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DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this day of, 2019 By and Between

- 1) SNIGDHANEER CONSTRUCTION (Pan No. AAMFS 1844E) of Tribeni Apartment, Garia Main Road, Kolkata - 700084, partners namely Sri. Bijan Bhattacharjee, Biman Bhattacharjee, Bidhan Bhattacharjee & Bipul Bhattacharjee,
- (2) SRLBIJAN BHATTACHARJEE, (Pan No. AHEPB 0194M) (Mobile Nos. 9836029301)
- (3) SRI. BIMAN BHATTACHARJEE, (Pan No. AELPB 8208C) (Mobile No 9831077323)
- (4) SRI. BIDHAN BHATTACHARJEE, (Pan No. AEPFB 0666Q) (Mobile No 9631658035)
- (5) SRI. BIPUL BHATTACHARJEE, (Pan No. AEGPB 1857E) (Mobile No 9831799994) (2,3,4, & 5) all sons of Late Bimal Bhattacharjee
- (6) SMT. SUKLA BHATTACHARJEE, W/o Sri. Bijan Bhattacharjee (Pan No. AEFPB 6185G) (Mobile No 9836029301)
- (7) SMT. KALPANA BHATTACHARJEE, W/o Sri. Biman Bhattacharjee, (Pan No. ADHPB 5103F) (Mobile No 9831799995)
- (8) SMT. SHRABANTI BHATTACHARJEE W/o Bipul Bhattacharjee, (Pan No. ACNPC 6932E) (Mobile No 98310799994)
- (9) MISS. MOUMITA BHATTACHARJEE, D/o Sri. Bijan Bhattacharjee, (Pan No. ANXPB 3089Q) (Mobile No 9836029301)
- (10) MISS. SANCHITA BHATTACHARJEE, D/o Sri. Biman Bhattacharjee (Pan No. BIQPB 0259K) (Mobile No 7044068995) (2 & 10) all by faith Hindu and all are residing at Kalyani Villa, Opposite Yuba Tirtha Club, Beside Srishti Apartment, Madhya Fartabad, E.M. Bye Pass, P.O. Garia, P.S. Sonarpur, Dist. 24 - Parganas (s) Kolkata - 700084, District South - 24 Parganas.
- (11) SRI BECHULAL MONDAL, (Pan No. DCTPM 5470G) (Mobile No 9433526708) son of Late Kali Charan Mondal residing at Balia, Garia, Kolkata - 700084.
- (12) SRI. PREMANGSHU MONDAL, (Pan No. ACLPM 4513D) (Mobile No 9869057512)
- (13) SRI DEBANGSHU MONDAL, (Pan No. AMEPM 2064N) (Mobile No 9433108991)
- (14) SRI HIMANGSHU MONDAL, (12, 13, & 14) all sons of Sri Bechulal Mondal residing at Balia, West, Kolkata - 700084. (Pan No. AHXPM 7237M) (Mobile No 8583042743)
- (15) SMT. LATIKA MONDAL, (Pan No. BEOPM 9593M) (Mobile No 9038485286) daughter of Sri. Bechulal Mondal, wife of Sri Bibekananda Mondal residing at Fartabad Garia, Kolkata - 700084.
- (16) SRI DILIP MONDAL, (Pan No. BEOPM 2019A) (Mobile No 9007018753/7044116153)
- (17) SRI TAPAN MONDAL, (Pan No. CTUPM 9574Q) (Mobile No 983068914)
- (18) SRI SWAPAN MONDAL (Pan No. CZGPM 0850D) (Mobile No 9830638914)
- (19) SRI KRISHNADHAN MONDAL, (16, 17, 18 & 19) all sons of Late Panchanan Mondal all are residing at West Balia, Garia, Kolkata - 700084 (Pan No. CNEPM 2638D) (Mobile No 9051140708)
- (20) SRI. PATIT PABAN MONDAL, son of Late Sudash Chandra Mondal residing at Balia, Garia, Kolkata - 700084. (Pan No. CUAPM 9099P) (Mobile No 9830638914)
- (21) SRI. KAMALESH GOBINDA SEN, S/o Late Suresh Gobinda Sen residing at West Balia, Garia, P.S. Sonarpur, Dist. 24 - Parganas (s), Kolkata - 700084. (Pan No. AKRPS 9256M) (Mobile No 9903150821)
- (22) SMT. ARATI CHATTERJEE, (Pan No. BMMPC 5622Q) (Mobile No 9800464858) W/o late Gourangadeb Chatterjee residing at Balia, Garia, Kolkata - 700084. OWNERS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators representatives and assignees) of the party of FIRST PART. The Owners have granted a registered power of attorney vide Nos. 2640/2007, 2307/2008, 110/2012, 2311/2008, 2312/2008, 499/2012 and 561/2018 in favour of Sri. Biman Bhattacharjee and Sri. Bidhan Bhattacharjee, both sons of Late Bimal Bhattacharjee, and residing at Kalyani Villa, Opposite Yuba Tirtha Club, Beside Sristi Apartment, Madhya Fartabad, E.M. Bye-Pass P.O. Garia, P.S. Sonarpur, District South 24 Parganas, Kolkata 700084
- (23) SMT. BABY MONDAL (PAN No. AMXPM30032FF) (Mobile Number : 9869057512) W/O Sri. Premangshu Mondal by occupation house Wife residing at West Balia, P.S. Narendrapur, Kolkata 700084.



AND

M/S. SNIGDHANEER CONSTRUCTION, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Tribeni Apartment, Garia Main Road, P.O. Garia, P.S.Sonarpur, Kolkata - 700084, (Pan No.AAMFS 1844E), represented by its authorized Partner 1) Sri. Bijan Bhattacharjee (Aadhar No.946048811451) (2) Sri.Biman Bhattacharjee (Aadhar no. 818581662551) (3) Sri.Bidhan Bhattacharjee (Aadhar No.713940855708) and (4) Sri. Bipul Bhattacharjee (Aadhar No.543909868568) hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

AND

(1)SRI / SMT (Adhar No.) S/O / W/O SRI aged about by occupation Service, by faith (Pan No.....) & (2) SMT..... (Adhar No.....) W/o SRI aged about by occupation Teacher, by faith Hindu, (Pan No) both residing at hereinafter called the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted an assigns).

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

Note: For the purpose of this Agreement for Sale, unless the context otherwise requires, (a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);

(b) "appropriate Government" means the Central Government;

(c) "Rules" means the Real Estate (Regulation and Development) (General) Rules, 2016 made under the Real Estate (Regulation and Development) Act, 2016;

(d) "Regulations" means the Regulations made under the Real Estate (Regulation and Development Act, 2016;

(e) "section" means a section of the Act.

WHEREAS owners are lawfully seized and possessed of or otherwise well and sufficiently entitled to all that measuring more or less 171 decimals out of 174.43 decimals (the split up of the land being :-8 decimals of Danga Land of C.S.Dag No.221, R.S.Dag No.230, L.R.Dag No.201/909, R.S.Khanda Khatiyon No.281, coming from Khatiyon No.32, + 56 decimals of bastu land of C.S.Dag No.222, R.S.Dag No.231, L.R.Dag No.201, R.S.Khanda Khatiyon No.281, coming from Khatiyon No.32, + 44.5 decimals out of 89 decimals of bastu land of R.S.Dag No.232, L.R.Dag No.200, R.S.Khatiyon No.33 + 15 decimals of Danga land of R.S.DagNo.92, L.R.Dag No.199, R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56 + 6.662 decimals equivalent to more or less 4 Cottahs 22 Sq.ft.out of 50 decimals of Danga land of R.S.Dag No.95, L.R.Dag No.190 R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56, + 2.686 decimals equivalent to more or less 1 Cottah 10 Chattak out of 6 decimals of Danga land of R.S.Dag No.90, L.R.Dag No.194, R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56, + 2.272 decimals equivalent to more or less 1 Cottah 6 Chattaks of Danga land out of 4 decimals of R.S.Dag No.91, L.R.Dag No.195, R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56, + 2.350 decimals equivalent to 1 Cottah 6 Chattaks 34 sq.ft. out of 23 decimals (danga land of R.S.Dag No.93, L.R.Dag No.192, R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56, + 19.48 decimals out of 35 decimals of bastu land of R.S.Dag No.88, L.R.Dag No.196, R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56,) situated and lying at Mouza-Balia, J.L.No.46, P.S. & A.D.S.R. office at Sonarpur, R.S.No.30, Touzi No.274 Pargana-Medanmolla, comprising in R.S. Dag Nos. 88, 90, 91, 92, 93, 95, 230, 231 & 232, L.R.Dag Nos.196, 194, 195, 199, 192, 190, 201/909, 201 & 200, appertaining to R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56, R.S.Khanda Khatiyon No.281, coming from Khatiyon No.32 & 33, and 4.180-decimals of Danga Land of C.S.Dag No.78, R.S.Dag No.88, L.R.Dag No.196, R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56,+ 7.3 decimals of Danga land of R.S.Dag No.93, L.R.Dag No.192, R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56 + 4 decimals equivalent to more or less 2 Cottahs 8 Chattaks out of 50 decimals of Danga land of R.S.Dag No.95, L.R.Dag No.190 R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56,) situated and lying at Mouza-Balia, J.L.No.46, P.S. & A.D.S.R. office at Sonarpur, R.S.No.30, Touzi No.274, Pargana-Medanmolla, comprising in R.S. Dag Nos. 88 ,

93 & 95, L.R.Dag Nos. 196, 192 & 190 appertaining to R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56, Ward No.01 under Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas (hereinafter called and referred to as the said premises) particularly described in the Schedule hereunder written.

AND WHEREAS One Kalicharan Mondal, son of Ram Narayan Mondal executed a deed of Bengali Kbulati on 12/5/1943 regarding the 2/3rd share i.e. 94 decimals of land out of 141 decimals ((the split up of the land being :-29 decimals C.S.Dag No.48 + 9 decimals of C.S.Dag No.62 + 18 decimals of C.S.Dag No.63 +16 decimals of C.S.Dag No.68 + 13 decimals of C.S.Dag No.71 + 35 decimals of C.S.Dag No.78 + 10 decimals of C.S.Dag No.80 + 8 decimals of C.S.Dag No.405+ 1 decimals of C.S.Dag No.407) of C.S.Khatiyon No.116+ 10 decimals of C.S.Dag No.69, C.S.Khatiyon No.146} of Balia Mouza, J.L.No.46 infavour of Adhar Chandra Sardar, Ramkrishna Sardar, Bhusan Chandra Sardar & Ambika Charan Sardar all sons of Late Khelaram Sardar. Kishori Mohan Sardar & Hrishikesh Sardar, both sons of Late Dhiraj Chandra Sardar, Durga Das sardar, Atul Krishna Sardar, Jitendra Nath Sardar, Bhabendra Nath Sardar & Santosh Kumar Sardar, all sons of Late Kritibas Sardar, registered at S.R.Baruipur office and recorded in Book No.I, Volume No.33, pages-31-33, being No.2916 for the year 1943.

AND WHEREAS One Pravabati Devi, wife of Late Hrishikesh Majumder and Durgacharan Majumder, son of Late Hrishikesh Majumder sold, transferred and conveyed the land measuring 46 decimals (the split up of the land being :-10 decimals out of 29 decimals of C.S.Dag No.48 +03 decimals out of 9 decimals of C.S.Dag No.62+13 decimals out of 18 decimals of C.S.Dag No.63 +2 decimals out of 6 decimals of C.S.Dag No.68 +6 decimals out of 13 decimals of C.S.Dag No.71+12 decimals out of 35 decimals of C.S.Dag No.78) of C.S.Khatiyon No.116, of Balia Mouza, J.L.No.46 on 22/11/1944 to Sri Bijoy Krishna Mondal and Sri Kali Charan Mondal, both sons of Late Ram Narayan Mondal, registered at S.R.Baruipur office and recorded in Book No.I, Volume No.60, Pages-232-234, being No.5443 for the year 1944.

AND WHEREAS the One Adhar Chandra Sardar, Ramkrishna Sardar, Bhusan Chandra Sardar & Ambika Charan Sardar all sons of Late Khelaram Sardar. Kishori Mohan Sardar & Hrishikesh Sardar, both sons of Late Dhiraj Chandra Sardar, Durga Das sardar, Atul Krishna Sardar, Jitendra Nath Sardar, Bhabendra Nath Sardar & Santosh Kumar Sardar, all sons of Late Kritibas Sardar jointly also sold, transferred and conveyed the danga land measuring 8 decimals out of 35 decimals in C.S.Dag No.78, R.S.Dag No.88, C.S.Khatiyon No.116, R.S.Khatiyon No.56 of Balia Mouza, J.L.No.46 on 19/8/1958 to Sudhir Kumar Ghosh, Sunil Kumar Ghosh, both sons of Haripada Ghosh, registered at S.R.Baruipur office and recorded in Book No.I, Volume No.63, Pages-296 to 299, being No.6687 for the year 1958.

AND WHEREAS the said Adhar Chandra Sardar, Ramkrishna Sardar, Bhusan Chandra Sardar Sardar & Ambika Charan Sardar all sons of Late Khelaram Sardar, Kishori Mohan Sardar & Hrishikesh Sardar, both sons of Late Dhiraj Chandra Sardar, Durga Das Sardar, Atul Krishna Sardar, Jitendra Nath Sardar, Bhabendra Nath Sardar & Santosh Kumar Sardar, all sons of Late Kritibas Sardar jointly sold, transferred and conveyed the danga land measuring 10 decimals out of 25 decimals in C.S.Dag No.78, R.S.Dag No.88, C.S.Khatiyon No.116, R.S.Khatiyon No.56 of Balia Mouza, J.L.No.46 on 19/8/1958 to SRI NANDALAL BASU, son of Late Phanindra Nath Basu and SMT. DURGARANI BASU, wife of Bankim Chandra Basu, registered at S.R.Baruipur office and recorded in Book No.I, Volume No.82, Pages- 1 to 4, being No.6688 for the year 1958.

AND WHEREAS the said Adhar Chandra Sardar, Ramkrishna Sardar, Bhusan Chandra Sardar & Ambika Charan Sardar all sons of Late Khelaram Sardar, Kishori Mohan Sardar & Hrishikesh Sardar, both sons of Late Dhiraj Chandra Sardar, Durga Das sardar, Atul Krishna Sardar, Jitendra Nath Sardar, Bhabendra Nath Sardar & Santosh Kumar Sardar, all sons of Late Kritibas Sardar jointly also sold, transferred and conveyed the danga land measuring 8 decimals out of 35 decimals in C.S.Dag No.78, R.S.Dag No.88, C.S.Khatiyon No.116, R.S.Khatiyon No.56 of Balia Mouza, J.L.No.46 on 19/8/1958 to SMT. KAMALA BALA SARKAR, wife of Sudhir Kumar Sarkar, registered at S.R.Baruipur office and recorded in Book No.I, Volume No.76, Pages-116 to 119, being No.6691 for the year 1958.

AND WHEREAS the said Adhar Chandra Sardar, Ramkrishna Sardar, Bhusan Chandra Sardar & Ambika Charan Sardar all sons of Late Khelaram Sardar, Kishori Mohan Sardar & Hrishikesh Sardar, both sons of Late Dhiraj Chandra Sardar, Durga Das sardar, Atul Krishna Sardar, Jitendra Nath Sardar, Bhabendra Nath Sardar & Santosh Kumar Sardar, all sons of Late Kritibas Sardar jointly also sold, transferred and conveyed the danga land measuring 9 decimals out of 35 decimals in C.S.Dag No.78, R.S.Dag No.88, C.S.Khatiyon No.116, R.S.Khatiyon No.56 of Balia Mouza, J.L.No.46 on 19/8/1958 to SMT. GOURI PROVA BASU, wife of Pankaj

Kumar Basu, registered at S.R.Baruiপুর office and recorded in Book No.I, Volume No.76, Pages-195 to 198, being No.6694 for the year 1958.

AND WHEREAS thus the said SRI NANDALAL BASU, son of Late Phanindra Nath Basu, SMT. DURGARANI BASU, wife of Bankim Chandra Basu, SMT. KAMALA BALA SARKAR, wife of Sudhir Kumar Sarkar, and SMT. GOURI PROVA BASU, wife of Pankaj Kumar Basu, became the absolute owners of the land measuring more or less 27 decimals out of 35 decimals in C.S.Dag No.78, R.S.Dag No.88 of C.S.Khatiyon No.116, R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56 of Balia Mouza, J.L.No.46, P.S.Sonarpur, District-South 24-Parganas.

AND WHEREAS the said Sri Nandalal Basu and Smt. Durga Rani Basu sold the land measuring more or less 1 Cottah 12 Chattaks equivalent to more or less 2.892 decimals out of 10 decimals in C.S.Dag No.78, R.S.Dag No.88, C.S.Khatiyon No.116, R.S.Khanda Khatiyon No.285 coming from Khatiyon No.56 of Balia Mouza, J.L.No.46 on 14/8/1989 to Smt. Sabita Mondal, wife of Piru Mondal, registered at Sonarpur A.D.S.R. Office and recorded in Book No.I, Volume No.105, Pages- 158 to 163, being No.5338 for the year 1989.

AND WHEREAS the said Smt. Sabita Mondal sold the land measuring more or less 1 Cottah 12 Chattaks equivalent to more or less 2.892 decimals in C.S.Dag No.78, R.S.Dag No.88, C.S.Khatiyon No.116, R.S.Khanda Khatiyon No.285 coming from Khatiyon No.56 of Balia Mouza, J.L.No.46 on 15/3/2012 to SMT. MOUMITA BHATTACHARJEE and SMT. SANCHITA BHATTACHARJEE, Donee Nos. 3 & 4 herein, registered at Sonarpur A.D.S.R. office and recorded in Book No.I, C.D. Volume No.10, Pages- 5784 to 5758, being No.3477 for the year 2012.

AND WHEREAS the said Smt. Durga Rani Basu and Smt. Kamala Bala Sarkar jointly sold the land measuring 9 decimals out of 11.554 decimals in Dag No.C.S.78, R.S.Dag No.88 on 12/8/2011 to M/S. SNIGDHANEER CONSTRUCTION, a partnership firm, registered at D.S.R.-IV, Alipore and recorded in Book No.I, C.D. Volume No. , Pages-154 to 169, being No.6216 for the year 2011.

AND WHEREAS the said Smt.Gouriprava Basu sold the land measuring 9 decimals in Dag No.C.S.78, R.S.Dag No.88, C.S.Khatiyon No.116, R.S.Khanda Khatiyon No.285 coming from Khatiyon No.56 on 19/4/1985 to Sri Pradip Kumar Chakraborty, registered at Sonarpur A.D.S.R. office and recorded in Book No.I, Volume No.23, Pages- 450 to 455, being No.1844 for the year 1985.

AND WHEREAS the said Sri Pradip Kumar Chakraborty sold the land measuring 3.3 decimals equivalent to more or less 2 Cottahs out of 9 decimals in Dag No.C.S.78, R.S.Dag No.88, C.S.Khatiyon No.116, R.S.Khanda Khatiyon No.285 coming from Khatiyon No.56 on 10/5/1985 to Sri Dilip Ranjan Saha registered at Sonarpur A.D.S.R. office and recorded in Book No.I, Volume No.4, Pages- 138 to 144, being No.2360 for the year 1985.

AND WHEREAS the said Sri Pradip Kumar Chakraborty sold the land measuring 3.3 decimals equivalent to more or less 2 Cottahs out of 9 decimals in Dag No.C.S.78, R.S.Dag No.88, C.S.Khatiyon No.116, R.S.Khanda Khatiyon No.285 coming from Khatiyon No.56 on 10/5/1985 to Sri Swapan Saha registered at Sonarpur A.D.S.R. office and recorded in Book No.I, Volume No.4, Pages- 131 to 137, being No.2359 for the year 1985.

AND WHEREAS the said Sri Dilip Ranjan Saha sold the land measuring 3.3 decimals equivalent to more or less 2 Cottahs in Dag No.C.S.78, R.S.Dag No.88, C.S.Khatiyon No.116, R.S.Khanda Khatiyon No.285 coming from Khatiyon No.56 executed on 21/12/2009 and completion on 8/1/2010 to Smt. Sova Ganguly, (Donee No.1 herein) registered at Sonarpur A.D.S.R. office and recorded in Book No.I, C.D. Volume No.1, Pages-2327 to 2339, being No.137 for the year 2010.

AND WHEREAS the said Sri Swapan Saha sold the land measuring 3.3 decimals equivalent to more or less 2 Cottahs in Dag No.C.S.78, R.S.Dag No.88, C.S.Khatiyon No.116, R.S.Khanda Khatiyon No.285 coming from Khatiyon No.56 executed on 29/8/2006 and completion in 2010 to Santi Ganguly, registered at Sonarpur A.D.S.R. office and recorded in Book No.I, C.D. Volume No.26, Pages-1476 to 1492 being No.10367 for the year 2010.

AND WHEREAS the said Sri Santi Ganguly sold his land measuring 2 Cottahs equivalent to more or less 3.3 decimals in Dag No.C.S.78, R.S.78 of Balia Mouza and Smt. Sova Ganguly (Donee No.1 herein) sold the land measuring 10 Chattaks 17 Sq.ft, equivalent to more or less 1.072 decimals out of 3.3 decimals in C.S.Dag

No.78, R.S.Dag No.88 of Balia Mouza, J.L.No.46 on 12/8/2011 to SRI BIMAN BHATTACHARJEE, SRI BIDHAN BHATTACHARJEE, SRI BIJAN BHATTACHARJEE AND SRI BIPUL BHATTACHARJEE registered at D.S.R.-IV, Alipore and recorded in Book No.I, C.D.Volume No.21, Pages- 867 to 886, being No.6221 for the year 2011.

AND WHEREAS Sova Ganguly said 5 Satak Land equivalent 3 Cottahs in R.S.Dag No.88 purchased from Dilip Ranjan Saha by way of deed No. 137 of 2010 and she transfer this land to Bidhan Bhattacharjee by way of Deed no.9443 in the year 2014, Book No. I. Volume No 20.

AND WHEREAS the said Nandalal Basu, Smt. Durga Rani Basu and Smt. Kamala Bala Sarkar jointly sold the land measuring more or less 3 Cottahs 10 Chataks 6 Sq.ft. equivalent to more or less 6.108 decimals executed on 3/4/2008 and completion on 16/6/2010 to M/S. SNIGDHANEER CONSTRUCTION, a partnership firm, registered at A.R.A.I, Kolkata and recorded in Book No.I, C.D.Volume No.14, Pages- 780 to 7818 being No.5860 for the year 2010,

AND WHEREAS the said Kalicharan Mondal and Sri Bijoy Krishna Mondal were seized and possessed of or otherwise well and sufficient entitle to all that piece and parcel of danga land measuring 8 decimals (the split up of the land being :- 6 decimals out of 13 decimals of C.S.Dag No.68, R.S.Dag No.90 + 4 decimals out of 6 decimals of C.S.Dag No.71, R.S.Dag No.91) of C.S.Khatiyon No.116, R.S.Khanda Khatiyon No.285 coming from Khatiyon No.56 of Balia Mouza, as per Revisional settlement records of right.

AND WHEREAS after the death of Bijoy Krishna Mondal, his heirs sold their share of land in C.S.Dag No.68 & 71, R.S.Dag No.90 & 91.

AND WHEREAS after the death of Kalicharan Mondal, his heirs executed a partition deed in 1967 at S.R.Baraijpur office and recorded in Book No.I, being No.3496 for the year 1967, after partition, the Sri Monoranjan Mondal, heirs of Late Kalicharan Mondal got the land measuring 8 decimals (the split up of the land being :- 6 decimals out of 13 decimals of C.S.Dag No.68, R.S.Dag No.90 + 2 decimals out of 6 decimals of C.S.Dag No.71, R.S.Dag No.91) of C.S.Khatiyon No.116, R.S.Khanda Khatiyon No.285 coming from Khatiyon No.56 of Balia Mouza,

AND WHEREAS the said Monoranjan Mondal sold the land measuring 8 decimals on 15/5/1981 to Subodh Ch. Kundu, registered at S.R.Sonarjpur office and recorded in Book No.I, Volume No.39, Pages- 154 to 156, being No.2435 for the year 1981.

AND WHEREAS the said Subodh Ch. Kundu sold the land measuring 3 Cottahs (the split up of the land being :- 1 Cottah 10 Chataks out of 6 decimals in R.S.Dag No.90 + 1 Cottahs 6 Chataks in R.S.Dag No.91) on 14/6/1985 to Smt. Arati Das Gupta, at Sonarjpur A.D.S.R. office and recorded in Book No.I, Volume No.40, Pages- 297 to 304, being No.3214 for the year 1985.

AND WHEREAS the said Smt. Arati Das Gupta sold the land measuring 3 Cottahs (the split up of the land being :- 1 Cottah 10 Chataks out of 6 decimals in R.S.Dag No.90 + 1 Cottahs 6 Chataks in R.S.Dag No.91) on 28/2/2000 to Sri Swapan Sarkar, at D.S.R.-IV, Alipore office and recorded in Book No.I, Volume No.19, Pages-195 to 204, being No.684 for the year 2000.

AND WHEREAS the said Swapan Sarkar sold the land measuring 3 Cottahs (the split up of the land being :- 1 Cottah 10 Chataks out of 6 decimals in R.S.Dag No.90 + 1 Cottahs 6 Chataks in R.S.Dag No.91) on 7/5/2010 to SMT. SUKLA BHATTACHARJEE, SMT. KALPANA BHATTACHARJEE and SMT SHRABANTI BHATTACHARJEE, herein, registered at D.S.R.-IV, Alipore office and recorded in Book No.I, Volume No.13 Pages-666 to 680, being No.3533 for the year 2010.

AND WHEREAS thus the said SMT. SUKLA BHATTACHARJEE, SMT. KALPANA BHATTACHARJEE and SMT SHRABANTI BHATTACHARJEE, herein became the absolute owners of the land measuring 3 Cottahs (the split up of the land being :- 1 Cottahs 10 Chataks out of 6 decimals in R.S.Dag No.90 + 1 Cottahs 6 Chataks in R.S.Dag No.91), C.S.Khatiyon No.116, R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56 of Balia Mouza, J.L.No.56, P.S.Narendrapur, District-South 24-Parganas.

SNIGDHANEER CONSTRUCTION
 [Signature]
 17/12/2010

AND WHEREAS One Kalicharn Mondal, son of Late Bhuban Mondal was seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of property in R.S.Dag Nos. 93 & 95 R.S.Khanda Khatiyon No.285 coming from Khatiyon No.56 as per Revisional settlement records of right and enjoying every right, title and interest over the said property without interruption, claim and demand whatsoever.

AND WHEREAS The said Kalicharan Mondal, son of Late Bhuban Mondal died intestate leaving behind his wife Smt. Haridasi Mondal, three sons, Subodh Chandra Mondal, Bechulal Mondal and Sri Srikanta Mondal and daughters, Smt. Amoda Bala Sardar executed deed of partition on 1978 registered at D.R.Alipore office and recorded in Book No.I, Volume No.19, pages- 54-65, being No.15 for the year 1978.

AND WHEREAS after partition, the said Sri Bechulal alias Bechuram Mondal and Sri Srikanta Mondal being the second party of the said partition and got the property in R.S.Dag No. 232, 93 & 95.

AND WHEREAS the said Sri Bechulal alias Bechuram Mondal and Sri Srikanta Mondal jointly gave the land measuring 23 decimals in R.S.D.Dag No.93 R.S.Khanda Khatiyon Nos,285 coming from Khatiyon No.56 on 17/12/1981 to Sri Ramprasad Mondal, as a gift, registered at Sonarpur S.R.office and recorded in Book No.I, Volume No.15, Pages- 89 to 91, being No.702 for the year 1981.

AND WHEREAS Baby Mondal absolute owner of Land R.S.Dag No 232,Khatiyon No 33, measuring land area 7.5 decimal by way of gift Deed No 3281/18.

AND WHEREAS Bipul Bhattacharjee, Bijan Bhattacharjee and Bidhan Bhattacharjee purchase another land area 580 sq feet,580 sq feet *4=2320 sq feet, R.S. Dag No 230&231 ,R.S. Khatiyon No.281, L.R,Dag No 201/909, L.R. Khatiyon No 1360,1357,1358, and 1359.

AND WHEREAS the said Sri.Panna Sardar sold the land measuring 1 Cottah 8 Chattaks but actual physical possession more or less 1 Cottah 6 Chartak 34 Sq.ft. in R.S.Dag No.93 executed on 28/11/2006 and completion on 23/4/2007 to KAMALESH GOBINDA SEN,registered at Sonarpur A.D.S.R.office and recorded in Book No.I, ,Volume No 52, pages-115-120, being No.2640 for the year 2007.

AND WHEREAS the said Ajit Saha sold, the land measuring 2 Cottahs in R.S.Dag No.93 on 2/11/2012 to SRI PALASH SAHA, Donce No.2 herein, registered at D.S.R.IV, Alipore and recorded in Book No.I, C.D.Volume No.30, pages-1201-1223, being no.8703 for the year 2012.

AND WHEREAS Palash Saha transfer the said land in favour of Snigdhanee Construction partners namely Bijan Bhattacharjee, Biman Bhattacharjee, Bidhan Bhattacharjee and Bipul Bhattacharjee by way of Deed No 9034 /2014 Date25th Augst,2014

AND WHEREAS the said Bechulal alias Bechuram Mondal and Sri Srikanta Mondal jointly gave the land measuring 50 decimals in R.S.Dag No.95, R.S.Khanda Khatiyon No.285, coming from Khatiyon No.56 of Balia Mouza, J.L.no.46 on 6/2/1981 to Sri Amiya Kumar Mondal & Asim Kumar Mondal, registered at S.R.Sonarpur office and recorded in Book No.I, Volume No.12, Pages- 238 to 240, being No.699 for the year 1981.

AND WHEREAS the said Amiya Kumar Mondal & Asim Kumar Mondal executed a deed of Partition on 24/10/1984 at Sonarpur S.R.office and recorded in Book No.I, being No.4179 for the year 1984.

AND WHEREAS after partition, the said Sri Amiya Kumar Mondal sold the land measuring 10 decimals out of 50 decimals in R.S.Dag No.95 on 12/2/1985 to Sri Pratap Chandra Mondal, registered at D.R.Alipore office and recorded in Book No.I, being No.1840 for the year 1985.

AND WHEREAS the said Sri Pratap Chandra Mondal sold the land measuring more or less 2 Cottahs out of 10 decimals in R.S. Dag No 95 on 27/3/1985 to KAMALESH GOBINDA SEN, , registered at Sonarpur A.D.S.R.office and recorded in Book No.I, Volume No.20, Pages- to 408, being No.1597 for the year 1985.

AND WHEREAS the after partition the said Asim Kumar Mondal sold the land measuring more or less 2 Cottah 8 Chattaks equivalent to more or less 4 decimals in R.S.Dag No.95 out of 30 decimals on 20/12/1991 to SMT.ARATI CHATTERJEE registered at D.R.Alipore office and recorded in Book No.I, being No.18475 for



 REGISTRAR, ALIPORE

the year 1991 and she executed a general power of attorney in favour of Sri Biman Bhattacharjee and Bidhan Bhattacharjee.

AND WHEREAS One Bijoy Krishna Mondal, & Kalicharan Mondal, both Sons of Ram Narayan Mondal was seized and possess of or other wise well and sufficiently entitled to all that piece and parcel property in R.S.Dag No.92, C.S.Khatiyon No.116, R.S.Khanda Khatian No.285, coming from Khatiyon No.56 of Balia Mouza, J.L.No.46, under P.S.Sonarpur, District-South 24-Parganas as per Revisional settlement records of rights and enjoying every right, title and interest over the said property without interruption, claim and demand whatsoever.

AND WHEREAS the said Bijoy Krishna Mondal son of Late Ram Narayan Mondal died intestate leaving behind his wife Smt. Kiran Moyee Mondal, three sons namely Sri Subodh Kumar Mondal, Adhir Kumar Mondal & Sri Anil Kumar Mondal and one daughter as his sole legal heirs and successors.

AND WHEREAS the said Kiran Moyee Mondal, Sri Subodh Kumar Mondal and Anil Kumar Mondal sold their share of land, i.e. 10.5 decimals in R.S.Dag No.92 and others on 12/6/1981 to Sri Jyotirmoy Banerjee, registered at Sonarpur S.R.office and recorded in Book No.1, Volume No.48, Pages- 160 to 162, being No.3087 for the year 1981.

AND WHEREAS as per Partition deed of the heirs of Kalicharan Mondal, the said Monoranjan Mondal, son of Late Kalicharan Mondal sold the land measuring 7.5 decimals in R.S.Dag No.92 on 15/5/1981 to Sri Lakshman Banik, registered at Sonarpur S.R.office and recorded in Book No.1, Volume No.39, Pages- 157 to 159, being No.2436 for the year 1981.

AND WHEREAS the said Sri Jyotirmay Banerjee and Sri Lakshman Banik jointly sold the land measuring more or less 5 Cottahs 5 Chattaks 35 sq.ft. out of 15 decimals in R.S.Dag No.92 on 13/8/1985 to Sri Arun Bose, registered at Sonarpur A.D.S.R.office and recorded in Book No.1, Volume No.55, Pages- 398 to 406, being No.4416 for the year 1985.

AND WHEREAS the said Arun Bose sold the land measuring more or less 5 Cottahs 5 Chattaks 35 sq.ft. out of 15 decimals in R.S.Dag No.92 on 9/12/1991 to Kumari Latika Mondal, daughter of Sri Bechulal alias Bechuram Mondal, registered at Sonarpur A.D.S.R.office and recorded in Book No.1, Volume No.136, Pages- 325 to 330, being No.7855 for the year 1991.

AND WHEREAS the said Adhir Kumar Mondal, son of Late Bijoy Krishna Mondal sold his 1/5th share, i.e. 1.5 decimals in R.S.Dag No.92 on 21/2/1992 to Himangshu Mondal, son of Sri Bechulal alias Bechuram Mondal and recorded in Book No.1, Volume No.15, Page-213 to 218, being No.1246 for the year 1992.

AND WHEREAS the said Sri Jyotirmay Banerjee, Sri Lakshman Banik and daughter of Late Bijoy Krishna Mondal jointly sold the land measuring more or less 5 Cottahs 5 Chattaks 35 Sq.ft. out of 15 decimals in R.S.Dag No.92 in 2000 to Debangshu Mondal, registered at Delhi office and recorded in Book No.1, being No.3444 for the year 2000.

AND WHEREAS thus the said Smt. Latika Mondal, Himangshu Mondal and Debangshu Mondal became the absolute owners of the land measuring 18 decimals but as per revisional settlement records of right land measuring 15 decimals in R.S.Dag No.92, R.S.Khanda Khatiyon No.285 coming from Khatiyon No.56 of Balia Mouza, J.L.No.46, P.S.Sonarpur, District-South 24-Parganas.

AND WHEREAS Kalicharan Mondal, Bama Charan Mondal & Sudas Chandra Mondal, all sons of Late Bhuban Mohan Mondal were seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of danga land measuring 64 decimals (the split up of the land being : 8 decimals of R.S.Dag No.230 + 56 decimals of R.S.Dag No.231) of R.S.Khanda Khatiyon No.281 coming from Khatiyon No.32 of Balia Mouza, J.L.No.46, under P.S.Sonarpur, District-South 24-Parganas as per Revisional Settlement records of rights and enjoying every right, title and interest over the said property without interruption, claim and demand whatsoever and each having got 1/3th share of the total property.

REGISTERED


AND WHEREAS Bama Charan Mondal sold 1/3rd share of 64 decimals in Dag No.230 & 231 in 1968 to Smt. Jyotsna Mondal, registered at S.R.Baruipur office and recorded in Book No.I, Volume No.68, Pages-126 to 128, being No.6435 for the year 1968.

AND WHEREAS as per partition deed No.15 for the year 1978, the heirs of Late Kalicharan Mondal, the said Bechulal Mondal and Srikanta Mondal sold 1/3rd share of 64 decimals in Dag No.230 & 231 in 23/4/74 to Sri Haripada Mondal registered at S.R.Sonarpur office and recorded in Book No.I, Volume No.23, Pages-6 to 8, being No.1438 for the year 1974.

AND WHEREAS said Smt. Jyotsna Modak sold 1/3rd share of 64 decimals in Dag No.230 & 231 executed on 14/8/2003 and completion on 29/12/2006 to BECHULAL MONDAL, registered at D.S.R.-IV, Alipore office and recorded in Book No.I, Volume No.45, Pages-2718 to 2737, being No.5922 for the year 2006.

AND WHEREAS the said Haripada Mondal died intestate leaving behind his wife, Smt. Kalomoni Mondal and one daughter, Smt. Rama Mondal as his sole legal heirs and successors.

AND WHEREAS the said Kolomoni Mondal died intestate leaving behind her only daughter, Smt.Rama Mondal as her sole legal heir and successor.

AND WHEREAS the said Smt. Rama Mondal, wife of Sri Bechulal alias Bechuram Mondal and daughter of Late Haripada Mondal died intestate leaving behind her husband, Bechulal Mondal three son namely, Sri Premangshu Mondal, Sri Debangshu Mondal, Sri Himangshu Mondal and one daughter Latika Mondal as his sole legal heirs and successors and each having 1/5th undivided share of 1/3rd share of 64 decimals in Dag No.230 & 231 of Balia Mouza.

AND WHEREAS the said Sudash Chandra Mondal died intestate leaving behind his two sons Sri Patitpaban Mondal and Sri Panchanan Mondal as his sole legal heirs and successors.

AND WHEREAS the said Panchanan Mondal died intestate leaving behind his four sons, namely, Sri Dilip Mondal, Sri Krishnadhan Mondal, Sri Tapan Mondal, Sri Swapan Mondal and Four daughters, namely Smt.Archana Sardar, Smt.Pratima Halder, Smt. Kalpana Naskar & Smt. Nilima Baidya as his sole legal heirs and successors.

AND WHEREAS the said Sri Patitpaban Mondal, Sri Dilip Mondal, Sri Krishnadhan Mondal, Sri Tapan Mondal, Sri Swapan Mondal, Smt. Pratima Halder, Smt. Archana Sardar, Smt. Kalpana Naskar and Smt. Nilima Baidya, became the absolute owners of 1/3rd share of 64 decimals in Dag No.230 & 231 of Balia Mouza.

AND WHEREAS thus the said Bechulal alias Bechuram Mondal, Premangshu Mondal, Sri Debangshu Mondal, Himangshu Mondal, Latika Mondal, Sri Patitpaban Mondal, Sri Dilip Mondal, Sri Krishnadhan Mondal, Sri Tapan Mondal, Sri Swapan Mondal, Smt. Pratima Halder, Smt. Archana Sardar, Smt. Kalpana Naskar and Smt. Nilima Baidya, became the absolute owners of land measuring 64 decimals (the split up of the land being : 8 decimals of R.S.Dag No.230 + 56 decimals of R.S.Dag No.231) of R.S.Khanda Khatian No.281 coming from Khatian No.32 of Balia Mouza, J.L.No.46, under P.S.Sonarpur, District-South 24-Parganas.

AND WHEREAS Bechulal Mondal and Srikanta Mondal both sons of late Kalicharan Mondal and other co-sharers Smt. Haridasi Mondal, Amoda Bala Mondal executed deed of partition on 3/1/1978 registered at D.R.Alipore office and recorded in Book No.I, Volume No.19, Pages- 54-65, being No.15 for the year 1978.

AND WHEREAS after partition, the said Sri Bechulal Mondal and Sri Srikanta Mondal being the Second party of the said partition deed and got the property in Schedule in Kha of the said partition Deed. (89 decimals of R.S.Dag No.232, R.S.Khatiyon No.33 + (23 decimals of dag No.93 + 50 decimals of R.S.Dag No.95) of Khatiyon No.285 coming from Khatian No.56 of Balia Mouza),

AND WHEREAS the said Bechulal Mondal and Sri Srikanta Mondal jointly gave the land measuring 22.25 decimals out of 89 decimals of R.S.Dag No.232, R.S.Khatiyon No.33 of Balia Mouza, J.L.No.46 as a gift on 16/2/1981 to Debangshu Mondal, (Donr No.3 herein) registered at S.R.Sonarpur office and recorded in Book No.I, Volume No..15, Pages 86 to 88, being No.701 for the year 1981.

AND WHEREAS the said Bechulal Mondal and Sri Srikanta Mondal jointly gave the land measuring 22.25 decimals out of 89 decimals of R.S.Dag No.232, R.S.Khatiyon No.33 of Balia, Mouza, J.L.No.46 as a gift on 16/2/1981 to Premangshu Mondal (Donr No.2 herein), registered at S.R.Sonarpur office and recorded in Book No.1, Volume No.2, Pages 261 to 263, being No.697 for the year 1981.

AND WHEREAS : Thus the said SRI.PREMANGSHU MONDAL AND SRI DEBANGSHU MONDAL herein became the absolute owners of the land measuring 44.5 decimals out of 89 decimals in R.S.Dag No.232, R.S.Khatiyon No.33 of Balia - Mouza, J.L.No.46.P.S.Sonarpur, District South 24-Parganas.

AND WHEREAS the owners/vendors herein, decided to erect an ownership building on the said area of land and approached the developer herein and after having discussion at length the owners and developers have agreed to construct ownership apartment and accordingly they have entered into an agreement on 19.02.2007, 18.06.2012, 02.07.13, 06.03.2007, 04.06.2012, 23.11.2012, 16.01.2008 under certain terms and conditions recorded therein.

AND WHEREAS in pursuance of the said agreement the First Party has put the Developer in possession on the said property and have granted exclusive right to commercially exploit the property by constructing several ownership (apartment) flats at the cost and expenses of the Developer or on account of prospective purchasers as the case may be in accordance with sanction building plan and in consideration thereof, the First Party has agreed to sell and transfer to the Developer or to the intending purchasers, so nominated by the Developer, The undivided proportionate shares in the land attributable to each flats /Duplex together with area of respective flats/car parking spaces and their spaces and common areas in the proposed building and also authorized to receive and retain sale proceeds there from in respect of portion of the constructed area and the owners shall be jointly entitled to 28% of the sanctioned F.A.R in the form of completed flats and car parking spaces and Developer shall be jointly entitled to 72% of the sanctioned F.A.R in the completed flats and car parking spaces.

AND WHEREAS Archana Sardar, Pratima Halder, Kalpana Naskar and Nilima Baidya sold their undivided share, R.S. Dag No 230, 0.16 per cent each, R.S. Dag No 231, 1.16 percent each in favour of Bijan Bhattacharjee, Bipul Bhattacharjee, Bidhan Bhatatcharjee, residing at Kalyani Villa, Opposite Yuba Tirtha Club, Beside Srishti Apartment, E.M. Bye - Pass, Madhya Fartabaf, P.S. Narendrapur, South 24 Paraganas, P.O Garia, by way of Deed No 4455 of 2017, 4456 of 2017, 4697 of 2017 and 885 of 2017 A.D. S.R. Garia, 24 Paraganas South R.S. Dag No 230,231,L.R. Dag No 200 and 200/ 209

AND WHEREAS the Owners have granted a registered power of attorney in favour of the Developer in order to give effect to the terms and conditions of the Development Agreement and to sell the flats allotted to the Developer (except Owner's allocation) together with the undivided proportionate share of land and common parks and to receive and retain sale proceeds there from. Vide power of attorney no being no. 2640 of 2007, 2307 of 2008, 110 of 2012., 2311 of 2008, 2312 of 2008, 499 of 2012 and 561 of 20018 and recorded in Book no - IV, at the registration office at DSR IV, Alipore.

AND WHEREAS the Developer would take up construction of the said new buildings in several Blocks in accordance with the sanctioned plan of Rajpur - Sonarpur Municipality and approved by KMDA and Rajpur Sonarpur Municipality vide Plan No.145/REV/01/05 dated 24/04/2015 also renew by said Municipality Dated 25/09/19 valid upto 28/08/20.

The Said Land is earmarked for the purpose of building a [commercial/residential/any other purpose] project, comprising G+XII and G + XIII- multistory apartment buildings and [insert any other components of the Projects] and the said project shall be known as ' Sheraton Tower' ("Project");

[OR]

The Said Land is earmarked for the purpose of plotted development of a [commercial/residential/any other purpose] project, comprising Dag No. R.S Dag Nos.230,231&232,88,93 91,92 and [insert any other components of the Projects] and the said project shall be known as 'Sheraton Tower' ("Project");
Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it is a part of the plan approved by the competent authority;


PARTNER

C. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;

D. The Vendors have granted a registered power of attorney in favour of the Developer bearing Attorney No..... in order to give effect to the terms and conditions of the Development Agreement and to sell the total constructed area together with the undivided proportionate share of land and to receive and retain sale proceeds there from vide power of attorney no being No..... at the registration office at SR Sonarpur and Alipur.

E. The Developers proceed to a approval Building Plan G+ XIII Storied Building The Municipality had approved Building Plan No....., dated, approved by Rajpur Sonarpur Municipality and Developer will complete the said Building at your own cost and also complete the C.C plan No..... approved by Rajpur Sonarpur Municipality Dated

F. the purchasers agreed to purchase one flat approached the Developer and the Developer agreed to sell and transfer the same together with undivided proportionate share in land in respect of the flat on Floor, Flat No., having super-built up area more or less at or for a consideration of/(Rupees) only fully described in the second schedule hereunder written and the said agreement is duly registered as per registered deed No.....

G. That the purchaser shall pay an additional amount of Rs..... (Rupees only) to the Developer for proportionate cost of installation of Transformer.

AND WHEREAS That the purchaser shall also pay as deposit a sum of Rs..... (Rupees only) to the Service Organization or Owners Association for maintenance of the building.

H. that the Purchaser shall have to pay GST at applicable rate as per GST Act and also pay any other tax and duties as applicable thereon and also pay Income Tax on the deference between the agreement value and the market price at the time of registration of the deed.

I. the Purchasers has paid full consideration money from time to time as per memo below has got delivery of possession of the Flat to his satisfaction and has now requested the Vendors and Developer/Confirming Party, hereinafter referred to as the Developer/Confirming Party to transfer the said Flat in his favour by a registered deed of Conveyance.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Development Agreement and by virtue of Power of Attorney and developer received in consideration of Rs...../(Rupees) only paid by the Purchasers to the Developer/Confirming Party in concurrence and consent of the Vendors, the receipt whereof the Developer/Confirming Party both for self and as attorney of the Vendors hereunder admit and acknowledge as per memo below and of and from the payment of the same the Vendors both hereby grant, sell convey, transfer, assign and assure ALL THAT undivided proportionate share in land at the premises referred to in Schedule 'A' herein TOGETHER WITH the Flat fully described in the Schedule 'B' hereunder written together with common rights and facilities attributable thereto in favour of the Purchasers and the Developer/Confirming

Party both hereby concur and confirm the sale and hereunder release discharge and acquit the Purchasers all that the Flat together with undivided proportionate share in land and common benefits fully described in the schedule 'B' respectively hereunder written in the newly constructed building lying and situate at the premises referred in the schedule 'A' herein after appearing and the Vendors and Developer/Confirming Party both hereby jointly grant, sell, convey, transfer, assign and assure unto the Purchasers TO HAVE AND TO HOLD ALL THAT the said Flat and the reversion or reversions, remainder or remainders and the rents, issues and profits and all the estate, rights title, interest, property, claim and demand whatsoever of the Vendors and Developer/Confirming Party unto or upon the said Flat and all other benefits hereby granted, sold, conveyed, transferred assigned and assured or expressed so to be TOGETHER FURTHER WITH and subject to the easements or quasi - easements and other stipulations and provisions in connections with the beneficial common use and enjoyment of the premises appertaining to the said Flat as referred in the schedule 'B' hereunder written and all other benefits and rights, hereby granted sold, conveyed, transferred, assigned and assured or expressly so to be absolutely and forever in favour of the Purchasers in compliance of covenants hereunder written AND ALSO SUBJECT to the Purchasers paying and discharging all proportionate taxes, impositions and other common expenses, service charges and maintenance charges relating to the premises.

- i) The Purchasers shall get the Flat mutated in the records of the Rajpur - Sonarpur Municipality and shall pay all taxes, maintenance charges and impositions.
- ii) APARTMENT OWNERSHIP ACT (OF THE RELEVANT STATE): The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the WEST BENGAL GOVERNMENT ACT [Please insert the name of the state Apartment Ownership] Act). The Promoter showing compliance of various laws/regulations as applicable in 1972 WITH Addition as per Government Rule.

SCHEDULE 'A' - PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND THE GARAGE/COVERED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

ALL THAT land containing area of land area 171.06 decimal out of 174.73 decimal little more or less corresponding to L.R.Dag No 196,200,192,195,199,201,201/909, R.S Dag Nos.230,231&232,88,93 91, 92 R.S.Khatiyar Nos.32, 33,285, L.R.Khatiyar Nos.136, 295,459,484, 1260 1353, 1354,1355,1356, 1357, 1358, 1359, 1360, 1361, 1362,1363, 1364, 1365,1366,1594,1595,1596,1597,1598,1599,1600, and Dag Nos. 91,92,93,95,&88,230 R.S. Khatiyar No 285,32, 33, J.L.No.46, at Mouza Balia, P.S.Narendrapur under Rajpur - Sonarpur Municipality, Holding No 453, Ward No. 01, Kolkata - 70008 butted and bounded in the manner following:-

Area of land as per approve Building Plan "Block A & B"

Block -A

LAND: R.S. DAG NO 230,231,L.R. DAG NO .201,201/909

Block - B

LAND R.S. Dag No 232 part,92 ,91 and 88 ,L.R. Dag No .200,199,195,196

ON THE NORTH :
ON THE SOUTH :

DAG NO 227
DAG NO 232 &87

ON THE EAST :
ON THE WEST :

MOUZA FARTABAD
E.M. BYEPASS

PARKING (DIRECTIONS)

ON THE NORTH :
ON THE SOUTH :
ON THE EAST :
ON THE WEST :

SCHEDULE 'B' – (FLOOR PLAN OF THE APARTMENT)

FLAT NO..... FLOOR..... BLOCK..... BED ROOM..... TOILET.....
VARANDAH....., DINING/DRAWING..... KITCHEN.....

ON THE EAST :

ON THE WEST :

ON THE NORTH :

ON THE SOUTH :

SCHEDULE 'C' – CONSIDARATION

Specified dates for making payments –

Rs

Advance

Rs

Rs.

ADDITIONAL PRICE

The additional price of the said Apartment is Rs.1,20,000/- (Rupees One Lac Twenty Thousand Only) as per the following details:-

<u>SLNo.</u>	<u>Price Constituents</u>	<u>Amount</u>
1.	Gym / Community Hall	Rs.50,000.00
2.	Transformer Generator	Rs.60,000.00
3.	Height escalation Charges?	NIL
4.	Incidental Charges	NIL
5.	Legal Charges	Rs.10,000.00
6.	Individual Meter 3 Phase 5KVA Installation charge with Security Deposit calculate by WBSEDCL extra Meter installation charges	Extra

[Handwritten signature]

GST & Cess paid by the purchasers
as per Govt Rules.

GRAND TOTAL

Rs.,1,20,000.00

(Rupees One Lac Twenty Thousand only)

The price of the said Apartment payable as per the table provided below:-

We will send Demand Notices for each installment and the Allottee we will have to pay within 15 days from the date of each notice.

A. EXTRA CHARGES

1. Formation of Association and Builders with Two Years
Maintenance Charge

Rs.

SCHEDULE 'D'

**(SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT/PLOT)
ANNEXURE SPECIFICATION)**

- | | |
|----------------------|--|
| 1. FOUNDATION WORK | : As per sanction plan strictly followed. |
| 2. BRICK WORK | : Better quality Bricks. |
| 3. R.C.C. WORK | : Steel as per sanction plan. |
| 4. DOOR/WINDOW | : Wooden Frame and flash door shutter and Aluminum window. Sliding shutter. |
| 5. FLOOR WORK | : Work for floor in all rooms are Marble/Floor tiles. |
| 6. PLASTER & PARIS | : All inside wall with plaster of paris. |
| 7. KITCHEN | : R.C.C. Slab 6' - 0" long, 1' - 10" wide Gas table with Granite platform with 3'-0" wall glaze tiles from platform and steel sink with marble flooring. |
| 8. TOILET | : One plain basin white commode or pan with cistern Marble flooring with 4" skirting with 6' height white glazed tiles and concealed plumbing fitted with plain plated taps, fully conceal wiring. |
| 9. ELECTRICITY | : Central MCB, Full concealed copper wiring, two light point One fan point and one 5 Amph, Plug point and one V point in living rooms. Two light points, two plug point, two fan point, two 5 Amph, Plug point, A.C Point in each room, one TV point and one telephone point in each room 100% Modular switches. |
| 10. ELECTRIC METER | : Common electric meter should be installed by the developer. Also common meter bill should be paid by the all flats owners in equal percentage. |
| 11. WATER PUMP | : Common water pump shall be installed to provide water supply from under ground reservoir through overhead tank R.S.M. water supply only. |
| 12. COLLAPSIBLE GATE | : Collapsible gate will be provided in front of the main entrance of Building. |
| 13. GRILLS | : Grills to be provided at all balconies |
| 14. EXTRA WORKS | : Extra fitting and works may be provided at extra cost to be paid by the purchasers. |
| 15. LIFT | : Power Back up |

SCHEDULE 'E'
(SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT))

01. Ultimate top roof for common enjoyment staircase on all floors.
02. Common passage inside the premises.
03. Water tank and other plumbing installations, pump room,
04. Electrical wiring, motors, electrical fittings,
05. Other service areas and common areas, and open spaces around the building.
06. Drainage and sewers, Septic Tank, over head tank and under ground Reservoir.
07. Boundary wall and main gate.
08. All other fittings, equipments and fixtures which are being used commonly either for the common purpose or needed for using the individual facilities.
09. Adequate capacity standby Generator services for common areas.
10. Standby Generator with adequate load to apartments (at extra cost)
11. 24 x 7 Generator service for Lifts.
12. Intercom connectivity with security at every Flat.
13. Closed Circuit TV at the Ground Floor level.
14. Sewerage Treatment Plant.
15. Accent paving at entry points.
16. Open parking with grass pavers.
17. Dedicated green Park.
18. Play area for children.
19. Multipurpose play court - Badminton /Volley Ball etc.
20. Dedicated Guest Room with all modern amenities.
21. Modern Air conditioned Gymnasium.
22. Indoor Games Facilities in Common Room like TT, Snooker, Cards, Chess, Carom etc.
23. Dedicated Air conditioned Community Hall for Functions (at extra Charges, as applicable)
24. Yoga & Meditation area.
25. 24 x 7 Security in the complex.
26. 4 automated lifts of reputed make & 2 staircases will be provided in each block.
27. Jogging track around the Complex.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at KOLKATA(city/town name) in the presence of attesting witness, signing as such on the day first above written.'

SIGNED AND DELIVERED BY THE VENDOR , DEVOLOPER AND PURCHASER/S

(1) Signature _____

Name _____

Address _____

(2) Signature _____

Name _____

Address _____

(Signature of the Vendors)

♣



Name _____

Address _____

At _____ on _____ in the presence of:

Name _____

Address _____

At _____ on _____ in the presence of:

(Signature of the Promoter/s)

Name _____

Address _____

At _____ on _____ in the presence of:

Name _____

Address _____

At _____ on _____ in the presence of:

(Signed and received possession by the Purchaser/s)

WITNESSES: 1. Signature _____

Name _____

Address _____

2. Signature _____

Name _____

Address _____

[Faint signature and stamp at the bottom of the page]