

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the _____ day of _____ in the year Two Thousand Eighteen (2018)

M/S ASSOCIATED ERECTORS PVT LTD (PAN AAECA1860D) (Mobile 7044912456) having its registered office at 19 Cotton Street, P.O and P.S Burrabazar, Kolkata 700007, represented by its one of the Directors **Shri Arun Kumar Kedia (Pan AFVPK4354H)** (Mobile 7003064058) son of Shri Jagadish Prasad Kedia, by faith Hindu, by Nationality Indian, by Profession Business, residing at 19 Cotton Street, P.O. and P.S Burrabazar, Kolkata 700007. Hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in office, executors, administrators, legal representative and assigns) of the **ONE PART**

AND

_____ hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

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Director

WHEREAS the vendor hereto are solely and absolutely seized and possessed of and / or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of demarcated plot Sali land measuring 11(Eleven) Cottahs 5 (Five) Chittaks 26 (Twenty Six) sq ft and 1 (One) cottah 11 (Eleven) Chittaks 0 (Zero) sq ft in R.S Dag no 2895 under L.R Khaitan 10368 out of total area of 1.01 Acre, 1(One) Cottah 1(One) Chittacks 25 (Twenty Five) sq ft in R.S dag No 2903, under R.S Khaitan No 1166, L.R khaitan No 10368, out of total area of 98 Decimals and 8(Eight) Cottahs 9(Nine) Chittacks 1 (One) Sq ft in R.s khaitan No 491, L.R Khaitan Nos 10368 and 3109 out of total area of 2 Acre, be the same a little more or less of land be the same or little more or less, laying and situated at Mouza- Gopalpur, J.L. No 2 Re. Sa. No 140, Touzi No 125B1, Police Station Airport comprised in R.S dag No 2895, 2903 and 2911 under L.R Khaitan Nos 10368 and 3109, A.D S.R.O Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in ward No 3 at present 5 in the District North 24 Parganas, hereinafter referred to as **"THE SAID PROPERTY"** and demarcated in Red on plan attached herewith and more fully and particularly described in Schedule hereunder written by way of outright purchase against valuable consideration.

WHEREAS:

Ownership regarding land in R.S.Dag NO 2895 at Mouza Gopalpur:-
WHEREAS one khagendra Nath Ghosh and Nagendra Nath Ghosh were the joint absolute owners of 1 (One) Acre 1(One) decimals a little more or a little less of land in R.S Das No.-2895 Along with other plots

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of land in various Dags in Mouza- Gopalpur, police Station Airport, in the District North 24 parganas, by way of inheritance.

The said Khagendra Nath Ghosh died intestate, leaving behind his two sons namely Shri Salil kumar Ghosh and Shri Rup Kumar Ghosh as his heirs and successors in interest in respect of the share of the said Khagendra Nath Ghosh on the aforesaid plots of land in various Dags, and subsequently the legal heirs and successors of the deceased Khagendra Nath Ghosh, became the absolute joint owners of the said plots of land in various Dags.

The said Nagendra Nath Ghosh died intestate, leaving behind his two sons namely Shri Alok Kumar Ghosh And Shri Swapan Kumar Ghosh, as his heirs and successors in interest in respect of the share of the said Nagendra Nath Ghosh on the aforesaid plots of land in various Dags, and subsequently the legal heirs and successors of the deceased Nagandra Nath Ghosh, became the absolute joint owners of the said plots of land in various Dags


AND WHEREAS while seized and possessed of the said plots of land in various Dags the heirs and successors of Late Khagendra Nath Ghosh and Late Nagendra Nath Ghosh namely Shri Salil kumar Ghosh and Shri Rup Kumar Ghosh, both sons of Late Khagendra Nath Ghosh and Shri Alok Kumar Ghosh and Shri Swapan Kumar Ghosh both sons of Late Nagandra Nath Ghosh mutually divided the aforesaid plots of land in various Dags by Strength of a Registered Deed of partition, registered on 04th January , 1993 in the office of the A.D.S.R.O Bidhannagar Salt

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Late city and recorded in Book No.1, volume No. 1, pages 231 to 250 being Deed No.27 for the year 1994.

AND WHEREAS by virtue of aforesaid Deed of Partition vide deed No 27/1994, the said Shri Salil Kumar Ghosh, son of late Khagendra Nath Ghosh became the absolute owner of 33.63 (Thirty-three point Sixty – three) decimals a little more or a little less of land out of above mentioned 1 (One) Acre 1 (One) decimals a little more or a little less of land in sabek dag No 3878 R.S dag No 2895, along with other plots of land in various Dags as share received by way of inheritance from his deceased father, Late khagendra Nath Ghosh, the said Shri Rup Kumar Ghosh, son of late khagendra Nath Ghosh became the absolute owner of 33.63 (Thirty-three point Sixty – three) decimals a little more or a little less of land out of abovementioned 1 (One) Acre 1 (One) decimals a little more or- a little less of land in Sabek dag No 3878, R.S dag No 2895, along with other plots of land in various dags as share received by way of inheritance from his deceased father. Late Khagendra Nath Ghosh and Shri Alok Kumar Ghosh and Shri Swapan Kumar Ghosh both sons of late Nagendra Nath Ghosh became the absolute joint owners of 33.74 (Thirty-three point Seventy four) decimal a little more or a little less of land out of abovementioned 1 (One) Acre 1 (One) decimals a little, more or a little less of land in Sabek dag No 3878, R.S dag no 2895, along with other plots of land in various dags as share received by way of inheritance from their deceased father, late Nagendra Nath Ghosh.

Thus by virtue of aforesaid Deed of Partition vide Deed No.27/1994,the said Shri Rup Kumar Ghosh , son of Late Khagendra Nath Ghosh became

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the absolute owner of 33.63 (Thirty –three point sixty three) decimal a little more or a little less of land out of above mentioned 1(one) Acre 1 (one) decimals a little more or a little less of land in sabek Dag No. 3878, R.S. Dag No. 2895,along with other plots of land in various Dags as share received by way of inheritance from his deceased father , Late Khagendra Nath Ghosh and recorded his name in L.R. Khatian No -2713, J.L. No.2, Re.Sa.No.140, Touzi No.125B1, in Mouza – Gopalpur, police Station Airport, in the District North 24 Parganas .

AND WHEREAS the said Shri Rup Kumar Ghosh on the basis of the aforesaid records, became the absolute owner of ALL THAT piece and parcel of demarcated plot of Sali land measuring 33.63 (Thirty –three point sixty three) decimals , a little more a little less of land, lying and situated at Mouza – Gopalpur, J.L.No-2, Re. Sa No-140, Touzi No.-125B1, Police station Airport, comprised in Sabak Dag No.3878, R.S. dag No. 2895, under L.R. khatian No.-2713, A.D.S.R.O. bidhannager , Salt lake City, Within the local limit of Rajarhat Gopalpur Municipality, in ward No.2, in the District North 24 Parganas.

THE above named Shri Rup kumar Ghosh sold and transferred 01 (one) cottah 11 (Eleven) Chittaks 0 (zero) sq.ft be the same or little more or less out of 33.63 (thirty- three point sixty three)decimals a little more or little less of land of his possession, lying and situated at Mouza-Gopalpur, J.L.No.2, Re. Sa.No-140, Touzi No.125B1 Police Station Airport ,Comprised in Sabek Dag No.-3878, R.S.Dag No -2895, under L.R. khatian No.2712 A.D.S.R.O Bidhannagar Salt lake city, within the local limit of Rajarhat Gopalpur Municipality in ward No.2, in the District North 24 parganas to the namely M/S ADHUNIK VILLA PVT LTD a

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company incorporated under the companies Act 1956 and having its registered office at 09, strand Road, Kolkata-700001 , represented by its Director Shri Praveen kanodia, son Shri Arun kanodia and the same was registered on 28th September 2012 in the of D.S.R. –II North 24 parganas and copied in Book No-1,CD Volume No.49 pages -3984 to 4008, Being No-14437 for the year 2012.Thereafter the said present Vendor namely M/S ADHUNIK VILLA PVT LTD recorded its name in L.R Settlement Operation being L.R Khatian No-10368 and obtained attested Parcha there from.

Ownership regarding land in R.S Dag NO 2903 at Mouza Gopalpur:-

WHEREAS one Ramesh Chandra Ghosh and Kangali Chandra Ghosh, both sons of Makhan Lal Ghosh, resident of 6, Harish Chandra Lane, Cossipore, Calcutta were the recorded owners in the records of “RAYAT DAKHALI” Hal Khatain No.1689 Hal Dag No. 2903 of 98 Decimals of Sali land in settlement record of rights of collect riot of North 24 Parganas, Government of West Bengal. In respect of share ownership in the aforesaid total land of 98 decimal (Hal Dag No.2903) of land, the said Ramesh Chandra was recorded owner of 50% share of land (Aat Ana) i.e. approximately 49 decimals of land and kangali charan Ghosh was recorded owner of 50% share (Aat Ana) of the aforesaid 98 decimals of land i.e. approximately 49 decimals of land.

AND WHEREAS while seized and possesses of the said land measuring “8 ANA” (Aat Ana) i.e. approximately 49 decimals of land, the said Kangali Charan Ghosh son of Makhan Lal Ghosh died intestate and after his death his wife namely Smt Pushpalata Ghosh received the aforesaid

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(entire "16 Ana") share of land i.e. 49 decimals of land of his deceased husband namely Kangali Chandra Ghosh.

AND WHEREAS while seized and possessed of the said land measuring 98 decimals be the same a little more or less , Ramesh Chandra Ghosh and Pushpalata Ghosh jointly sold transferred and conveyed the entire aforesaid land measuring 98 decimals be the same a little more or less to (1) Smt Anjali karmakar wife of Shri Rabindra Nath Karmakar resident of G.A /67, Paschim Narayantala, Post office- Deshbandhu Nagar, Kolkata- 700059, by cast – Hindu, by Profession – Business, (3) Smt Mala Mukherjee wife of Shri Japan Kumar Mukherjee, resident of G,B 710 Paschim narayantala, Post Office Deshbandhu nagar, Kolkata 700059, by cast- Hindu, by profession- business, (4) Shri Prinon Mukherjee, son of Shri Tapan kumar Mukherjee, resident of G,B /10 Paschim Narayantala, Post Office- Deshbandhu Nagar, Kolkata 700059, by cast Hindu, by profession-Student, (5) Shri Krishnapada Pal, son of Late Kalimohan pal resident of 1/1S Jaharlal Dutta Lane, Kolkata 700067, by cast – Hindu by profession- Business, (6) Smt Bharati Pal, wife of Shri Krishnapada pal, resident of 1/1S jaharlal Dutta lane, Kolkata 700067, by cast- Hindu, by profession- Housewife, (7) Shri Paritosh Roy, son of Shri Pradyut Roy, resident of 16/1J Muraripukur Road, Kolkata 700067, by cast- Hindu by profession- Business, (8) Smt Anuradha Roy, wife of Shri Pahtosh Roy, resident of 16/1J Muraripukur Road, Kolkata 700067, by cast Hindu, by profession-Housewife (9) Smt Ranjana Dutta wife of Shri Sunit kantamani Dutta resident of 11/1 teliya Para lane Kolkata 700004, by cast Hindu, by Profession- Housewife, (10) Shri Shankar Bhattacharjee, son of Shri Bomkesh Bhattacharjee,

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resident of P-141 C.I.T. Road, Kolkata 700010, by cast- Hindu by profession- Business, (11) Shri Santanu Bhattacharjee son of Shri Bomkesh bhattacharjee, resident of P-141 C.I.T Road, Kolkata 700010, by Cast – Hindu, by profession – Business against or at a total consideration of Rs, 1,10,000/- (Rupees One lakh Ten Thousand) only by strength of a Registered Deed of Conveyance, registered on 17th January, 1992, in the office of the A.D.S.R.O Bidhannagar Salt lake City and recorded in Book No I, Volume No 06, pages 355 to 362, being deed no 334 for the year 1992.

AND WHEREAS while seized and possessed of the said land measuring 98 decimals be the same a little more or less, laying and situated at Mouza- Gopalpur , J.L. No 2, Re. Sa. No 140 Touzi No 125B/1, Police Station Airport, comprised in Hal Dag / R.S Dag No 2903 under R.S Khatian No 1166, L.R.Khatian no 1739 and 2518 A.D.S.R.O Bidhannagar Salt Lake City, within the local limits of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, the above mentioned (1) Smt Anjali karmakar wife of Shri Rabindra Nath KArmakar resident of G.A /67, Paschim Narayantala, Post office- deshbandhu Nagar, Kolkata- 700059, by cast – Hindu, by Profession – Business, (3) Smt Mala Mukherjee wife of Shri Japan Kumar Mukherjee, resident of G,B 710 Paschim narayantala, Post Office Deshbandhu nagar, Kolkata 700059, by cast- Hindu, by profession- business, (4) Shri Prinon Mukherjee, son of Shri Tapan kumar Mukherjee, resident of G,B /10 Paschim Narayantala, Post Office- Deshbandhu Nagar, Kolkata 700059, by cast Hindu, by profession-Student, (5) Shri KRISHNAPADA Pal, son of Late Kalimohan pal resident of 1/1S Jaharlal Dutta Lane, Kolkata 700067, by cast – Hindu by profession- Business, (6) Smt Bharati Pal, wife of Shri Krishnapada pal, resident of 1/1S jaharlal Dutta lane, Kolkata 700067, by cast- Hindu, by profession- Housewife, (7) Shri Paritosh Roy, son of

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Shri Pradyut Roy, resident of 16/1J Muraripukur Road, Kolkata 700067, by cast- Hindu by profession- Business, (8) Smt Anuradha Roy, wife of Shri Pahtosh Roy, resident of 16/1J Muraripukur Road, Kolkata 700067, by cast Hindu, by profession-Housewife (9) Smt Ranjana Dutta wife of Shri Sunit kantamani Dutta resident of 11/1 teliya Para lane Kolkata 700004, by cast Hindu, by Profession- Housewife, (10) Shri Shankar Bhattacharjee, son of Shri Bomkesh Bhattacharjee, resident of P-141 C.I.T. Road, Kolkata 700010, by cast- Hindu by profession- Business, (11) Shri Santanu Bhattacharjee son of Shri Bomkesh bhattacharjee, resident of P-141 C.I.T Road, Kolkata 700010, by Cast – Hindu, by profession – Business jointly sold, transferred and conveyed 1(One) Cottahs 1(one) Chittacks 25 (twenty Five) sq ft be the same a little more or less, out of the aforesaid land measuring 98 decimals, laying and situated at Mouza- Gopalpur, J.L No 2 Re.Sa.No.-140, Touzi No 125B/1, Police Station Airport, comprised in Hal dag / R.S dag No-2903, under R.S khatian No 1166, L.R. Khatian No-1739 and 2518 , A.D.S.R.O Bidhannagar Salt Lake City, within the local Limits of Rajarhat Gopalpur Municipality, in the District North 24 parganas, A.D.S.R.O Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, to (1)Badal Nandi,son of Late Amulya Nandi,(2) Gopal Nandy, son of Shri prafulla Nandy and (3) Deepu Kar ,son of Shri Manik kar, all by faith Hindu, by occupation –Business by Nationality-Indian, Residing at Gopalpur (Kalipark), post office- Rajarhat Gopalpur, Police station Airport, Kolkata-700136, against or at a total consideration of Rs 60,000/-(Rupees Sixty Thousand) only by strength of a Registered Deed of conveyance, registered on 21st December,2010 in the office of the A.D.S.R.O. Bidhannager Salt lake city and recorded in Book No.1, CD volume No 20, pages 432 to 446 being Deed No.12692 for the year 2010.

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Thus the Said Shri Badal Nandi, Shri Gopal Nandy and Shri Deepu Kar on the basis of the aforesaid deeds, became the absolute owners of All THAT piece and parcel of demarcated plot Sali land measuring 1(one) Cottahs 1(one) Chittacks 25 (Twenty five) sq.ft be the same a little more or less, laying and situated at Mouza-Gopalpur, J.L.No.2, Re. Sa.No-140,Touzi No.125B/1,Police station Airport, comprised in Hal Dag/ R.S Dag No-2903, under R.S Khatian No-1166, L.R. Khatian No-1739 and 2518, A.D.S.R.O. Bidhannager salt lake city, within the local limits of Rajarhat Gopalpur municipality in the District North24 parganas.

The above named Shri Badal Nandi, Shri Gopal Nandy and shri Deepu Kar sold and transferred 1(one) cottahs 1(one) chittacks 25 (Twenty five) sq.ft be the same a little more or less, laying and situated at Mouza – Gopalpur , J.L.No-140,Touzi No-125B/1,Police station Airport, comprised in Hal Dag /R.S.Dag No.2903, under R.S. Khatian No. - 1166,L.R. Khatian No.-1739 and 2518,A.D.S.R.O.Bidhannagar Salt lake city, within the local limits of Rajarhat Gopalpur Municipality in the District North 24 parganas,A.D.S.R.O.Bidhannager salt lake city within the local limit of Rajarhat Gopalpur Muniapl in the district North 24 parganas to the present vendor namely **M/S ADHUNIK VILLA PVT LTD** a company incorporated under the companies Act 1956, and having its registered office at 09 strand Radd Kolkata 700001 represented by its director SHRI PRAVEEN KANODIA son of Shri Arun Konodia the same Was registered on 12th April ,2012 in the office of A.R.A.-ii Kolkata and copied in Book No.-I CD Volume No.-19, pages 3317 to 3342,Being No.04718 for the year 2012 .Thereafter the said present Vendor namely M/S Adhunik Villa pvt ltd recorded its name in L.R. Settlement operation being L.R khitian No. 10368 and obtained attested parcha there from.

Ownership regarding land in R.S.Dag No 2911 at Mouza Gopalpur:

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WHEREAS one Smt.Sudama Devi Jaiswal ,wife of Shri Durga Prasad shaw by faith Hindu, resident of 35A Ghosh Lane, Calcutta purchased a demarcated plot of Sali land measuring 1(one) Acre 80(Eighty) Decimals be the same a little more or less out total 2 (Two) acre 13(Thirteen) decimals of land, laying and situated at Mouza Gopalpur J.L.No 2, Re.Sa No. 140 Touzi No.-2998, pargana-Kalikata, police station Airport at present, comprised in C.S. Dag No-3894and 5178 corresponding to R.S.Dag No.2911 and 3686 under C.S. Khatian no361and 1525 R.S.khatian No.491and 1636 from one Sahadat Hossain by strength of a Registered Deed of Conveyance, registered on 22nd April 1959 in the office of the S.R. cossipore DumDum and recorded in Book No. I volume No 43 pages 266to 269 being Deed No.3227for the year 1959 and thereafter on 11th August .1959 she purchased the rest of the aforesaid total 2(Two)Acre13 (Thirteen) decimal of land i.e.33 (Thirty three) Decimal sali land be the same a little more or less laying and situated at Mouza Goplapur, J.L. No 2, Re.Sa.-140,Touzi -2998 pargana –kalikata, Police Station Airport at present ,comprised in C.S.Dag No-3894 and 5178 corresponding to R.S. Dag No- 291 land 3686, under C.S.Khatian No.361and 1525, R.S.Khatian No.491 and 1636 by strength of Registered Deed of Conveyance registered in the office of the S.R. Cossipore Dum Dum and recorded in Book No. I, Volume No-61, pages- 28 to 32, being Deed No.2675 for the year 1959 along with various plot of land from different vendors in different dates and years

Thus said Smt Sudama Devi Jaiswal wife of Shri Durga Prasad shaw ,after purchasing the above mentioned 1(one) Acre 80(Eighty) Decimals and 33(Thirty three) Decimal of Sali land more or less laying and situated at Mouza –Gopalpur, J.L.No.2,Re.Sa. No.140, Touzi No.- 2998,pargana-kalikata ,P.S Airport at present comprised in C.S Dag no - 3894 and 5178corresponding to R.S Dag No.2911and 3686 under C.S. khatian No.361and 1525,R.S. Khatian no.491 and 1636 by strength of

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Registered Deed of Conveyance No.3227 and 2675 for the year 1959 became the absolute owner of ALL THAT piece and parcel of demarcated plot Sali land measuring total 2(Two) Acre 13(thirteen)Decimals be the same a little more or less laying and situated at Mouza-Gopalpur J.I.No.2,Re.Sa.No. 140,Touzi No.2998 pargana- kalikata, police station Airport at present ,comprised in C.S.Dag.No.3894 and 5178 corresponding to R.S Dag No.2911 and 3686 under C.S. Khatian No 361 and 1525, R.S. khatian No 491 and 1636.

AND WHEREAS while seized and possessed of the said land measuring total 2(Two) Acre 13(Thirteen) Decimals be the same a little more or less by virtue of aforesaid Deeds of Conveyance vide Deed No.3227 and Deed No 2675 for the year 1959 the said Smt Sudama Devi Jaiswal filed a Title suit on 13.04.1982 (Title suit No. 191 of 1982) in the Third Court of Munsiff judge at sealadh and the same was decreed in favour of the said Smt. Sudama Devi Jaiswal.The said Sudama Devi Jaiswal wife of Shri Durga Prasad shaw, sold transferred and conveyance 8(eight) cottahs 9(nine) Chittaks 1(one) sq.ft be the same a little more or less out of 11 (Eleven) Chottas 08(Eight) Chittaks of her possession laying and situated at Mouza-Gopalpur,J.L.No-2 Re.Sa.no.-140 Touzi No-2998 pargana- Kalikata, Police station Airport comprised in C.S.Dag No-3894 R.S.Dag NO .2911,under C.S. khatian No.361,R.S. Khatian No.491, L.R. Khatian No.3190, under the jurisdiction of A.D.S.R.O. Bidhannagar Salt lake city, within the local limit of Rajarhat Gopalpur Municipality in ward No.3 at present 5in the District North 24 parganas, to Shri Subir Saha , son of Late Jamini Jiban of Shri Subir Saha by strength of Registered Deed of Conveyance, registered on 29th march 2005 in the office of the A.D.S.R.O. Bidhannagar salt lake city and recorded in Book No.i, CD volume No.7,pages 4761 to 4775 Being Deed No.07090for the year 2008.

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Thus the said Shri Subir Saha and Smt. Menoka Saha on the basis of the aforesaid deed became the absolute owners of ALL THAT piece and parcel of demarcated plot Sali land measuring 8(Eight) Cottah 9(Nine) Chittacks1(one) sq.ft be the same a little more or less out of 11 (Eleven) Chottas 08(Eight) Chittaks of her possession, laying and situated at Mouza- Gopalpur, J.L. No-2, Re.Sa.No.-140,Touzi No.2998, pargana-kalikata,Police station Airport, comprised in C.S.Dag No.3894 R.S.Dag No.2911 under C.S. khatian No.361,R.S. Khatian No.491,LR Khatian No.3109,under the jurisdiction of A.D.S.R.O Bidhanngar salt lake city, within the local limit of Rajarhat Gopalpur Municipality in ward no.3 at present 5, in the District North 24parganas.

The above named Shri Subir Saha and Smt Menoka Saha sold and transferred 8(Eight)Cottahs 9(Nine) Chittaks 1(One) sq.ft.be the same a little more or less out of 11 (Eleven) Chottas 08(Eight)Chittaks of her possession, laying and situated at Mouza_Gopalpur ,J.L.No.2,Re.Sa.No.140,TouziNo.2998 pargan-Kalikata, Police station Airport Comprised in C.S. Dag no.-3894, R.S.Dag No-2911 under C.S. khatian No.361,R.S.khatian No.491,L.R. khatian No.3109 under the jurisdiction of A.D.S.R.O. Bidhanngar Salt lake city within the local limit of Rajarhat Gopalpur Municipality in Ward No.3 at present 5, in the District North 24parganas to the presort Vendor-namely M/S Adhunika Villa Pvt Ltd a company incorporated under the companies Act 1956 and having its registered office at 09 strand Road Kolkata 700001 represented by its Director Shri Praveen Kanodia son of Shri Arun kanodia and the same was registered on 27 February 2012 in the office of A.R.A. -II Kolkata and copied in Book No-I, CD Volume No11,Pages-2226 to 2248 Being No.2575 for the year 2012.Thereafter the said present Vendor namely M/S ADHUNIK VILLA PVT LTD recorded its name in L.R. Settlement operation being L.R.Khatian No-10368 for 07 Decimals Sali land and obtained attested Parcha there from.

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Absolute Ownership of M/s Adhunik Villa Pvt Ltd: Thus by virtue of the aforesaid Deed of Conveyance Being No 14437, for the year 2012, 04718 for the year 2012 & 02575 for the year 2012, the present Vendor namely **M/S ADHUNIK VILLA PVT LTD** become the absolute owner of the said Property i.e Sali land measuring 11 (Eleven) Cottahs 05 (Five) Chittaks 26 (Twenty Six) square Feet, be the same a little more or less of land, lying and situated at Mouza – gopalpur, J.L No 2, Re. Sa. No 140, Touzi No 125B1, Police Station Airport, comprised in R.S Dag Nos 2895, 2903 and 2911 under L.R Khaitan No 10368 and 3109, A.D.S.R.O. Bidhannagar Salt Lake City within the local limits of Rajarhat Gopalpur Municipality, in Ward No 3 at Present 5 in the District North 24 Parganas. The Details of which are given below:

R.S Dag No	L.R.Khaitan No	Area	Nature of Land
2895	10368	1 Cottah 11 chittaks 0 sq ft	Sali
2903	10368	1 cottah 1 chittaks 25 sq ft	Sali
2911	10368 & 3109	8 cottah 9 Chittaks 1 sq ft	Sali
	Total	11 Cottah 5 Chittaks 26 sq ft	

Desire to Sale by M/s Adhunik Villa Private Limited to the Purchaser M/s Associated Erectors Pvt Ltd :

WHEREAS while seized and possessed of the aforesaid property the M/s Adhunik Villa Pvt Ltd decide to sale the said property i.e Sale land measuring 11 (Eleven) Cottahs 5 (Five) Chittaks 26 (Twenty Six) 1 (One) 11 (Eleven) Chittaks 0 (Zero) square feet in R.S Dag No 2895 under L.R Khaitan No 10368 out of total area of 1.01 Acre, 1 (One) Cottah 1 (One) chittacks 25 (Twenty Five) sq.ft in R.S Dag No 2903 under R.S Khaitan No 1166. L.R.Khaitan No 10368, out of total area of 98 decimals and 8 (Eight) cottah 9 (Nine) chittaks 1 (One) sq ft in R.S Dag No 2911 under

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C.S Khaitan No 361, R.S Khaitan No 491, L.R. Khaitan Nos 10368 and 3109, out of total area of 2 acres be the same a little more or less of land be the same or little more or less lying and situated at Mouza Gopalpur, J.L.No 2, Re. Sa. No 140, Touzi No 125B1, Police Station Airport comprised in R.S Dag No's 2895, 2903 and 2911 under L.R.Khaitan No 10368 and 3109, A.D.S.R.O Bidhannagar Salt Lake City, within the local limits of Rajarhat Gopalpur Municipality, in Ward No 3 at present 5 in the District of North 24- Parganas, at a total consideration of Rs 45,00,000/- (Rupees Forty Five Lakh) only and for the same the present Vendor herein approached to M/s Adhunik Villa Pvt Ltd.

Acceptance by the Present Vendor:

The present vendor herein has accepted the aforesaid proposal and agreed to purchase the said property at an agreed total consideration of Rs 45, 00,000/- (Rupees Forty Five lakh) only.

AND WHEREAS the present Vendor M/s Associated Erectors Private Limited purchased the aforesaid property by way of registered Deed of Conveyance which was registered before District Sub-Registrar – II, Barasat, 24-Parganas (North) vide Book No I, CD Volume No 7, pages from 877 to 906, Being No 03037 for the year 2014.

AND WHEREAS the Owner Company M/s Associated Erectors Private Limited is the absolute owner seized and possessed of the Sali land measuring 11 (Eleven) cottahs 5 (Five) Chittaks 26 (Twenty Six) sq ft land be the same a little more or less comprised in R.S dag No 2895, 2903 and 2911, under L.R. Khaitan Nos 1036 & 3109, J.L. No 2, R.S.No 140, Touzi No 125B1, Mouza Gopalpur, Police Station Airport Ward No 3 at present 5, under Rajarhat Gopalpur Municipality, District North 24 Parganas.

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AND WHEREAS the owner/company has already started construction on the land measuring 11 cottahs 5 chittacks 26 sq ft namely GRREN RESIDENZA –III more fully and particularly described in the schedule written hereunder in accordance with the building plan sanctioned by the Rajarhat Gopalpur Municipality.

AND WHEREAS the purchaser /second party herein being desirous of owning of a flat measuring _____square Feet super built up area at the _____ Floor Flat No _____ of the building along with one car parking space measuring _____sq. ft. super built up area more or less on the ground floor has approach to owner company /vendor to sell and transfer and the owner company /vendor has agreed to sell and transfer the said flat and undivided proportionated share in the land described in the schedule written hereunder attributable to such flat on the terms and conditions contained herein.

AND WHEREAS the vendor and Developer/ Promoter have agreed to sell and the Purchaser has agreed to purchase the Flat No _____ on the _____, measuring an area _____ square feet super built up area more or less along with _____ car parking spaces measuring about _____ square feet super build up area more or less each with undivided proportionate share of interest of land and common areas and facilities free from all encumbrances, charges, liens, attachments, acquisitions and facilities free from all other liabilities whatsoever at the price of Rs _____ (Rupees _____) more fully and particularly described in the schedule hereunder written.

NOW THIS INDENTURE WITNESSETH that in pursuance of the arrangement and in consideration of the sum

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Rs _____ (Rupees _____) only paid by the purchaser to the landlords/ vendor the receipt of which sum the landlords hereby acknowledges, the said landlords as beneficial owner does hereby grant, convey, transfer and assign and assure unto the said purchaser free from all encumbrances of the **Flat No _____ on the _____, measuring an area _____ square feet super built up area more or less along with _____ car parking spaces measuring about _____ square feet super build up area more or less each being the property described in Schedule "B" hereunder with half the dept in all the joints above between its ceiling of the flat below and with full ownership of all doors, windows, fittings, fixtures, both sanitary and electrical all external and internal walls with the ways and passages, drains water courses, TOGETHER WITH benefit of all ancient and other rights, liberties, easements, appendages and appurtenances of all landlords in the said shop free from all encumbrances and attachments whatsoever except the right of demolition on committing waste TO HAVE AND HOLD the property hereby conveyed to the Purchaser absolutely.**

AND THAT THE landlords/ vendors do hereby covenant and agree with the Purchaser.

AND IT IS FURTHER AGREED AND DECLARED BETWEEN THE PARTIES AS FOLLOWS:-

- 1) The Purchaser shall be liable to pay directly to the authorities or contribute in proportion to the floor area of the flat hereby conveyed to the Purchaser towards payment of Municipal taxes and other outgoings, payable are not made directly to any statutory authority then the same shall be made by the Purchaser to the co-

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owners of the flat in the building represented by the Co- operative of the Purchaser of the flat in the building for the said purpose.

- 2) The purchaser shall have full and absolute proprietary rights such as the Vendor drives from his title save and except that of demolishing or committing waste in respect of the property in any manner so as to affect the Vendor rights as covered by this Conveyance.
- 3) The Purchaser shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Vendor or any other co-owner who may have acquired before who may hereafter acquire any right, title or interest similar to those acquired by the Purchaser under the terms this conveyance.
- 4) The common areas and facilities are as follows:-
 - 1.1. Land comprised in the Premises **TOGETHER WITH** all easement rights of way right and appurtenances belonging to the said land.
 - 1.2. The yards and open spaces.
 - 1.3. Common bathroom, latrine facility.
 - 1.4. Installations in respect of common services such as power, light, water and sewerage.
 - 1.5. The entire drainage system, water supply system, including the water reservoirs in the ground floor and over the roof and also motors, pumps, compressors, pipes and ducts.
 - 1.6. All other parts of the property necessary or convenient to the existence maintenance and safety or normally in common use.
 - 1.7. Such other common facilities as may be specially provided.
 - 1.8. The costs and outgoings are as follows :-
 1. Expenses of maintaining, repairing, redecorating of the main structure.

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2. The costs of cleaning and lighting the passage, the entrance of the shop passage, intended for common use
3. The salaries of care- takers, chowkidars, sweepers, electricians, plumbers and other employees, if any.
4. The cost of working and maintaining motor pump transformer including all fittings and the reservoirs in the ground floor.
5. Municipal taxes and other taxes, levies and impositions.
6. Proportionate share of ground rent.
7. All expenses of common services and particularly connected with and in relation to the common areas and facilities.
8. Lift and staircase facility
9. Value of this conveyance is Rs _____ (Rupees _____) only.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of demarcated plot of land measuring 11 (Eleven) cottahs 5 (five) Chittaks 26 (Twenty Six) Sq. ft. be the same a little more or less of land lying and situated at Mouza Gopalpur, J.L.No 2, Re. Sa. No 140, Touzi No 125B1,, Police Station Airport, comprised in R.s dag no 2895, 2903 and 2911 under L.R. khaitan no 10368 and 3109, A.D.S.R. Bidhannagar, Salt Lake City within the local limits of Rajarhat Gopalpur Municipality in Ward

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No 3 at present 5 in the District of North 24 parganas. The details of which are given below:

R.S Dag No	L.R.Khaitan No	Area	Nature of Land
2895	10368	1 Cottah 11 chittaks 0 sq. ft.	Sali
2903	10368	1 cottah 1 chittaks 25 sq. ft.	Sali
2911	10368 & 3109	8 cottah 9 Chittaks 1 sq. ft.	Sali
	Total	11 Cottah 5 Chittaks 26 sq. ft.	

Demarcated in on plan attached herewith, this is butted and bounded as follows:

ON THE NORTH : By

ON THE SOUTH : By

ON THE EAST : By

ON THE WEST : By

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THE SECOND SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE FLAT/ UNIT)

ALL THAT Flat measuring _____ Square Feet super build up area at the _____ floor being Flat No _____, along with _____ covered Car Parking Space measuring about _____ sq. ft. at the ground floor, together with right to use the common areas parts and facilities and undivided proportionate share in the land described in the First schedule written hereinabove and butted and bounded of flat no _____

ON THE NORTH : By

ON THE SOUTH : By

ON THE EAST : By

ON THE WEST : By

COMMON AREAS

1. Open and / or covered paths and passages / services road.
2. Space/ room for generator and / or water pump with a motor and overhead water tank.
3. Stair case, lobby and landing passage.
4. Boundary walls.

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5. Septic tank, soakpit drain etc.
6. Apart from lift no other amenities like swimming pool , gym etc in GRREN RESIDENZA III

COMMON INSTALLATIONS

1. Drains, sewers and pipes from the building to the Municipal duct.
2. Water pump with motor and water distribution pipes (save and except those installed inside the flat).
3. Electrical wiring, fitting and other accessories like lift for lighting the staircase lobby and other common areas
4. Water sewerage evocation pipes from the units to drains and swear common to the building.
5. Main gate to the premises.
6. Lift facilities.

IN WITNESS WHEREOF the parties hereto have subscribed their respective _____ hands _____ and _____ seals on the _____ day _____ month of the year _____ first above written.

SIGNED SEALED AND DELIVERED

In the presence of:-

- 1.

ASSOCIATED ERECTORS PRIVATE LIMITED

Director

SIGNATURE OF THE VENDOR

2

SIGNATURE OF THE PURCHASER

Drafted and prepared by
SIBABRATA SINHA
Advocate
Small Causes Court,
Bar Association Kolkata.

MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum
Rs _____ (Rupees _____
_____) only as flat consideration money as
per details below.

Cheque no	Date	Bank/ Branch	Amount (Rs)
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ASSOCIATED ERECTORS PRIVATE LIMITED

Director

(Rupees _____)
only

WITNESSES:-

1.

2.

(SIGNATURE OF THE VENDOR)

ASSOCIATED ERECTORS PRIVATE LIMITED

Director