

Deed of Conveyance

This **Deed of Conveyance** of absolute sale for one residential flat/
unit/apartment at **Shreshta Garden** made on this day of
..... Two Thousand

B e t w e e n

M/s. Shreshta Construction Pvt. Ltd. (PAN –
AAHCS8908D) a private limited company incorporated
in accordance with the provisions of the Companies
Act 1956 having its registered office at 12/1, Jessore
Road (South), Barasat, P. O. & P. S. - Barasat, Kolkata
- 700 124, North 24 Parganas represented through one
of its Director,

..... **Dilip**

2.

Mr. Dilip Kumar Neotia (AADHAAR No. 711865491217) having his Income Tax PAN – ABRPN8265C, son of Late Deoki Nandan Neotia, by nationality Indian, by faith Hindu, by Occupation Business, presently residing at EC 13, Salt Lake City, Kolkata - 700 064, P. S. – Bidhannagar (N), P. O. – Bidhannagar, District North 24 Parganas.

hereinafter called and referred to as the **Owner/Vendor** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director and/or Directors, successor-in-office, successor-in-interest, legal representatives and assigns) of the **One Part**.

A n d

hereinafter jointly called and referred to as the **Purchaser/s** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their respective heirs, executors, administrators, legal representatives and assigns) of the **Other Part**,

1. Subject Matter of Sale :

1.1 Flat/Unit/ Commercial Space/ (dwelling purpose) : The residential flat/parking space morefully and particularly described in **Part - I** of the **Third Schedule** comprised in together with the undivided, proportionate, impartible share of land underneath the said Block morefully and particularly mentioned under Second Schedule herein under appearing within the complex named as “**Shreshta Garden**”.

1.2 Right of use of Common Portions: The common areas, amenities and facilities of the block to be used in common by the occupiers of the block described under **Part - I** of the **Fourth Schedule** hereunder appearing (collectively **Block Common Portions**) and the common areas, amenities and facilities of the Complex written hereunder

(collectively

(collectively referred to as Complex Common Portions) to be used in common by the co-owners of all the blocks within the complex, described under **Part- II** of the **Fourth Schedule**.

1.3. Definitions: In this Indenture the terms as used shall, unless it be contrary and/or repugnant to the context be deemed, to have the following meaning:-

A) **Complex** : The upcoming project namely Shreshta Garden to be completed by the Owner/Vendor in various phases, comprising of several blocks, mentioned hereunder, on the existing land measuring about 87K-4Ch-12.36Sq.ft. comprised in several Dag under various Khatian numbers situated at Mouza – Gopalpur, P.S. - Airport with modern facilities, amenities for use of the co-owners of the said complex, in common, details mentioned hereinafter, with provisions for extension of the said project by acquiring more land and construction of additional Blocks in phase wise, more fully described in the **Part- I, II & III** of the **First Schedule** hereunder written.

Phase-I- comprises of Block – A (Ground & First Floor Commercial), Block – B & Block – C having several dwelling Units & Car parking spaces together with common passages, common area / Utilities etc. along with facilities and/or utilities and/or amenities to be availed by all the occupiers of the complex, e.g. air-conditioned Community Hall, air-conditioned Gymnasium, air-conditioned Games Room and air-conditioned Library

Phase-II & III Comprises of Block – D and Block - E having several dwelling Units/ Car Parking spaces together with common passages has been completed and necessary completion certificate already obtain from the competent authority of Rajarhat Gopalpur Municipality.

Phase-IV Comprising Block - F (Partly by Ground & Partly First Floor Commercial) and Block G, having several dwelling Units and car parking spaces in the Ground Floor and Basement Floor of Block F & G together with common passages, common area/ utilities etc along with facilities and/or utilities and/or amenities to be availed by all the occupiers of the Complex e.g. air-conditioned Gymnasium, air - conditioned games room, more particularly described in the Second Schedule hereinafter.

..... B) 'Building'

4.

- B) **'Building/Block'** shall mean the building as has been and/or would be constructed from time to time on portion of Land comprised within the complex, including and extension thereto, commonly known as "**Shreshta Garden**".
- C) **'Builder'** shall mean the said M/s. Shreshta Construction Pvt. Ltd. and shall include its successors-in-office, successors-in-interest and/or assigns.
- D) **'Title Deeds'** shall mean and include the following documents in favour of M/s. Shreshta Construction Pvt. Ltd.
- i) Deed of Conveyance on 14th day of June, 2011, registered at Additional District Sub Registrar Bidhannagar Salt Lake City, recorded in Book No. I, CD Volume No. 13, Pages Nos. 9818 to 9837 being Deed No. 06671 for the year 2011.
 - ii) Deed of Conveyance dated the 18th day of September, 2013, registered at Additional District Sub Registrar, Bidhannagar, Salt Lake City, copied in Book No. I, Volume No. 10, Pages Nos. 2817 to 2834, being Deed No. 02811 for the year 2013.
 - iii) Deed of Conveyance dated the 18th day of September, 2013, registered at Additional District Sub Registrar Bidhannagar Salt Lake City, recorded in Book No. I, CD Volume No. 10, Pages Nos. 1990 to 2007, being Deed No. 02812 for the year 2013.

..... iv) Deed of

5.

- iv) Deed of Conveyance dated the 18th day of September, 2013, registered at Additional District Sub Registrar Bidhannagar Salt Lake City recorded in Book - I, CD Volume No. 10, Pages Nos. 2835 to 2852 being Deed No. 02813 for the year 2013.
 - v) Deed of Conveyance on 30th day of December, 2013, registered at Additional District Sub Registrar Bidhannagar Salt Lake City, recorded in Book No. I, CD Volume No. 11, Pages Nos. 6134 to 6155 being Deed No. 03833 for the year 2013.
 - vi) Deed of Conveyance dated 10th day of September, 2014, registered at Additional District Sub Registrar Bidhannagar, Salt Lake City copied in Book No. - I, CD Volume No. 08, Pages Nos. 7663 to 7682 being Deed No. 02635 for the year 2014.
- E) **'Co-owners'** shall according to its context mean the Purchasers and all other persons who own units/flats/apartments /commercial spaces in Block and Blocks of the complex, including upcoming Blocks.
- F) **'Common Expenses'** shall mean and include all expenses to be incurred by the co-owners for the maintenance management and upkeep of the Block including the common portions and / or expenses of the co-owners for the common purposes including those mentioned in the **Fourth Schedule** herein under written.
- G) **'Common Portions'** shall mean and include all common areas driveways, erection, construction comprised in the Block /complex to be used / enjoyed in common by all co-owners fully described in the **Fourth Schedule**.
- H) **'Common Purpose'** shall mean and include any cause as would be required for managing and maintaining the common portions, and/or dealing with the matters of common interest in Blocks and Complex.

..... I) **'Company'**

6.

- I) **'Company'** shall mean and include a private / public limited company, Society, Syndicate or Association to be formed by the Owner/Vendor for the common purposes.
- J) **'Parking Spaces'** shall mean and include open common / common covered parking space reserved in the premises in basement and part ground floor of the Block, designated open spaces to be categorically demarcated for parking of medium size motor cars only.
- K) **'Plans'** shall mean and include the plans, drawings and specifications of the said blocks, being **Block 'F'** and **Block 'G'** (Basement, Ground plus five storied commercial cum residential buildings) being Plan No. 64/14/15 dated 20.06.2014 including its amendments and modifications, obtained from the competent authority of Rajarhat Gopalpur Municipality.
- L) **'Purchaser'** shall include:-
 - a) In case the ***purchaser is an individual***, the term or expression "Purchaser" / Allottee shall mean and include his/her/their successors, executors, administrators, legal representatives and/or assigns;
 - b) In case the ***purchaser/ allottee is a partnership firm***, the term or expression "Purchaser" / allottee shall mean and include the partners of such partnership firm and their respective heirs, executors, administrators, legal representatives and/or assigns.
 - c) In case the ***purchaser/ allottee is a Limited Company*** and/or Private Limited Company the term and/or expression "Purchaser" / ***allottee*** shall mean and include such company and its successor or successor-in-office or successor-in-interest and/or assigns.
 - d) In case the ***purchaser/ allottee is a trust***, the term or expression "Purchaser" / ***allottee*** shall mean and include the Trustee or Trustees for the time being of such Trust and its successor or successors in office and/or assigns.

..... e) In case

7.

- e) In case the ***purchaser/ allottee is a Karta representing the Hindu Undivided Family(H.U.F)***, the expression or term "Purchaser"/ ***allottee*** shall mean and include the Karta and/or members for the time being of such Hindu Undivided Family (H.U.F.) and their respective heirs, executors, successors, administrators, legal representatives and/or assigns.

- M) '**Unit Construction Agreement**' shall mean the agreement between the Builder/Owner of the One Part herein and the Purchasers/Allottees herein of the Other Part.

- N) '**Units**' shall mean the residential flats/units / apartments/ commercial spaces /car parking spaces to be constructed in the building and/or buildings as has been and/or be constructed from time to time and intended and/or capable of being exclusively owned and/or occupied by the co-owners respectively.

- O) '**Said Unit**' shall mean the residential flat/apartment/commercial space/car parking space allotted to the purchasers of the building and shall also include the undivided proportionate share in the land underneath the building with right to use the common area of the said Block and/or complex in common with other co-owners.

- P) '**Undivided Proportionate Share**' shall mean and include undivided proportionate share in the land underneath the building in the plot appertaining to the said unit and/or units and/or the properties hereby booked to be conveyed, as the case be.

- Q) '**Owner/Vendor**' shall mean and include its successors interest administrators and/or assigns.

- R) '**Singular**' shall mean and include the plural and vice versa.

- S) '**Masculine**' shall include the feminine and vice versa.

- T) '**Force Majeure**'

8.

- T) **'Force Majeure'** shall include all types of natural calamities such as, act of God, flood, tidal, waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strikes, lock out, transport strike, notice or prohibitory order from local municipality or any other statutory body/bodies or any court, or government regulation, laws or policies affecting newly and/ or changes in any municipal order or other rules or likely affect the entire project or any part of the project, storage of the essential commodities or any legal complications under any circumstances beyond the control of the Owner/Vendor.

2. Devolution of Title :

Part - A

In respect of C.S. Dag No. 3818 corresponding to R.S. & L.R. Dag No. 2834

Whereas :

- 2.1 One Sripati Ghosh, son of Latte Satyacharan Ghosh was the sole and absolute owner of 11 (eleven) Decimal in C.S. Dag No. 3818 corresponding to R.S. and L.R. Dag No. 2834 of Mouza - Gopalpur, J.L. No. 2, Re. Su. No 140, Touzi No. 2998 under C.S. Khatian No. 556 correspondin to R.S. Khatian No. 934 by virtue of a Bengali Bantannama dated 16.11.1981 which was registered in the office of District Sub Registrar Cossipore Dum Dum and was copied in Book No. I, Volume No. 348 Pages Nos. 31 to 60 being Deed No. 11300 of 1981.
- 2.2 After purchasing the aforesaid property the said Sri Sripati Ghosh duly mutated his name in the records of Block Land and Land Revenue Office at Rajarhat during the course of latest revisional settlement Zarip (popularly known as L.R. Zarip) vide L.R. Khatian No. 2955, measuring 11 (eleven) Decimal of land in in C.S. Dag No. 3818 corresponding to R.S. and L.R. Dag No. 2834 of Mouza - Gopalpur, J.L. No. 2, Police Station - Rajarhat now under Police Station - Airport, District - North 24 Parganas and the said Sri Sripati Ghosh was paying khajna thereof regularly to the competent authority of Rajarhat Block Land and Land Revenue office, District - North 24 Parganas.

..... 2.3. That by

- 2.3. That by virtue of Bangali Saf Kobala, dated 22.10.1982 the said Sri sripati Ghosh, son of Late Satyacharan Ghosh, the vendor therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all that 11 (eleven) Decimal in 10000 (ten thousand) Share in C.S. Dag No. 3818 corresponding to R.S. and L.R. Dag No. 2834 under C.S. Khatian No. 556 correspondin to R.S. Khatian No. 934 of Mouza - Gopalpur, J.L. No. 2 to one Smt. Gauri Dutta, wife of Santosh Kumar Dutta, the Purchaser therein of the other part and said Bengali saf Kobala was registered in District Sub Registrar Cossipore Dum Dum and was copied in Book No. I, Volume No. 375 Pages Nos. 180 to 186 being Deed No. 10242 of 1981 free from all encumbrances whatsoever.
- 2.4 While seizing, possessing and enjoying the aforesaid land by virtue a Deed of Conveyance, dated the 14th day of June, 2011 *the said* Smt. Gauri Dutta, wife of Sri Santosh Kumar Dutta of 1/52, Bijoygarh, Jadavpur, Police Station - Jadavpur, Kolkata - 700 032, District 24 Parganas (South), the Owner/Vendor therein of the One Part, had indefeasibly sold, conveyed, transferred, released and parted all that aforesaid piece and parcel of Sali Land measuring an area of 5 (five) Cuttahs 10 (ten) Chittacks and 22 (twenty two) Sq.ft. be the same a little more or less comprised in Mouza - Gopalpur, J.L.No. 2, Re. Su. No. 140, Touzi No. 2998 in R.S. and L.R. Plot Dag No. 2834, in L.R. Khatian No. 2955, to one **M/s. Shreshta Construction Pvt. Ltd.**, a private limited (company incorporated in accordance *with the* provisions of the Companies Act 1956 having its registered office at 12/ 1, Jessore Road (South) Barasat, District North 24 Parganas, represented through one of its Director, Mr. Dilip Kumar Neotia, son of Late Deoki Nandan Neotia, by nationality Indian, by faith Hindu, by occupation Business, presently residing at EC 13, Salt Lake City, Kolkata - 700 064, the Purchaser therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Bidhannagar, Salt Lake City and the same was copied in Book No. I, CD Volume No. 13, Pages Nos. 9818 to 9837, being Deed No. 06671 for the year 2011.

Part - B**In respect of C.S. Dag Nos. 3817 and 3804 corresponding to R.S. & L.R. Dag Nos. 2833 and 2820 respectively**

- 2.5 One Haricharan Mondal, son of Late Nani Lal Mondal of Gopalpur, was well seized and possessed of and/or otherwise well and sufficiently entitled all that immovable property by virtue of Record of Rights and enjoyed the same with good right and absolute power of ownership measuring an area of 23 (twenty three) Decimals in C.S. Plot Dag No. 3817 in C.S. Khatian No. 159 corresponding to R.S. Plot Dag No. 2833 in R.S. Khatian 2020, thereafter 1276 and thereafter R.S. Khanda Khatian No. 2531 comprised in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Police Station - the then Rajarhat (presently Airport) in the District of North 24 Parganas, free from all encumbrances.
- 2.6 While seized, possessing and enjoying the aforesaid land by virtue of execution of a Deed of Conveyance dated the 19th day of November, 1962, the said Haricharan Mondal, the Vendor therein, of the One Part, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of land hereditaments admeasuring an area of 23 (twenty three) Decimals, be the same a little more or less comprised in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, in C.S. Plot Dag No. 3817, in C.S. Khatian No. 159, corresponding to R.S. Plot Dag No. 2833 in R.S. Khatian No. 2020 thereafter 1276 and thereafter R.S. Khanda Khatian No. 2531, Police Station - the then Rajarhat, to one Sri Panchu Gopal Mondal, the Purchaser therein, of the other part, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Cossipore, Dum Dum and the same was copied in Book No. I, Volume No. 134, Pages Nos. 73 to 80, being Deed No. 9075 for the Year 1962.
- 2.7 One Nandalal Ghosh, since deceased, was sole and absolute owner and thus was seized and possessed of all that piece and parcel of land hereditaments admeasuring an area of 12 (twelve) Decimals out of total land of 48 (forty eight) Decimals comprised in C.S. Plot Dag No. 3804 in C.S. Khatian No. 894 in R.S. and L.R. Plot Dag No. 2820 in R.S. Khatian No. 344 and while enjoying the same peacefully without any interference

..... from any

from any corner whatsoever the said Nandalal Ghosh, died intestate leaving behind him surviving his wife Smt. Tepu Rani Ghosh as his sole legal heir and successor to success and inherit all the estates and properties left by the said Nandalal Ghosh, since deceased in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law through which the said Nandalal Ghosh, since deceased was governed during his lifetime, including all that land measuring 12 (twelve) Decimals in R.S. and L.R. Plot Dag No. 2820 in Mouza Gopalpur.

- 2.8 Upon inheriting the property as aforesaid the said Smt. Tepu Rani Ghosh, duly recorded her name in respect of the aforesaid property in the records of Block Land and Land Revenue Office Rajarhat, during the course of Revisional Settlement Zarip vide R.S. Khatian No. 344 and since then was paying Khajna thereof as the recorded Rayat.
- 2.9 While seizing, possessing and enjoying the aforesaid land by virtue of a Deed of Gift dated the 5th day of March, 1985 the said Smt. Tepu Rani Ghosh, wife of Late Nandalal Ghosh, the Donor therein of the One Part, out of natural love and affection had gifted, donated, transferred, released and parted all that piece and parcel of land hereditaments admeasuring an area of 12 (twelve) Decimals be the same a little more or less comprised in part of R.S. and L.R. Plot Dag No. 2820 in R.S. Khatian No. 344 in Mouza Gopalpur in favour of Sri Madan Kumar Ghosh, the Donee therein of the Other Part and the said Deed of Gift was registered in the office of Additional District Sub Registrar, Barasat and the same was copied in Book No. I, being Deed No. 265 for the year 1985.
- 2.10 That due to inconvenience in joint possession and/or occupation/ enjoyment of the aforesaid land the said Madan Kumar Ghosh, duly and amicably partitioned his share by execution of a Deed of Partition dated the 27th day of February, 1986, registered in the office of Additional District Sub Registrar Bidhannagar, Salt Lake City and the same was copied in Book No. I, Volume No. 25, Pages Nos. 407 to 436, being Deed No. 1345 for the year 1986. Wherein the property demarcated and allotted to Sri Madan Kumar Ghosh was shown under Schedule "Gha" therein and thereunder written and delineated in the map or plan annexed thereto.

..... 2.11 Thus the

2.11 Thus the said Madan Kumar Ghosh was seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of land hereditaments admeasuring an area of 12 (twelve) Decimals be the same a little more or less out of the total land of 48 (forty eight) Decimals comprised in R.S. and L.R. Plot Dag No. 2820 in R.S. Khatian No. 344, Police Station - Airport, in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat Gopalpur Municipality and within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District North 24 Parganas and on the other land Sri Panchu Gopal Mondal was well and sufficiently seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of land hereditaments admeasuring an area of 23 (twenty three) Decimals in R.S. Plot Dag No. 2833 in R.S. Khatian No. 2531 in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Police Station - Airport, District North 24 Parganas

2.12 While seized, possessing and enjoying the aforesaid land by virtue of a Deed of Conveyance dated the 17th day of May, 1991, the said Sri Madan Kumar Ghosh the Vendor therein of the one part had indefeasibly sold, conveyed, transferred, released and parted of all that land measuring 1 (one) Cuttah 2 (two) Chittack and 20 (twenty) Sq.ft. be the same a little more or less comprised in Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Pargana Kolikata in part of C.S. Plot Dag No. 3804, in R.S. and L.R. Plot Dag No. 2820, under C.S. Khatian No. 894, in R.S. Khatian No. 344, Police Station - the then Rajarhat, now Airport within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, District 24 Parganas (North), free from all encumbrances whatsoever to one **Sri Umesh Prasad Sharma**, son of Late Dukhi Sharma, by nationality Indian, by faith Hindu, by occupation Business, of Hatiaara Jhautalla, Police Station - Rajarhat, Kolkata - 700 059, the Purchaser therein, of the other part, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered at Additional District Sub Registrar Bidhan Nagar, Salt Lake City and the same was copied in Book No. - I, Volume No. 75, Pages Nos. 423 to 430, being Deed No. 4141 for the year 1991, free from all encumbrances whatsoever.

..... 2.13 That by

2.13 That by virtue of a Deed of Conveyance dated the 1st day of June, 1991, the said Sri Panchu Gopal Mondal, son of Late Haricharan Mondal, residing at 57, Dr. S.P. Mukherjee Road, Dum Dum Cantonment, North 24 Parganas and Sri Madan Kumar Ghosh, son of Lalit Mohan Ghosh of Gopalpur, Police Station - Airport, District 24 Parganas (North), jointly the Vendors therein of the one part have indefeasibly sold, conveyed, transferred, released and parted all that pieces and parcels of Sali land hereditaments admeasuring an area of 4 (four) Cuttahs 0 (zero) Chittacks and 0 (zero) Sq.ft. with all rights of easements, being layout Scheme Plot No. 2A, out of which **3 (three) Cuttahs 9 (nine) Chittacks and 7 (seven) Sq.ft.** in C.S. Plot Dag No. 3817 in **R.S.and L.R. Plot Dag No. 2833**, in C.S. Khatian No. 159, in R.S. Khatian No. 2020, in R.S. Khanda Khatian No. 2531 and balance **6 (six) Chittack and 38 (thirty eight) Sq.ft.** in part of C.S. Plot Dag No. 3804, in **R.S.and L.R. Plot Dag No. 2820**, C.S. Khatian No. 894, in R.S. Khatian No. 344, both under Mouza Gopalpur, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998 within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, Police Station - Airport, District 24 Parganas (North), thereto and thereunto in favour of **Sri Anand Kumar Gupta**, son of Late Shew Shankar Prasad of No. 68, Kailash Bose Street, Police Station - Amherst Street, Kolkata - 700 006, the purchaser therein of the Other Part, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City, and the same was copied in Book No. I, Volume No. 80, Pages Nos. 233 to 246, being Deed No. 4396, for the year 1991.

2.14 That by virtue of another conveyance dated the 1st day of June, 1991, the said Sri Panchu Gopal Mondal, son of Late Haricharan Mondal and Sri Madan Kumar Ghosh, son of Lalit Mohan Ghosh jointly the vendors therein of the one part, had indefeasibly sold, conveyed, transferred, released and parted all that pieces and parcels of land hereditaments admeasuring an area of 4 (four) Cuttahs 0 (zero) Chittacks and 0 (zero) Sq.ft. be the same a little more or less out of which 0 (zero) Cuttah 8 (eight) Chittack and 10 (ten) Sq.ft. in C.S. Plot Dag No. 3804 in C.S. Khatian No. 894 in R.S. and L.R.

..... Plot Dag No.

Plot Dag No. 3804 in C.S. Khatian No. 894 in R.S. Plot Dag No. 2820 in R.S. Khatian No. 344 and land measuring 3 (three) Cuttah 7 (seven) Chittack and 35 (thirty five) Sq.ft. in C.S. Plot Dag No. 3817 in C.S. Khatian No. 159, R.S and L.R. Plot Dag No. 2833 in R.S. Khatian No. 2020 in R.S. Khanda Khatian No. 2531, both comprised in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Police Station - Airport, within the local limits of Rajarhat Gopalpur Municipality, under Ward No. 5, and within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District North 24 Parganas, to one **Kaushal Kumar Gupta**, since deceased, son of Late Shiw Shankar Prasad of 68, Kailash Bose Street, Police Station - Amherst Street, Kolkata - 700 006, the purchaser therein, of the other part, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Bidhannagar, Salt Lake City, and the same was copied in Book No. I, Volume No. 80, Pages Nos. 247 to 268, being Deed No. 4397 for the year 1991.

- 2.15 That by virtue of a Deed of Conveyance dated the 1st day of June, 1991, the said Sri Panchu Gopal Mondal, son of Late Haricharan Mondal, residing at 57, Dr. S.P Mukherjee Road, Dum Dum Cantonment, North 24 Parganas and Sri Madan Kumar Ghosh, son of Lalit Mohan Ghosh of Gopalpur, Police Station - Airport, District 24 Parganas (North), jointly the Vendors therein of the One Part had indefeasibly sold, conveyed, transferred, released and parted all that pieces and parcels of Sali land hereditaments admeasuring an area of 3 (three) Cuttah 4 (four) Chittack and 30 (thirty) Sq.ft. with all rights of easements, being layout Scheme Plot No.. 2B, out of which **2 (two) Cuttah 15 (fifteen) Chittack and 1 (one) Sq.ft.** in part of C.S. Plot Dag No. 3817 in **R.S. and L.R. Plot Dag No. 2833**, in C.S. Khatian No. 159, in R.S. Khatian No. 2020, in R.S. Khanda Khatian No. 2531 and balance **5 (five) Chittack and 29 (twenty nine) Sq.ft.** in part of C.S. Plot Dag No. 3804, in **R.S. and L.R. Plot Dag No. 2820**, under C.S. Khatian No. 894, in R.S. Khatian No. 344, both under Police Station - Airport, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, District 24 Parganas (North), Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, thereto and thereunto in favour of **Sri Pramod Kumar Gupta**, son of Late Shew Shankar Prasad of

No. 68, Kailash Bose Street, Police Station - Amherst Street, Kolkata - 700 006, the purchaser therein of the Other Part, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City, and the same was copied in Book No. I, Volume No. 80, Pages Nos. 327 to 336, being Deed No. 4406, for the year 1991.

- 2.16 Upon purchasing the aforesaid land the said Anand Kumar Gupta, Sri Kaushal Kumar Gupta, since deceased and Pramod Kumar Gupta, all are sons of Late Shew Shankar Prasad, duly mutated its respective names in the records of Block Land and Land Revenue Office Rajarhat, during the course of L.R. Settlement Zarip vide L.R. Khatian Nos. 4438. 4440 and 4439 respectively and at the same time they were mutated their respective names in the records of Rajarhat Gopalpur Municipality vide their Municipal Holding No. RGM-5/204, BI-B RGM-5/203, BI-B, RGM-5/205, BI-B, respectively. Since then were also paying municipal taxes and government levies before the respective authority as aforesaid without interference from any third party whatsoever.
- 2.17 While seized, possession and enjoying the aforesaid land by virtue of a Deed of Conveyance dated the 16th day of August, 2007 the said Sri Umesh Prasad Sharma, son of Late Dukhi Sharma of Hatiara Jhautalla, Police Station - Rajarhat, Kolkata - 700 059, the Vendor therein of the one part had indefeasibly, sold, conveyed, transferred, released and parted all that piece and parcel of land measuring 1 (one) Cuttah 2 (two) Chittack and 20 (twenty) Sq.ft. be the same of a little more or less comprised in Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, under Ward No. 5, of Rajarhat Gopalpur Municipality within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, District 24 Parganas (North) in favour of Sri Dhananjay Kumar Sah, the Purchaser therein, at a valuable consideration mention therein and the said Deed of Conveyance was registered at Additional Registrar of Assurances - II Kolkata and the same was copied in Book No. - I, Volume No. 1, Pages Nos. 1 to 24, being Deed No. 10354 for the year 2007.

..... 2.18 During

- 2.18 During the course of L.R. Settlement Zarip the said Sri Dhananjay Kumar Sah, son of Lakshmi Prasad Sah, duly mutated his name in the records of Block Land & Land Revenue Office Rajarhat, vide **L.R. Khatian No. 6335** and since then, the said Sri Dhananjay Kumar Sah is paying khajna thereof regularly as the sole and absolute owner of the aforesaid land in question.
- 2.19 The said Sri Dhananjay Kumar Sah also mutated his name in respect of the aforesaid land in the records of Rajarhat Gopalpur Municipality and the said Municipality duly assessed the said land vide Holding No. 314, Block - J, under Ward No. 3 and Sri Dhananjay Kumar Sah since then is paying Municipal Taxes thereof regularly as the sole and absolute owner of the aforesaid land in question.
- 2.20 That the said Sri Dhananjay Kumar Sah, son of Lakshmi Prasad Sah, duly entered into an Agreement with the said Shreshta Construction Pvt. Ltd. dated 01.03.2014 under certain terms and conditions inter alia, on the basis of which the said Shreshta Construction Pvt. Ltd. duly applied for sanction of building plan on the total land measuring 22 (twenty two) Cuttah 9 (nine) Chittack and 0 (zero) Sq.ft. which includes the land of the said Sri Dhananjay Kumar Sah measuring 1 (one) Cuttah 2 (two) Chittack and 20 (twenty) Sq.ft..
- 2.21 While seized, possessing and enjoying the aforesaid land the said Sri Kaushal Kumar Gupta, son of Late Shiw Shankar Gupta, died intestate on 21.02.2010 leaving behind him surviving his widow, one son and three daughters as below named, to success and inherit all the estates and properties left by the said Kaushal Kumar Gupta, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law through which the said Kaushal Kumar Gupta, since deceased, was governed during his lifetime :-

..... Sl. No.

Sl. No.	Name of the Successors	Relationship with the deceased	Area of Land inherited
1.	Smt. Lata Gupta	Widow	undivided 576 sq.ft.
2.	Sri Vijay Gupta	Son	undivided 576 sq.ft.
3.	Mrs. Rinku Gupta	Daughter	undivided 576 sq.ft.
4.	Mrs. Romi Gupta	Daughter	undivided 576 sq.ft.
5.	Mrs. Rashmi Gupta	Daughter	undivided 576 sq.ft.

2880 sq.ft.

2.22 Thus by virtue of the recital herein above stated the said Smt. Lata Gupta, Mrs. Rinku Gupta, Mrs. Romi Gupta, Mrs. Rashmi Gupta and Sri Vijay Gupta are jointly seized and possessed of and/or otherwise well and sufficiently entitled all that pieces and parcels of sali land hereditaments admeasuring an area of 4 (four) Cuttah 0 (zero) Chittack and 0 (zero) Sq.ft. { out of which 3 (three) Cuttah 7 (seven) Chittack and 35 (thirty five) Sq.ft.} in C.S. Plot Dag No. 3817 in R.S. and L.R. Plot Dag No. 2833 in C.S. Khatian No. 159, R.S. Khatian No. 2020, R.S. Khanda Khatian No. 2531, L.R. Khatian No. 4440 and 8 (eight) Chittack 10 (ten) Sq.ft. in C.S. Plot Dag No. 3804 in C.S. Khatian No. 894 in R.S. and L.R. Plot Dag No. 2820 in R.S. Khatian No. 344 in L.R. Khatian No. 4440) comprised in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Police Station - Airport, under Ward No. 5 of Rajarhat Gopalpur Municipality, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, District North 24 Parganas, (hereinafter for the sake of brevity called and referred to as the "said land" morefully and particularly dealt in under First Schedule hereinunder appearing).

2.23 That by virtue of a Declaration on Oath dated the 10th day of March, 2010, before the Learned Metropolitan Magistrate Banksal Court Kolkata, the said Vijay Gupta duly affirmed that other than the legal heirs as above named there remained to be no other legal heirs of the said Kaushal Kumar Gupta, since deceased.

..... 2.24 While seizing,

2.24 While seized, possessing and enjoying the aforesaid land by virtue of a Deed of Conveyance dated the 18th day of September, 2013 the said Sri Anand Kumar Gupta, the Vendor therein of the One Part had indefeasibly sold, conveyed, transferred, released and parted all that Sali Land hereditaments admeasuring an area of 4 (four) Cuttah 0 (zero) Chittack and 0 (zero) Sq.ft., be the same a little more or less comprised in Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998 in C.S. Plot Dag Nos. 3804(P) and 3817(P) in C.S. Khatian Nos. 894 and 159 in R.S. and L.R. Plot Dag Nos. 2820(P) and 2833(P) in R.S. Khatian Nos. 344 and 2020 corresponding to L.R. Khatian No. 4438 under Ward No. 5 of Rajarhat Gopalpur Municipality, vide Municipality vide Municipal Holding No. RGM-5/204, BI-B being Scheme Plot No. 2A, Police Station - Airport, within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District - North 24 Parganas, to the said **M/s. Shreshta Construction Pvt. Ltd.**, the Purchaser therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and the same was copied in Book No. I, CD Volume No. 10, Pages Nos. 1990 to 2007, being Deed No. 02812 for the year 2013.

2.25 While seized, possessing and enjoying the aforesaid land by virtue of a Deed of Conveyance dated the 18th day of September, 2013, the said Sri Pramod Kumar Gupta, son of Late Shew Shankar Prasad, the Vendor therein, of the one part had indefeasibly sold, conveyed, transferred, released and parted all that revenue paying Rayati Dakhali Swattya Sali land measuring 3 (three) Cuttah 4 (four) Chittack and 30 (thirty) Sq.ft. be the same a little more or less comprised in Mouza Gopalpur, J.L No. 2, Re. Su. No. 140, Touzi No. 2998, in C.S. Plot Dag Nos. 3817 and 3804, in R.S. & L.R. Plot Dag Nos. 2833 and 2820, in C.S. Khatian No. 159 and 894, in R.S. Khatian Nos. 2020 and 344, in L.R. Khatian No. 4439, Police Station - Airport, under Ward No. 5 of Rajarhat Gopalpur Municipality, vide Municipal Holding No. 5/205, BI-B, being Scheme Plot No. 2B, within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District North 24 Parganas to the said M/s. Shreshta Construction Pvt. Ltd. the Purchaser therein at a

..... valuable

valuable consideration mentioned therein and the said Deed of Conveyance was registered at Additional District Sub Registrar Bidhannagar, Salt Lake City, and the same was copied in Book No. I, CD Volume No. 10, Pages Nos. 2835 to 2852, being Deed No. 02813, for the year 2013.

- 2.26 Thus by virtue of a Deed of Conveyance (dated the 30th day of December, 2013, the said Smt. Lata Gupta, Mrs. Rinku Gupta, Mrs. Rashmi Gupta, Mrs. Romi Gupta and Sri Vijay Gupta, collectively the Vendors therein, of the One Part, have indefeasibly *sold*, conveyed, transferred, released and parted all that Sali Land hereditaments admeasuring an area of 4 (four) Cuttaha 0 (zero) Chittacks and 0 (zero) Sq.ft., be the same a little more or less, comprised in Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998 in C.S. Plot Dag Nos. 3804(P) and 3817(P) in C S. Khatian Nos. 894 and 159 in R.S. and L.R. Plot Dag Nos. 2820(P) and 2833(P) in R.S. Khatian Nos 344 and 2020 in L.R. Khatian No. 4440 under Ward No. 5 of Rajarhat Gopalpur Municipality, vide Municipal Holding No. RGM-3/203, BI-B, Police Station - Airport, within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City. District - North 24 Parganas, to the said **M/s. Shreshta Construction Pvt. Ltd.**, the Purchaser therein and the Owner/Vendor herein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and the same was copied in Book No. / CD Volume No. 11, Pages Nos. 6134 to 6155, being Deed No. 03833 for the year 2013.
- 2.27 That the said Sri Dhannanjay Kumar Sah, son of Sri Lakshmi Prasad Sah, duly applied for conversion of land from 'Sali' to 'Bastu' from the competent authority of Block Land and Land Revenue Office Rajarhat, District - North 24 Parganas and the said Dhananjay Kumar Sah obtained conversion certificate of the same as per Rules and Regulations of the concerned Block office as aforesaid mentioned.
- 2.28 While seized, possessing and enjoying the aforesaid land, by virtue of a Deed of Conveyance dated the 10.09.2014, the said Sri Dhananjay Kumar Sah, son of Lakshmi Prasad Sah of 1, Netai Babu Lane, Police

..... Station -

Station - Muchipara, Kolkata - 700 012, the Vendor therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Sali land measuring 1 (one) Cuttah 2 (two) Chittack and 20 (twenty) Sq.ft., be the same a little more or less in lieu of Flat No. 205 on Second Floor, measuring an area of 1365 (one thousand three hundred and sixty five) Sq.ft. SAF comprised in Mouza -Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998 in C.S. Plot Dag No. 3804 (P) corresponding to R.S. and L.R. Plot Dag No. 2820 in C.S. Khatian No. 894, in R.S. Khatian No. 344 corresponding to L.R. Khatian No. 6335 under Ward No. 5 (previously under Ward No. 3) of Rajarhat Gopalpur Municipality, Police Station - Airport within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District - North 24 Parganas with the benefit of Sanctioned Building Plan vide Sanctioned Serial No. 64/14-15 dated 20.06.2014 to the said M/s. Shreshta Construction Pvt. Ltd., the Purchaser therein and the said Deed of Conveyance was registered at Additional District Sub Registrar Bidhannagar, Salt Lake City, and the same was copied in Book No. I, CD Volume No. 08, Pages Nos. 7663 to 7682, being Deed No. 02635, for the year 2014.

2.29 One **Smt. Labanya Prova Ghosh**, wife of Sri Priyalal Ghosh of 13/1, Ballygunj Station Road, Police Station - Ballygunj, in the city of Calcutta, was well and sufficiently entitled and/or otherwise well and sufficiently possessed with good right and absolute power of ownership admeasuring an area of 16 (sixteen) Decimals comprised in C.S. Plot Dag No. 3815, in R.S. and L.R. Plot Dag No. 2831 and an area measuring 20 (twenty) Decimals comprised in C.S. Plot Dag No. 3832 in R.S. and L.R. Plot Dag No. 2846 under C.S. Khatian No. 176, in R.S. Khanda Khatian No. 2707, in Mouza Gopalpur, Police Station - Rajarhat, within the jurisdiction of the then Sub Registrar Cossipur, Dum Dum, District North 24 Parganas, by virtue of followings 3 (three) nos. of purchase deeds :-

- i) Deed of Conveyance dated 28th day of April, 1950, registered in the office of Sub Registrar, Cossipore, Dum Dum, copied in Book No. I, Volume No. 36, Pages Nos. 123 to 126, being Deed No. 1910 for the year 1950.

..... ii) Deed of

- ii) Deed of Conveyance dated 8th day of May, 1950 registered in the office of Sub Registrar, Cossipore, Dum Dum, copied in Book No. I, Volume No. 35, Pages Nos. 198 to 201, being Deed No. 1952 for the year 1950.
- iii) Deed of Conveyance dated 28th day of April, 1950, registered in the office of Sub Registrar, Cossipore, Dum Dum, copied in Book No. I, Volume No. 34, Pages Nos. 268 to 271, being Deed No. 1953 for the year 1950.

2.30 While seized, possessing and enjoying the aforesaid land by virtue of a Saf Kobala (Bengali Deed of Conveyance) dated the 10th day of December, 1959, the said Smt. Labanya Prova Ghosh, wife of Sri Priyalal Ghosh, of 13/1 Ballygunj Station Road, Ballygunj Kolkata, the vendor therein of the One Part, had indefeasibly sold, conveyed, transferred, released and parted all that pieces and parcels of sali land hereditaments admeasuring an area of 36 (thirty six) Decimals more or less out of which 16 (sixteen) Decimals in C.S. Plot Dag No. 3815 in R.S. and L.R. Plot Dag No. 2831 and 20 (twenty) Decimals in C.S. Plot Dag No. 3832, in R.S. Plot Dag No. 2846, under C.S. Khatian No. 176, in R.S. Khanda Khatian No. 2707, in Mouza Gopalpur, J.L. No. 2, Touzi No. 2998, Re. Su. No. 140, within the jurisdiction of the then Sub Registrar Cossipore Dum Dum, Now within Additional District Sub Registrar, Bidhannagar, Salt Lake City, District North 24 Parganas, thereto and thereunto in favour of **Sri Dipak Bose**, son of Sri Amiya Kumar Bose of 45/A Motijheel Avenue, Police Station - Dum Dum, Kolkata - 700 028, the purchaser therein at a valuable consideration mention therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Sub Registry Cossipore, Dum Dum and the same was copied in Book No. I, Volume No. 116, Pages Nos. 252 to 255, being Deed No. 8288 for the year 1959.

2.31 While seized, possessing and enjoying the aforesaid land by virtue of a Bengali Saf Kobala dated the 16th day of July, 1986, the said Sri Dipak Bose, son of Late Amiya Kumar Bose of 45/A Motijheel Avenue, Police Station - Dum Dum, Kolkata - 700 028, thereafter Cottage No. 24, West Patle Nagar, New Delhi, the vendor therein of the One Part had

..... indefeasibly sold,

indefeasibly sold, conveyed, released and parted all that piece and parcel of sali land hereditaments admeasuring an area of **16 (sixteen) Decimals** be the same a little more or less which is equivalent to 9 (nine) Cuttah 9 (nine) Chittack and 0 (zero) Sq.ft. be the same a little more or less comprised in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998 in C.S. Khatian No. 176, R.S. Khanda Khatian No. 2707, in C.S. Plot Dag No. 3815 in R.S. and L.R. Plot Dag No. 2831, Police Station - Airport (previously under Police Station - Rajarhat), within the jurisdiction Additional District Sub Registrar Bidhananagar, Salt Lake City (previously under Sub Registry Cossipore Dum Dum), District North 24 Parganas to one **Sri Amar Gain**, son of Sri Makhanlal Gain, of Beraberi, Ghoshpara, Police Station - Dum Dum Airport, District North 24 Parganas and **Sk. Amzed**, son of Late Sk. Monazat of Hatiara, Police Station - Rajarhat, District North 24 Parganas, jointly the purchasers therein of the Other Part, at a valuable consideration mentioned therein and the said Bengali Saf Kobala, was registered in the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City, District North 24 Parganas, copied in Book No. I, Volume No. 108, Pages Nos. 499 to 506, being Deed No. 5677 for the year 1986.

- 2.32 That by virtue of a Deed of Conveyance dated the 3rd day of June, 1991, the said Sri Amar Gain, son of Sri Makhanlal Gain, of Beraberi, Ghoshpara, Police Station - Dum Dum Airport, District North 24 Parganas, and Sk. Amzed, son of Late Sk. Monazat of Hatiara, Police Station - Rajarhat, District 24 Parganas(N), jointly the vendors therein of the One Part, had indefeasibly sold, conveyed, transferred, released and parted all that revenue paying Rayati Dakhali Swattya Sali land hereditaments admeasuring an area of **4 (four) Cuttah 7 (seven) Chittack and 18 (eighteen) Sq.ft.** be the same a little more or less comprised in Part of C.S. Plot Dag No. 3815, in R.S. and L.R. Plot Dag No. 2831, under C.S. Khatian No. 176, in R.S. Khanda Khatian No. 2707, Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Pargana Kolikata, District North 24 Parganas, Police Station - Airport (previously under Police Station - Rajarhat), thereto and thereunto in favour of one **Smt. Tulsa Devi Agarwal**, wife of Sri Omprakash Agarwal, of No. 68, Kailash Bose Street, Police Station - Amherst Street, Kolkata - 700 006, the purchaser therein of the Other Part, at a valuable consideration

..... mentioned

mentioned therein and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Bidhannagar, Salt Lake City, District 24 Parganas, and the same was copied in Book No. I, Volume No. 80, Pages Nos. 201 to 208, being Deed No. 4392 for the year 1991.

- 2.33 That upon purchasing the aforesaid land the said Smt. Tulsa Devi Agarwal, duly mutated her name in the records of Rajarhat Gopalpur Municipality and the said Municipality duly assessed the said land vide **Municipal Holding No. RGM-5/138, Block - A** and since then the said Smt. Tulsa Devi Agarwal is paying Municipal Taxes thereof regularly and enjoying the same peaceably without any interference from any corner whatsoever.
- 2.34 That the said Smt. Tulsa Devi Agarwal, also mutated her name in the records of Block Land and Land Revenue Office, Rajarhat, during the course of L.R. Settlement Zarip vide **L.R. Khatian No. - 7986**, in 4581 (four thousand five hundred and eighty one) share of 16 (sixteen) Decimals in R.S. & L.R. Plot Dag No. 2831 i.e. 7.3296 (seven point three two nine six) Decimals vide Misc. No. 262/10 and since then is paying khajna thereof regularly as the sole and absolute owner of the aforesaid land in question.
- 2.35 While seized, possessing and enjoying the aforesaid land, by virtue of a Deed of Conveyance dated the 18th day of September, 2013, the said Smt. Tulsa Devi Agarwal, the Vendor therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of revenue paying Rayati Dakhali Swattya Sali land measuring an area of 4 (four) Cuttah 7 (seven) Chittack and 18 (eighteen) Sq.ft., be the same a little more or less comprised in Mouza - Gopalpur, in J.L No. 2, Re. Su. No. 140, Touzi No. 2998 in C.S. Plot Dag No. 3815 corresponding to R.S. and L.R. Plot Dag No. 2831 in C.S. Khatian No. 176 in R.S. Khanda Khatian No. 2707 in L.R. Khatian No. 7986 being Municipal Holding No. RGM 5/138, BI-A under Ward No. 5 of Rajarhat Gopalpur Municipality, being layout Scheme Plot No. 5, Police Station - Airport, within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District - North 24 Parganas to the said M/s. Shreshta Construction Pvt. Ltd. the Purchaser therein,

..... at a valuable

at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered at Additional District Sub Registrar Bidhannagar, Salt Lake City, and the same was copied in Book No. I, CD Volume No. 10, Pages Nos. 2817 to 2834, being Deed No. 02811, for the year 2013.

- 2.36 Thus by virtue of the recital hereinabove stated the said M/s. Shreshta Construction Pvt. Ltd. of 12/1, Jessore Road (South) Barasat, District North 24 Parganas is seized and possessed of and/or otherwise well and sufficiently entitled all that pieces and parcels of Sali land measuring an area of **22 (twenty two) Cuttah 9 (nine) Chittack and 0 (zero) Sq.ft.**, be the same a little more or less comprised in Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998 in C.S. Plot Dag Nos. 3804, 3815, 3817 and 3818 corresponding to R.S. and L.R. Plot Dag Nos. 2820, 2831, 2833 and 2834 in C.S. Khatian Nos. 894, 159, 176 and 556, in R.S. Khatian Nos. 2020, 344 and 934 and R.S. Khanda Khatian No. 2707 corresponding to L.R. Khatian Nos. 2955, 4438, 4440, 4439, 7986 and 6335 under Ward No. 5 of Rajarhat Gopalpur Municipality, Police Station – Airport, within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District - North 24 Parganas.
- 2.37 The said M/s. Shreshta Construction Pvt. Ltd., duly manage to record its name in the records of Block Land & Land Revenue Office Rajarhat vide L.R. Khatian No. 5916, measuring an area of 21 (twenty one) Cuttah 6 (six) Chittack and 25 (twenty five) Sq.ft., be the same a little more or less comprised in Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998 in C.S. Plot Dag Nos. 3804, 3815, 3817 and 3818 in R.S. and L.R. Plot Dag Nos. 2820, 2831, 2833 and 2834 in C.S. Khatian Nos. 894, 159, 176 and 556, in R.S. Khatian Nos. 2020, 344 and 934 R.S. Khanda Khatian No. 2707 and also the said M/s. Shreshta Construction Pvt. Ltd., duly mutated its name in the, assesement register of Rajarhat Gopalpur Municipality and the said Municipality duly assessed the said land vide Municipal Holding Nos. RGM-5/ 22.BI-B; RGM-5/27, BI-B; RGM-5/203,BM3; RGM-5/205,BI-B and 314, Block - J; and is paying respective Khajna and Municipal Taxes thereof regularly as the sole and absolute owner of the aforesaid land in question.

..... 2.38 Upon seized,

- 2.38 Upon seized, possessing and enjoying the aforesaid land and upon completion of all legal formalities for commercially exploiting the same, the said M/s. Shreshta Construction Pvt. Ltd., duly sanctioned a building plan, for construction of a complex of Multistoried building/s in the shape and form of Block Nos. F and G, having provisions for Car Parking Spaces in Basement Floor on Block G and F, Ground Floor (part) on Block F and entire Ground Floor on Block - G and provisions for Commercial Space in part Ground Floor and part First Floor on Block F and rest of the portion having provisions for dwelling units/apartments/flats from the competent authority of Rajarhat Gopalpur Municipality, at its own costs and expenses, vide sanctioned **Plan No. 64/14/15** dated **20.06.2014**.
- 2.39 And in due process the said M/s. Shreshta Construction Pvt. Ltd. duly applied for conversion of the aforesaid land from "Sali" to "Bastu" (Housing Complex) to the competent authority of District Sub Divisional Office at Barasat and the conversion is completed vide Memo No. S-24/1181(1-4)/SDL/BST/15 dated 21.05.2015.
- 2.40 That the said Shreshta Construction Pvt. Ltd. thus became the owner of 22 (twenty two) Cuttah and 9 (nine) Chittack of Bastu land, comprised in Mouza Gopalpur, J.L. No. - 2, Re.Su. No. - 140, Touzi No. - 2998 in C.S. Plot Dag Nos. - 3804, 3805, 3817 and 3818 corresponding to R.S. and L.R. Plot Dag Nos. - 2820, 2831, 2833 and 2834 in C.S. Khatian Nos. - 894, 159, 176 and 556 in R.S. Khatian Nos. - 2020, 344 and 934 in R.S. Khanda Khatian No. 2707 under L.R. Khatian Nos. - 5916 and 6335 under Ward No. 5 of Rajarhat Gopalpur Municipality now under Bidhannagar Municipal Corporation, Police Station - Airport, within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District - North 24 Parganas.
- 2.41. Now on the request of the Purchaser/s, the Vendor has agreed to execute these presents for transfer of the said **Flat/Apartment No.** on **Floor** in **Block** - measuring about () Sq.ft.**Carpet** area if converted to Super Built Up, the measurement is () **Sq.ft.** (carpet area) **with car parking space** being **Space Basement Floor of F & G** measuring an area of **Sq.ft.** TOGETHER WITH undivided, proportionate, impartible share of land of said premises underneath the said Block, attributable to the said flat/apartment alongwith right to use the common areas and parts of the said Block/Complex in common with other

..... Occupires/