** comprised in **R.S. & L.R. Plot No.701** AND land measuring about **6 decimals** comprised in **R.S. & L.R. Plot No.921** **totaling to 17 decimals** under L.R. Khatian No.401 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim

Bardhaman, Police Station- Asansol ;

R.S. & L.R. Plot No.	L.R. Khatian No.	Area (decimal)
696	401	8
701	401	3
921	401	6

-AND-

**All That** piece and parcel of land measuring about **8 decimals** comprised in **R.S. & L.R. Plot No.930** AND land measuring about **8 decimals** comprised in **R.S. & L.R. Plot No.934 totaling to 16 decimals** under L.R. Khatian No.469 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol

R.S. & L.R. Plot No.	L.R. Khatian No.	Area (decimal)
930	469	8
934	469	8

-AND-

**All That** piece and parcel of land measuring about **26 decimals** comprised in **R.S. & L.R. Plot No.932** AND land measuring about **7 decimals** comprised in **R.S. & L.R. Plot No.935** AND land measuring about **18 decimals** comprised in **R.S. & L.R. Plot No.936 totaling to 51 decimals** under L.R. Khatian No.708 & 709 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol

R.S. & L.R. Plot No.	L.R. Khatian No.	Area (decimal)
932	708 & 709	26
935	708 & 709	7
936	708 & 709	18

-AND-

**All That** piece and parcel of land measuring about **56 decimals** comprised in **R.S. & L.R. Plot No.933** under L.R. Khatian No.331 lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, J.L. No.2, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
933	331	56

-AND-

**All That** piece and parcel of land measuring about **5 decimals** comprised in **R.S. & L.R. Plot No.938** under **L.R. Khatian No.184** lying and situate at Mouza- Marichkota, Sub-Division and Additional District Sub-Registry Office Asansol, **J.L. No.2**, District - Paschim Bardhaman, Police Station- Asansol ;

<b>R.S. &amp; L.R. Plot No.</b>	<b>L.R. Khatian No.</b>	<b>Area (decimal)</b>
938	184	5

**Totaling to 523.24 decimal** more or less ; as shown in the MAP or PLAN annexed hereto and bordered with RED COLOUR thereon and butted and bounded as follows:-

ON THE NORTH

ON THE SOUTH

ON THE EAST

ON THE WEST

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(THE SAID RESIDENTIAL UNIT THERETO)**

**ALL THAT** the **Residential Unit Unit No.**\_\_\_ having carpet area of ..... square feet corresponding to Built-up area of \_\_\_ square feet demarcated in the Block Plan annexed hereto and marked ANNEX-C and pro rata share in the common areas(User Right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under Clause M of Sec 2 of the Act which includes exclusive use of Balcony admeasuring \_\_ **Sq.Ft** and the Backyard area admeasuring \_\_ Sq.Ft and appertaining to the Unit in First Phase of the **Residential Unit** named "**ANANDADHARA**" under construction on the Schedule-A Land.

**SIGNED AND DELIVERED BY THE WITHIN NAMED:  
OWNER/VENDOR/DEVELOPER:**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

**SIGNED AND DELIVERED BY THE WITHIN NAMED:  
ALLOTTEE:**

1) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

2) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

At \_\_\_\_\_ on \_\_\_\_\_ in the presence of:

**WITNESSES:**

1) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

2) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

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DATED THIS      DAY OF              2020

**-BETWEEN-**

JYOTINETFLEX PROJECTS  
PRIVATE LIMITED  
**OWNER/VENDOR**

**-AND-**

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**ALLOTTEE**

**INDENTURE**