

THIS DEED OF SALE is made on the day of , Two Thousand
Nineteen

B E T W E E N

(1) **“ROHRA DEVELOPERS PVT. LTD”**. (PAN AAECR3883M), a company
incorporated under the Companies Act, 1956, having its registered office at
73, Bangur Avenue, Block ‘C’, Post Office – Bangur, Police Station – Lake
Town, Kolkata – 700 055, , (which expression unless repugnant to the context
shall mean and include its successors-in-office, executors office,

administration, legal and assign)

(2) **N. S. T. HOUSING DEVELOPMENT PVT. LTD.** (PAN AACCN0189L), a company incorporated under the companies Act, 1956, having its registered office at 20/1, Manindra Mitra Row, Post Office – Pathuriaghata, Police Station – Muchipara, Kolkata –700 006, (which expression unless repugnant to the context shall mean and include its successors-in-office, executors, administrators, representatives and assigns), represented by its constituted attorneys by virtue of the power of attorney executed on 20.03.2013, registered with the office of Addl. Dist. Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 7, Pages 10352 to 10362, Being No. 04958 for the year 2013.

(3) **SMT RANJU MONDAL**, wife of Sri Dhiman Mondal, by nationality – Indian, by faith – Hindu, residing at Ramkrishna Pally, Post office Gouranga Nagar, Police Station - New Town, Kolkata – 700 059, represented by his constituted attorneys, by virtue of the power of attorney executed on 10.02.2014, registered with the office of Addl. Dist. Sub Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 3, Pages 8945 to 8955, Being No. 01836 for the year 2014.

(4) **SRI SWAPAN KUMAR ROY**, son of Sri Motilal Roy, by nationality – Indian, by faith – Hindu, residing at Ramkrishna Pally, Post office Gouranga Nagar, Police Station - New Town, Kolkata – 700 059 ,

(5) **SMT NIVA RANI HALDER**, wife of Sri Sadananda Halder, by nationality – Indian, by faith – Hindu, residing at Ramkrishna Pally, Post office Gouranga Nagar, Police Station - New Town, Kolkata – 700 059

(6) **SRI SUBHANKAR MISTRI**, son of Sri Barun Chandra Mistry, by nationality – Indian, by faith – Hindu, residing at Ramkrishna Pally, Post office Gouranga Nagar, Police Station - New Town, Kolkata – 700 059

(7) **SRI DIPANKAR MISTRI**, son of Sri Barun Chandra Mistry, by nationality – Indian, by faith – Hindu, residing at Ramkrishna Pally, Post office Gouranga Nagar, Police Station - New Town, Kolkata – 700 059, represented by their constituted attorneys, by virtue of the power of attorney, registered with the office of Additional

District Sub-Registrar, Rajarhat and recorded in Book No. IV, CD Volume No. 2, Pages 3392 to 3408, Being No. 14235 for the year 2012.

(8) **SMT MAMATA ROY** (PAN BRGPR4281J), wife of Sri UpendraNath Roy, by nationality – Indian, by faith – Hindu, residing at Ramkrishna Pally, Post office Gouranga Nagar, Police Station - New Town, Kolkata – 700 059, represented by her constituted attorneys by virtue of the power of attorney executed on 27.04.2016, registered with the office of ADSR, Rajarhat, and recorded in Book No. I, Volume 1523-2016, Pages 143364 to 143378, Being no. 152304506 for the year 2016

(9) **SRI RANJIT MAJUMDER**, son of Sri Sadananda Majumder, by nationality – Indian, by faith – Hindu, residing at Ramkrishna Pally, Post office Gouranga Nagar, Police Station - New Town, Kolkata – 700 059, by virtue of the power of attorney executed on 30.03.2016, registered with the office of ADSR, Rajarhat, and recorded in Book No. I, Volume 1523, pages 1226765 to 122689, Being no. 152303801 for the year 2016.

(10) **SRI AMULYA MONDAL**, son of Sri Nakul Mondal, by nationality – Indian, by faith Hindu, residing at Ramkrishna Pally, Post office Gouranga Nagar, Police Station - New Town, Kolkata – 700 059

(11) **SMT SHYAMALI MONDAL**, wife of Sri Amulya Mondal, by nationality – Indian, by faith – Hindu, residing at Ramkrishna Pally, Post office Gouranga Nagar, Police Station - New Town, Kolkata – 700 059, represented by their constituted attorneys by virtue of the power of attorney executed on 18.10.2014 registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 21, Pages 268 to 279, Being No. 12695 for the year 2014.

(12) **ANT TELEVISION (P) LTD** (PAN AAFCA1618J), a company incorporated under the Companies Act, 1956, having its registered office at 1, Acharya Jagadish Chandra Bose Road, Kolkata – 700 020, represented by its constituted attorneys by virtue of the power of attorney executed on 04.01.2019 registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, Volume No. 1523-2019, Pages 21554 to 21571, Being No. 152300261 for the year 2019.

(13) **SARASWATI MONDAL**, wife of Sri Amulya Mondal, by nationality – Indian, by faith – Hindu, residing at Ramkrishna Pally, Post office Gouranga Nagar, Police Station - New Town, Kolkata – 700 059, represented by their constituted attorneys by virtue of the power of attorney executed on 18.10.2018 registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 1523-2018, Pages 104891 to 104907, Being No.2777 for the year 2014.

(14) **GOUR CHANDRA MONDAL**, son of Sri Amulya Mondal, by nationality – Indian, by faith – Hindu, residing at Ramkrishna Pally, Post office Gouranga Nagar, Police Station - New Town, Kolkata – 700 059, represented by their constituted attorneys by virtue of the power of attorney executed on 18.10.2018 registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 1523-2018, Pages 104891 to 104907, Being No.2777 for the year 2014.

all hereinafter jointly referred to as the **VENDORS** (which expression unless repugnant to the context shall mean and include their respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

In context of this agreement the constituted attorneys of Vendor nos. 2 to 11 are (1) **SRI HARISH KUMAR ROHRA** alias HARISH ROHRA (2) **SRI YOGESH KUMAR ROHRA** alias **YOGESH ROHRA**, both sons of late Tirath Das Rohra, both by nationality - Indian, both by faith - Hindu, both residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055

A N D

“ROHRA DEVELOPERS PVT.LTD”. a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office – Bangur, Police Station – Lake Town, Kolkata – 700 055, having PAN AAECR3883M, hereinafter called and referred to as the “DEVELOPER” (which expression unless repugnant to the context shall mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART**.

The company is represented by its directors (1) SRI HARISH KUMAR ROHRA alias HARISH ROHRA 2) SRI YOGESH KUMAR ROHRA alias YOGESH ROHRA, both

sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata - 700 055.

A N D

(1) **SRI** , son of , having PAN No. , by nationality Indian, by faith , residing at Post Office - , Police Station - , Pin- , District : hereinafter be referred to as the **PURCHASER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **THIRD PART**.

WHEREAS :

1. By several deeds (averred in details in the **seventh** schedule hereunder written), the vendors became owners in respect of the land described in their respective indentures, measuring in aggregate measuring **120** cottah **09** chittack **30.5** square feet (more fully and particularly described in under **A** of the first schedule hereunder written and hereinafter referred to as the **SAID PREMISES**).

2. Initially a project under the name of '**ROHRA ADDRESS**' commenced in the homestead land measuring **73** cottah **12** chittack **39.5** square feet be the same or a little more or less, lying and situated at Ramkrishna Pally under Mouza - Ghuni, J.L. No. 23, R.S. No. 232, Touzi No. 178, comprised in R.S. Dag No. 3085 under R.S. Khatian No. 1215, Police Station - Rajarhat New Town, within the local limits of Jyangra - Hatiara II Gram Panchayat, District North 24-Parganas (more fully and particularly described under **B** of the first schedule hereunder written under PHASE I).

3. The said project under the name of '**ROHRA ADDRESS**' subsequently expanded to the nearby areas having pieces and parcels of homestead land measuring **46** cottah **12** chittack **36** square feet, be the same or a little more or less, lying and situated at Ramkrishna Pally under Mouza - Ghuni, J.L. No. 23, R.S. No. 232, Touzi No. 178, comprised in R.S. Dag No. 3085 under R.S. Khatian No. 1215, Police Station - Rajarhat New Town, within the local limits of Jyangra -

Hatiara II Gram Panchayat, District North 24-Parganas (more fully and particularly described under **C** in the first schedule hereunder written under PHASE II).

4. The vendors, with the intent to develop the said premises by constructing buildings thereon entered with the developer several development agreement for the terms and conditions terms and conditions inter alia : (i) the developer would, in accordance with the plan as hereunder, construct and complete buildings in the said premises consisting of several flats and car parking spaces (hereinafter referred to as the **SAID BUILDINGS**), (ii) finance for construction of the said buildings would be fetched by the developer (iii) the developer would provide the vendors with 48% of the sanction building area and 48% of the car parking space and open space in the buildings (hereinafter be referred to as the said the **owners' allocation**) (v) the vendors would allow and authorise the developer to sell 52% of the sanction building area and 52% of the car parking space and open space in the buildings (hereinafter be referred to as the **developer's allocation**) at the price of their discretion (vi) the said owners' allocation at the cost of the developer would be treated as consideration against which the vendors would transfer the undivided proportionate share of land in the said premises attributable to the developer's allocation to the developer and/its assignee (hereinafter for brevity referred to as the **SAID DEVELOPMENT AGREEMENT**). Details of the development agreements are given in the **eighth** schedule hereunder written.

5. The developer subsequently made a scheme of effecting the said project of premises in two phase i.e. Phase No. I and Phase No. II

6. The developer accordingly , in pursuance of the said development agreement, had obtained building plan bearing no. **JH/II/66** dated 27.06.2016 from the competent authority for construction of buildings in Phase I of the complex in the said premises.

7. The developer, in pursuance of the said development agreement, had obtained building plan bearing no. GP/II/194/2019 dated 19.01.2019 from the competent authority for construction of buildings in Phase II of the complex in the said premises.

8. The developer, in pursuance of the development agreement and in accordance with the said plan has completed construction of Phase I of the said Complex and has started construction of Phase I of the said Complex by constructing buildings.

9. By an agreement for Sale (hereinafter be referred to as the SAID AGREEMENT FOR SALE) made on _____ between the vendors of the first part therein, the developer of the third part herein and the purchaser therein of the second part herein whereby the parties therein agreed on the terms inter alia; (i) the confirming party would sell from the said developer's allocation ALL THAT a residential flat bearing no. _____ in **Block - “ _____ ”** in the said buildings measuring about _____ square feet super built-up area on the _____ floor (more fully and particularly described in the sixth schedule hereunder written and hereinafter be referred to as the ‘ **SAID FLAT** ’) which includes undivided proportionate share in the common areas for common use in the said building (more fully and particularly described in the eight schedule hereunder written and hereinafter be referred to as the **SAID COMMON SPACES**) and a open car parking space (open to sky) on the ground floor area measuring about **120** square feet in the said building (more fully and particularly described in the seventh schedule hereunder written and hereinafter be referred to as the **SAID CAR PARKING SPACE**) in the building (ii) the vendors would transfer the undivided proportionate share of land in the said premises at Mouza – Ghuni, Touzi No. 178, J.L. No. 23, R.S. Dag Nos. 3094, 3095, 3096 and 3097, R.S. Khatian No. 878 and 880 corresponding to L.R. Khatian Nos. 3730, 3721, 7238, 7239 7237, 5661, 5658, 5662, 5663, 5659, 3812, 3809, 3811, 3810, 3687, 7236, 7907, 7911, 7296, 4190 & 9139 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas to the purchaser attributable to the said flat and the said car parking space and the said common space (The said flat the said car parking and the said common space along with the undivided proportionate share of land attributable thereto hereinafter altogether be referred to as the ‘**SAID PROPERTY**’) and (iii) the purchaser would pay the Developer sum of Rs. _____ for the said property.

10. The Purchasers have duly examined the plan, layout, orientation and the scheme of things of Rohra Address and the Purchasers has accordingly satisfied themselves as to the quality of construction, materials used, dimensions, size, floor

plan, all allied amenities and facilities and all other aspects of the unit, the block and /or the project. The purchasers have now upon being satisfied with the said building, the said flat, car parking space, common spaces and all allied amenities and facilities of the said project & inspecting the specification and taking measurement of the said flat and the said car parking space and being apprised of their rights and obligations called upon the vendors and the confirming party to execute and register a proper deed of conveyance to complete the sale and transfer of the said property in favour of the purchaser so that the purchaser can own and possess the said property for ever and absolutely.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement for sale and in consideration of the said total sum of **Rs.**

(Rupees) which the purchaser, before execution of these presents, paid to the confirming party for the said property (the receipt whereof the confirming party doth hereby and also by separate receipt hereunder written admit and acknowledge to have received the same) the vendors and the confirming party, in concurrence of each other in terms and in compliance of said agreements doth hereby acquit release and discharge for ever the said property comprising of the said flat bearing flat bearing no. in **Block -** in the said buildings measuring about square feet super built-up area on the floor (described in the sixth schedule hereunder written and shown in the plan/map annexed hereto and bordered thereon with '**RED**' verge) which includes the undivided proportionate share in the common areas and common facilities attached thereto in the said building (the said common areas described in the eighth schedule hereunder written) and all that the said open car parking space (open to sky), measuring about **120** square feet on the ground floor in the said building (described in the seventh schedule hereunder and shown in the plan/map annexed hereto and bordered thereon with '**RED**' verge)together with the said undivided proportionate share or interest of land attributable thereto at at Mouza – Ghuni, Touzi No. 178, J.L. No. 23, R.S. Dag Nos. 3094, 3095, 3096 and 3097, R.S. Khatian No. 878 and 880 corresponding to L.R. Khatian Nos. 3730, 3721, 7238, 7239 7237, 5661, 5658, 5662, 5663, 5659, 3812, 3809, 3811, 3810, 3687, 7236, 7907, 7911, 7296, 4190 & 9139 3686,4597,4598,8922, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas, and the vendors and the confirming party, doth hereby grant sell, convey, transfer, assign and assure unto the purchaser the said

property TO HAVE AND TO HOLD the said property granted sold conveyed transferred assigned and assured and every part or parts thereof forever, absolutely, and free from all encumbrances whatsoever.

THE VENDORS DOTM HEREBY DECLARE TO THE PURCHASERS as follows :-

I. That the vendors have seized and possessed of and/or otherwise are well and sufficiently entitled to the said undivided proportionate share of land hereby sold granted conveyed transferred and assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance thereof without any manner of condition use trust whatsoever. The vendors have good right full power and absolute authority to sell grant convey transfer assign and assure the said undivided share of land with all their estate right title interest property claim and demand whatsoever into or upon the said undivided share unto the purchasers free from all encumbrances trust liens and attachments whatsoever.

II. That the purchasers, shall and will, from time to time and at all times hereafter peaceably and quietly possess and enjoy the said property hereby conveyed and receive rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming through under or in trust for them with all right and authority to sell, mortgage, alienate the said property at his discretion.

III. That the said property is free and clear and clearly and absolutely exonerated and discharged from or by the vendors or their predecessors-in-title and well and sufficiently saved defended kept harmless and indemnified of from and against all manner of former or other estates rights titles interests liens charges and encumbrances whatsoever created made done occasioned or suffered by them or any of their predecessors-in-title or any persons rightfully claiming from under or in trust for them.

IV. That the vendors and all persons claiming any right title or interest in the said undivided share of land through from under or in trust for the vendors shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the purchaser make do acknowledge and execute or cause to be

made done acknowledged and executed all such further acts deeds and things for more perfectly assuring the said undivided share of land hereby conveyed unto the purchaser which may be reasonably required.

V. That the vendors shall not do anything whereby the rights of the purchasers hereunder may be prejudicially affected and shall do all act as may be necessary to ensure the rights available to the purchaser as purchaser and as a co-owner hereunder from the other co-owners.

VI. That the vendors shall, time to time and at all time hereafter, upon every reasonable requirements of the purchaser, produce the title deeds, plan and documents in original as referred herein above and supply copy thereof to the purchasers at their cost.

THE CONFIRMING PARTY DOTH HEREBY COVENANT as follows:

I. That the confirming party has neither done any act, deed, matter and things nor has been party to any such act, deeds, matters and things whereby or by reason whereof the confirming party may be prevented from assuring the said property to the purchasers.

II. That the confirming party has neither done any act, deed, matter and things nor has been party to any such act, deeds, matters and things whereby or by reason whereof the confirming party may be prevented from assuring the said property to the purchaser.

III. That the purchasers, shall and will from time to time and at all times hereafter peaceably and quietly possess and enjoy the said property hereby conveyed and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the confirming party or any person or persons lawfully or equitably claiming through under or in trust for them with all right and authority to sell, mortgage, alienate the said property at his discretion.

IV. That the confirming party shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the purchasers make do

acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds and things for more perfectly assuring the said property hereby conveyed unto the purchasers which may be reasonably required.

THE PURCHASERS DOTH HEREBY COVENANT as follows :-

1. That the purchasers shall not make the vendors and the confirming party liable for any losses and damages in respect of the said property and/or part thereof after taking possession of the said property.
2. That the purchasers shall not do any such acts or take any such steps whereby the rights of the owners and/or occupiers of the other portion of the building may be prejudiced or affected.
3. That the purchasers shall observe fulfill and perform the covenants hereunder written and shall regularly pay and discharge all taxes and impositions for the said property wholly and common expenses proportionately and all other out goings in connection with the said property wholly and in connection with the said building proportionately.
4. That the purchasers will not for any reason whatsoever obstruct the vendors and the confirming party in their transferring their respective allocation in the said building.
5. That the purchasers will use the common space commonly with the other co-owners of the said building.
6. That the purchasers shall bear and pay proportionate share or rates and taxes in respect of the said property from the date of execution of these present or from the date of taking deliver of the said property, whichever is earlier till the said property is separately assessed and/or mutated in the record of the concern municipality.
7. That the purchasers shall pay wholly all rents, and impositions in respect of the said property and proportionate in respect of the common upon portions upon mutation and separate assessment of the said property.

8. That the purchasers shall not ever claim partition of the said undivided proportionate share in the land and/or in the common parts and/or in any of the common areas which the purchaser will enjoy in common with co-owners.

THE PURCHASERS SHALL REGULARLY AND PUNCTUALLY PAY the proportionate share of the common expenses as hereunder :

1. all costs of maintenance, opening, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting, the common portions and the common areas of the said building including the outer walls.

2. salary of all persons, employed for the common purpose including security personnel, sweeper, plumber, electrician.

3. all charges and deposits for the common utilities to the said building and/or the said premises.

4. whatsoever taxes payable to the concern municipality and/or any other Competent Authority in respect of the said building and the said premises.

5. cost of formation and operation of association of the property owners.

6. cost of running, maintaining, repairs and replacement of transformers, pumps and other common installations.

7. cost of running, maintenance, repairs of generator, if separately installed for common use of the flat owners.

8. electricity charges for the electrical energy consumed for the operation of the common services.

9. all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.

10. all other taxes, expenses, rates, and other levies, etc. as may be necessary or incidental or liable to be paid by the owners in common including such account as maybe fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.

7. The developer during construction of the Phase II of the complex has offered to sell and the purchasers have agreed to purchase one flat and one car parking space appertaining to the developer's allocation in the building which and the vendors have agreed to sell and transfer undivided proportionate share/interest of land in the said premises attributable to the said flat and the said car parking space as hereunder.

THE FIRST SCHEDULE AS REFERRED TO ABOVE

A

(description of the said entire premises)

ALL THAT homestead land measuring **120** cottah **09** chittack **30.5** square feet in Mouza – Ghuni, Touzi No. 178, J.L. No. 23, R.S. Dag Nos. 3094, 3095, 3096 and 3097, R.S. Khatian No. 878 and 880 corresponding to L.R. Khatian Nos. 3730, 3721, 7238, 7239 7237, 5661, 5658, 5662, 5663, 5659, 3812, 3809, 3811, 3810, 3687, 7236, 7907, 7911, 7296, 4190 & 9139 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas, butted and bounded in the following manner :

On the North	:	by 16' feet Panchyet Road
On the South	:	by HIDCO Land
On the East	:	by 30' feet wide Road
On the West	:	by land

THE FIRST SCHEDULE AS REFERRED TO ABOVE

B--- PHASE I

(description of the said land in phase I)

ALL THAT homestead land measuring 73 cottah 12 chittack 39.5 square feet comprises a part of the said premises in Mouza – Ghuni, Touzi No. 178, J.L. No. 23, R.S. Dag Nos. 3094, 3095, 3096 and 3097, R.S. Khatian No. 878 and 880 corresponding to L.R. Khatian Nos. 3730, 3721, 7238, 7239 7237, 5661, 5658, 5662, 5663, 5659, 3812, 3809, 3811, 3810, 3687, 7236, 7907, 7911, 7296, 3686,4597,4598,4190,8922,9139 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas,

THE FIRST SCHEDULE AS REFERRED TO ABOVE

B--- PHASE II

(description of the said land in phase I)

ALL THAT homestead land measuring 46 cottah 12 chittack 36 square feet comprises a part of the said premises in Mouza – Ghuni, Touzi No. 178, J.L. No. 23, R.S. Dag Nos. 3094, 3095, 3096 and 3097, R.S. Khatian No. 878 and 880 corresponding to L.R. Khatian Nos. 3730, 3721, 7238, 7239 7237, 5661, 5658, 5662, 5663, 5659, 3812, 3809, 3811, 3810, 3687, 7236, 7907, 7911, 7296, 3686,4597,4598,4190,8922,9139 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas,

THE SECOND SCHEDULE AS REFERRED TO ABOVE

(description of the flat)

ALL THAT the flat on the floor in Block “ ”, bearing flat No. “ ” measuring square feet (including 25% super built-up area), be the same or a little more or less, under phase **I/II** in the complex known and named “**ROHRA ADDRESS**” in Mouza – Ghuni, J.L. No. 23, R.S. Dag Nos. 3094, 3095, 3096 and 3097, R.S. Khatian Nos. 878 and 880 corresponding to L.R. Khatian No. 3730, 3721, 7238, 7239 7237, 5661, 5658, 5662, 5663, 5659, 3812, 3809, 3811, 3810, 3687, 7236, 7907, 7911, 7296, 3686,4597,4598,4190,8922,9139 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas which includes all the common areas and facilities attached therewith **TOGETHER WITH** the undivided proportionate share/interest on the land attributable thereto.

The following facilities will be provided with the said flat

- (i). A.C. community Hall
- (ii) Stand by Generator
- (iii) Gym in the ground floor
- (iv) roof top garden
- (v) sky walk/walking track on the roof
- (vi) Badminton court on the roof
- (vii) Swimming pool in the ground floor
- (viii) Water filtration treatment (iron remover)
- (ix) CCTV
- (x) Intercom

The purchasers will enjoy the facilities without paying any extra charges thereof subject to payment of maintenance charge to be fixed by the flat owners' association/committee/common body.

THE THIRD SCHEDULE AS REFERRED TO HEREINABOVE

(description of the car parking space)

ALL THAT the one under roof car parking space measuring 120 square feet, be the same or a little more or less, on the ground floor in the building known and named "**ROHRA ADDRESS**" in Mouza – Ghuni, J.L. No. 23, R.S. Dag Nos. 3094, 3095, 3096 and 3097, R.S. Khatian Nos. 878 and 880 corresponding to L.R. Khatian No. 3730, 3721, 7238, 7239 7237, 5661, 5658, 5662, 5663, 5659, 3812,

3809, 3811,3810,3687,7236,7907,7911, 7296 3686,4597,4598,4190,8922,9139 within the jurisdiction of JyangerHatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas TOGETHER WITH the undivided proportionate share/interest on the land attributable thereto.

THE FOURTH SCHEDULE AS REFERRED TO HEREINABOVE

(common parts and portions)

1. The foundation columns beams support corridors lobbies stair stairways landings entrances exits and pathways.
2. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the premises.
3. The durwans & maintenance staff rest room with electrical wiring switches and points fittings and fixtures.
- 3A. Ultimate roof save and except the demarcated portion for the Penthouse .
4. Transformer electrical wiring meters and fittings and fixtures for lighting the staircase lobby and other common areas (excluding those as are installed for any particular flat/unit/apartment and spaces required therefore.
5. Windows/doors/grills and other fittings of the common area of the premises.
6. Passenger lift with all machineries accessories and equipments (including lift machine rooms) and lift wells for installing the same and lift lobbies on all floors.
7. Electrical sub-station, electrical control panels and accessories, subject to necessary permissions.
8. Water pump and common pumping installations for pumping of water from underground water tanks to the reservoirs on the roof.
9. Standby diesel generator set for common lights as well as for operation of lifts and pumps during power failure and rooms/space therefore.

10. Drainage and sewerage evacuation pipes from the units to drains and sewers common to the new building.
11. Outer walls of the new building, foundation walls, boundary walls and main gate to the new building and the premises.
12. Overhead water tank and underground water reservoir with distribution pipes there from connecting to different units, if any, and from the underground water reservoir to the over-head water tanks.
13. Such other common parts areas equipments installations fixtures fittings covered and open space in or about the said premises and/or the building as are necessary for passage to or use and occupancy of the flat/unit/apartment as are necessary.

THE FIFTH SCHEDULE AS REFERRED TO HEREINABOVE

(common expenses)

1. MAINTENANCE : All costs and expenses for maintaining, white-washing, painting, repainting, repairing, renovating, redecorating, renewing and replacing the main structure, all the common areas and installations common machineries, equipments installations and accessories for common services utilities and facilities (including the outer walls of the new building)
gutters and water pipes, drains and electric cables and wires in under or upon the new building, staircase of the new building and the boundary walls of the new building.
2. OPERATIONAL : All expenses for running and operating, working and maintenance of all machineries, equipments, installations and accessories for common facilities and utilities (including generator, lifts, water pump with motor etc.) and all costs of cleaning and lighting the main entrance passage, landings, staircase and other common areas of the new building and keeping the adjoining side space in good and repaired conditions.

3. STAFF : The salaries of and all other expenses on the staff (including Janitors/officers, clerks, bill-collector, liftman, darwans, sweepers, caretakers, electrician plumbers and other persons)
4. ASSOCIATION : Establishment and all other expenses of the association or holding organisation (including its formation) and also similar expenses of the vendor or any agency looking after the common purposes until handing over the same to the association.
5. TAXES : Municipal/Panchayet/BLL&RO and other rates, sales tax, VAT, service Tax and other taxes and levies and all other outgoings in respect of the said premises (save those assessed separately in respect of any unit).
6. COMMON UTILITIES : Expenses for serving/supply of common facilities and utilities and all charges incidental thereto.
7. RESERVES : Creation of funds for replacement, renovation and/or other periodic expenses.
8. OTHERS : All other expenses and/or outgoings including litigation expenses as are incurred by the vendor and/or the association or holding organization for the common purposes.

THE SIXTH SCHEDULE AS REFERRED TO HEREINABOVE
(easements granted to the purchasers)

The purchaser shall be entitled to the easements, quasi-easements appendages and appurtenances belonging or appertaining to the said unit which are hereinafter specified excepting and reserving UNTO AND TO THE vendor and other persons deriving right, title and/or permission from the vendor and the association, upon its formation, the rights, easements, quasi easements, privileges and appurtenances hereinafter more particularly set forth in the sixth schedule hereunder written.

- i. The right of access and use of the common areas and installations in common with the vendor and/or other co-owners of the new building or the

said premises and all persons permitted by the vendor as the case may be and for normal domestic purposes connected with the use of the said unit.

ii. The right of protection of the said unit by and from all other parts of the new building so far as they now protect the same.

iii. The right of flow in common as aforesaid of electricity, water, drainage, sewerage and other common utilities from and/or to the said Unit through pipes, conduits, cables and wires lying or being in under or over the other parts of the new building and/or the said premises so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the said unit.

iv. The right of the purchaser with or without workmen and necessary materials to enter from time to time upon the other parts of the said premises for the purpose of rebuilding, repairing, replacing or cleaning, so far as may be necessary, as aforesaid insofar as such rebuilding repairing as aforesaid cannot be reasonably carried out without such entry and in all such cases, excepting in emergent situation, upon giving forty-eight hours previous notice in writing of the purchaser's intention so to enter to the vendor or the association, upon its formation and the co-owner affected thereby.

All the above easements are subject to and conditional upon the purchaser paying and depositing the maintenance charges, municipal rates and taxes, common expenses, electricity charges or any other amount or outgoing payable by the purchaser under these presents within due dates and observing and performing the covenants terms and conditions on the part of the purchaser to be observed and performed hereunder.

SEVENTH SCHEDULE AS REFERRED TO ABOVE

(details of the land which the vendors purchased by several deeds)

1. By a deed of sale executed on **30.03.2016** made between **Sri Amal Chandra Sarkar**, referred to therein as vendor of the one part and **Rohra Developers Pvt. Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume

No. 1523, Pages 121298 to 121315, Being No. **03764** for the year 2016, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **02** cottah in Mouza – Ghuni, J.L. No. 23, Dag No. 3096 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 7239.

2. By a deed of sale executed on **07.07.2015** made between **Sri Sadananda Bauli**, referred to therein as vendor of the one part and **Rohra Developers Pvt. Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 1523, Pages 92041 to 92058, Being No. **09276** for the year 2015, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **01** cottah **08** Chittack in Mouza – Ghuni, J.L. No. 23, Dag Nos. 3096 and 3097, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 5661.

3. By a deed of sale executed on 26.03.2015 made between **Sri Sishutosh Mistri**, referred to therein as vendor of the one part and **Rohra Developer's Pvt. Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 7, Pages 9655 to 9668, Being No. **03835** for the year 2015, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **02** cottah in Mouza – Ghuni, J.L. No. 23, Dag Nos. 3096 and 3097 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 7296.

4. By a deed of sale executed on **03.03.2015** made between **Sri Sova Majumder**, referred to therein as vendor of the one part and **Rohra Developer's Pvt. Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 5, Pages 6958 to 6972, Being No. **02590** for the year 2015, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **01** cottah **14** Chittack in

Mouza – Ghuni, J.L. No. 23, Dag Nos. 3096 and 3097 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 3730.

5. By a deed of sale executed on **31.03.2014** made between **Sri Aditi Kar**, referred to therein as vendor of the one part and **Rohra Developers Pvt. Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 6, Pages 7508 to 7520, Being No. **03794** for the year 2014, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **03** cottah **12** Chittack **26** Square feet in Mouza – Ghuni, J.L. No. 23, Dag Nos. 3096 and 3097 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 3730.

6. By a deed of sale executed on **01.01.2017** made between **Sri Apurba Kumar Biswas**, referred to therein as vendor of the one part and **Rohra Developers Pvt Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannagar and recorded in Book No. I, CD Volume No. 02, Pages 13244 to 13262, Being No. **04730** for the year 2017, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **01** cottah **08** Chittack **00** square feet in Mouza – Ghuni, J.L. No. 23, Dag Nos. 3096 and 3097 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 7238.

7. By a deed of sale executed on **30.05.2016** made between one Sri Rabindra Nath Hawlader, referred to therein as vendor of the one part and **Rohra Developers Pvt. Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannager and recorded in Book No. I, CD Volume No. 1523 - 2016, Pages 180237 to 180255, Being No. **05874** for the year 2016, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **01** cottah **08** Chittack in Mouza – Ghuni, J.L. No. 23, Dag No. 3096 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 5658.

8. By a deed of sale executed on **18.07.2016** made between **Smt. Pramila Paik, Ranjan Paik & Others**, referred to therein as vendor of the one part and **Rohra Developers Pvt Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannager and recorded in Book No. I, CD Volume No. 1523, Pages 239476 to 239508, Being No. **07733** for the year 2016, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **02** cottah **00** Chittack **01** square feet in Mouza – Ghuni, J.L. No. 23, Dag Nos. 3096 and 3097 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 7911.

9. By a deed of sale executed on **14.07.2016** made between **Sri Shyamal Mondal and Sri Prafullo Mondal**, referred to therein as vendor of the one part and **Rohra Developers Pvt Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Barasat and recorded in Book No. I, CD Volume No. 37, Pages 234499 to 234517, Being No. **7602** for the year 2016, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **02** cottah **08** Chittack **00** square feet in Mouza – Ghuni, J.L. No. 23, Dag No. 3096 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian Nos. 3811, 3810.

10. By a deed of sale executed on **04.02.2019** made between **Sri Nirapada Mondal**, referred to therein as vendor of the one part and **Rohra Developers Pvt Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 1523-2019, Pages 69164 to 69187, Being No. **152301734** for the year 2019, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **01** cottah **00** Chittack **07** square feet in Mouza – Ghuni, J.L. No. 23, Dag No. 3096 and 3097, L.R. Khatian No. 4597, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.

11. By a deed of sale executed on **22.01.2007** made between **Sri Ganesh Prasad Agarwal**, referred to therein as vendor of the one part and **N.S.T. Housing Developers Pvt. Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannager and recorded in Book No. I, CD Volume No. 117, Pages 12 to 17, Being No. **1996** for the year 2007, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **23** cottah **00** Chittack in Mouza – Ghuni, Dag Nos. 3094, 3095 and 3096 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 3721.

12. By a deed of sale executed on **21.03.2018** made between **Sri Bishnupada Gain and other**, referred to therein as vendor of the one part and **N.S.T. Housing Developers Pvt. Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannager and recorded in Book No. I, CD Volume No. 1523-2018, Pages 146537 to 146559, Being No. **4040** for the year 2018, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **02** cottah **00** Chittack **11** square feet in Mouza – Ghuni, Dag Nos. 3094, 3095 and 3096 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 3721.

13. By a deed of sale executed on **11.12.2007** made between **Sri Bablu Samaddar**, referred to therein as vendor of the one part and **N.S.T. Housing Developers Pvt. Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannagar and recorded in Book No. I, CD Volume No. 5, Pages 9785 to 9805, Being No. **06756** for the year 2007, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **03** cottah **00** Chittack in Mouza – Ghuni, Dag Nos. 3096 and 3097, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 3721.

14. By a deed of sale executed on **11.12.2007** made between **Sri Sushil Halder & Others**, referred to therein as vendor of the one part and **N.S.T. Housing Developers Pvt. Ltd.**, referred to therein as purchaser of the other part, registered

with the office of Additional District Sub-Registrar, Bidhannagar and recorded in Book No. I, CD Volume No. 5, Pages 9715 to 9735, Being No. **06753** for the year 2007, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **02 cottah 08 Chittack** in Mouza – Ghuni, Dag Nos. 3096 and 3097, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 3721.

15. By a deed of sale executed on **11.12.2007** made between **Sri Bikash Chandra Roy**, referred to therein as vendor of the one part and **N.S.T. Housing Developers Pvt. Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannagar and recorded in Book No. I, CD Volume No. 5, Pages 9695 to 9714, Being No. **06752**, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about 1 cottah **11 Chittack 10 Square feet** in Mouza – Ghuni, Dag Nos. 3096 and 3097, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 3721.

16. By a deed of sale executed on **11.12.2007** made between **Sri Barun Chandra Mistri**, referred to therein as vendor of the one part and **N.S.T. Housing Developers Pvt. Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannagar and recorded in Book No. I, CD Volume No. 5, Pages 9485 to 9508, Being No. **06744** for the year 2007, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **06 cottah 00 Chittack** in Mouza – Ghuni, J.L. No. 23, Dag Nos. 3096 and 3097, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 3721.

17. By a deed of sale executed on **16.03.2008** made between **Sri Harendra Nath Bawali**, referred to therein as vendor of the one part and **N.S.T. Housing Developers Pvt. Ltd.**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannagar and recorded in Book No. I, CD Volume No. 5, Pages 6420 to 6434, Being No. **04976** for the year 2008, the said vendor therein, for the consideration therein, sold, assigned and

assured to the purchaser therein, ALL THAT the land measuring about **03** cottah **08** Chittack in Mouza – Ghuni, J.L. No. 23, Dag Nos. 3096 and 3097 within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 3721.

18. By a deed of sale executed on **07.07.1995** made between **Sri Asish Patra & Others**, referred to therein as vendor of the one part and **Smt Ranju Mondal**, vendor no. 4, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannager and recorded in Book No. I, CD Volume No. 279, Pages 220, Being No. **05269** for the year 2016, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **01** cottah **08** Chittack in Mouza – Ghuni, J.L. No. 23, R.S. Dag Nos. 3096 and 3097, corresponding to Dag Nos. 3096 and 3097, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 7237.

19. By a deed of sale executed on **11.01.2012** made between **Sri Upendra Nath Mallick**, referred to therein as vendor of the one part and **Sri Subhankar Mistri and Sri Dipankar Mistri**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannagar and recorded in Book No. I, CD Volume No. 1, Pages 587 to 588, Being No. **00298** for the year 2012, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **02** cottah **00** Chittack in Mouza – Ghuni, J.L. No. 23, Dag No. 3097, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 5662 and 5663.

20. By a deed of sale executed on **26.05.1992** made between **Sri Bhupendra Patra**, referred to therein as vendor of the one part and **Swapan Kumar Roy**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Barasat and recorded in Book No. I, CD Volume No. 56, Pages 447, Being No. **03838** for the year 1992, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **04** cottah **00** Chittack in Mouza – Ghuni, J.L. No. 23, Dag Nos. 3096 and 3097, within the jurisdiction of Jyangra-Hatiara No. II

Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 5659.

21. By a deed of sale executed on **01.04.1992** made between **Sri BhupendraPatra**, referred to therein as vendor of the one part and **Sri Amulya Mondal and Smt. Shyamali Mondal**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Barasat and recorded in Book No. I, CD Volume No. 37, Pages 168 to 174, Being No. **02533** for the year 1992, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **02** cottah **08** Chittack in Mouza – Ghuni, J.L. No. 23,Dag Nos. 3096 and 3097, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 3812, 3809.

22. By a deed of sale executed on **21.05.1993** made between **Sri Bhupendra Patra**, referred to therein as vendor of the one part and **Niva Rani Haldar**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannager and recorded in Book No. I, CD Volume No. 86, Pages 25 to 32, Being No. **03941** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **02** cottah **00** Chittack in Mouza – Ghuni, J.L. No. 23, Dag Nos. 3096 and 3097, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 3687.

23. By a deed of sale executed on **28.09.2002** made between **Sri Bhupendra Patra**, referred to therein as vendor of the one part and Smt. **Mamata Roy**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhannager and recorded in Book No. I, CD Volume No. 195, Pages 9 to 16, Being No. **08924** for the year 2002, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **01** cottah **09** Chittack in Mouza – Ghuni, J.L. No. 23, Dag No. 3096, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas. Present Khatian No. 7907.

24. By a deed of sale executed on **01.04.1992** made between **Sri Bhupendra Patra**, referred to therein as vendor of the one part and **Ranjit Majumder**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Barasat and recorded in Book No. I, CD Volume No. 37, Pages 162 to 167, Being No. **02532** for the year 1992, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **01** cottah **14** Chittack **2.5** square feet in Mouza – Ghuni, J.L. No. 23, Dag Nos. 3096 and 3097, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.Present Khatian No. 7236.

25. By a deed of conveyance executed on **04.09.2008** made between **Sri Ashoke Kumar Agarwal**, referred to therein as vendor of the one part and **ANT TELEVISION PRIVATE LIMITED**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhan Nagar, West Bengal and recorded in Book No. I, CD Volume No. 10, Pages 21947 to 21965, Being No. **11330** for the year 2008, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT the land measuring about **17** cottah **00** Chittack in Mouza – Ghuni, J.L. No. 23, Dag No. 3093, 3094, 3095,3096,3097, R.S. Khatian No. 878 and 880, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.(Present Khatian No. 4190).

26. By a deed of conveyance executed on **04.11.2010** made between **Trinity Finance and Credit Private Limited**, referred to therein as vendor of the one part and **ANT TELEVISION PRIVATE LIMITED**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Bidhan Nagar (Salt lake City), West Bengal and recorded in Book No. I, CD Volume No. 17, Pages 11746 to 11765, Being No. **11011** for the year 2010, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT land measuring about **21** cottah **04** Chitack, in Mouza – Ghuni, J.L. No. 23, Dag No. 3093,3094,3095, 3096 and 3097, R.S. Khatian No. 878 and 880, within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.(Present Khatian No. 4190).

27. By a deed of conveyance executed on **25.09.2018** made between one **Debaprosad Mondal**, referred to therein as vendor of the one part and **ANT TELEVISION PRIVATE LIMITED**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Rajarhat, Newtown and recorded in Book No. I, CD Volume No. 1523 - 2018, Pages 359112 to 359129, Being No. **10904** for the year 2018, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT land measuring about **02** cottah **08** Chitack, in Mouza – Ghuni, J.L. No. 23, R.S & L.R Dag No. 3095, under R.S. Khatian No. 878, corresponding to L.R Khatian No. 8086, previous L.R Khatian No. 1341 within the jurisdiction of Jyangra-Hatiara No.II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.

28. By a deed of conveyance executed on **22.02.2002** made between one **Dulal Chandar Patra**, referred to therein as vendor of the one part and **Sarswati Mondal**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Barasat, Newtown and recorded in Book No. I, CD Volume No. 1523 - 2018, Pages 359112 to 359129, Being No. **5944** for the year 2001, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT land measuring about **02** cottah **00** Chitack **18** square feet, in Mouza – Ghuni, J.L. No. 23, R.S & L.R Dag No. 3095, under R.S. Khatian No. 878, corresponding to L.R Khatian No. 8086, previous L.R Khatian No. 1341 within the jurisdiction of Jyangra-Hatiara No.II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.

29. By a deed of conveyance executed on **19.06.1992** made between one **Bhupendranath Patra**, referred to therein as vendor of the one part and **Gour Chandra Mondal**, referred to therein as purchaser of the other part, registered with the office of Additional District Sub-Registrar, Barasat, Newtown and recorded in Book No. I, CD Volume No. 1523 - 2018, Pages 359112 to 359129, Being No. **6233** for the year 2001, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchaser therein, ALL THAT land measuring about **01** cottah **00** square feet, in Mouza – Ghuni, J.L. No. 23, R.S & L.R Dag No. 3095, under R.S. Khatian No. 878, corresponding to L.R Khatian No. 8086, previous L.R Khatian No. 1341 within the jurisdiction of Jyangra-Hatiara No.II Gram Panchayet, Police Station – New Town, District - North 24-Parganas.

EIGHTH SCHEDULE AS REFERRED TO ABOVE

(Details of the development agreement)

1. **N.S.T. Housing Developers Pvt. Ltd.**, vendor no. 2, entered on 20.03.2013 into a development agreement Rohra Developers Pvt. Ltd, the developer for developing its land measuring in aggregate 39 cottah 11 chittack as aforesaid for the terms and conditions mentioned therein. The said development agreement was registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 7, Pages 10314 to 10351, Being No. 04952 for the year 2013.
2. **Smt Ranju Mondal**, vendor no. 3 herein, entered on 10.02.2014 into a development agreement with Rohra Developers Pvt. Ltd, the developer, for developing its land measuring in aggregate 01 cottah 08 chittack as aforesaid for the terms and conditions mentioned therein. The said development agreement was registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 3, Pages 8911 to 8944, Being No. 1835 for the year 2014.
3. **Swapan Kumar Roy, Niva Rani Halder, Subhankar Mistri, Dipankar Mistri**, vendor nos. 4,5,6,7 respectively herein, entered on 17.10.2012 into a development agreement with Rohra Developers Pvt. Ltd, the developer, for developing their land measuring in aggregate 13 cottah 08 chittack as aforesaid for the terms and conditions mentioned therein. The said development agreement was registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 19, Pages 5533 to 5577, Being No. 13590 for the year 2012. (Dag no. 3096 – 7 cottah, dag no. 3097 - 6 cottah 8 chittack, RS Khatian no. 878 and 880
4. **Smt. Mamata Roy**, vendor no. 8 therein, entered on 22.04.2016 into a development agreement with Rohra Developers Pvt. Ltd, the developer, for developing their land measuring 01 cottah 09 chittack 02 square feet as aforesaid for the terms and conditions mentioned therein. The said development agreement was registered with the office of Additional District Sub-Registrar, Rajarhat and

recorded in Book No. I, CD Volume No. 1523-2016, Pages 142964 to 143000, Being No. 152304490 for the year 2016.

5. **Sri Ranjit Majumder**, vendor no. 9 herein, entered on 30.03.2016 into a development agreement with Rohra Developers Pvt. Ltd, the developer, for developing their land measuring in aggregate 01 cottah 14 chittack 02 square feet as aforesaid for the terms and conditions mentioned therein. The said development agreement was registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 1523, Pages 122024 to 122061, Being No. 152303772 for the year 2016.

6. **Amulya Mondal** and **Smt Shyamali Mondal**, vendor nos. 10 and 11 respectively, entered on 26.09.2014 into a development agreement with Rohra Developers Pvt. Ltd, the developer, for developing their land measuring in aggregate 13 cottah 08 chittack as aforesaid for the terms and conditions mentioned therein. The said development agreement was registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 21, Pages 236 to 267, Being No. 12694 for the year 2014.

7. **ANT Television Private Limited**, vendor no. 12, entered on 31.12.2019 into a development agreement with Rohra Developers Pvt. Ltd, the developer, for developing its land measuring in aggregate 40 cottah 12 chittack as aforesaid for the terms and conditions mentioned therein. The said development agreement was registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, Volume No. 1523-2019, Pages 12365 to 12408, Being No. 152300059 for the year 2019.

8. **Sarswati Mondal**, vendor no. 13, entered on 26.09.2014 into a development agreement with Rohra Developers Pvt. Ltd, the developer, for developing their land measuring 02 cottah 00 chittack 18 square feet as aforesaid for the terms and conditions mentioned therein. The said development agreement was registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 1523, Pages 100264 to 100307, Being No. 2595 for the year 2018.

9. **Gour Chandra Mondal**, vendor no. 14, entered on 26.09.2014 into a development agreement with Rohra Developers Pvt. Ltd, the developer, for

developing their land measuring 01 cottah 00 chittack as aforesaid for the terms and conditions mentioned therein. The said development agreement was registered with the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 21, Pages 236 to 267, Being No. 12694 for the year 2014.

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands and seal on these presents on the day, month and year first above written.

WITNESSES:

1.

ROHRA DEVELOPERS PVT. LTD

Director

“ROHRA DEVELOPERS PVT. LTD

2.

Director

(2) **N. S. T. DEVELOPERS PVT. LTD.,**

(3) **ANT TELEVISION PVT. LTD.**

(4) **RANJU MONDAL**

(5) **SWAPAN KUMAR ROY**

(6) **NIVA RANI HALDER**

(7) **SUBHANKAR MISTRI**

(8) **DIPANKLAR MISTRI**

(9) **MAMATA ROY**

(10) **RANJEET MAJUMDER**

(11) **AMULYA MONDAL**

(12) **SHYAMALI MONDAL**

(13) **SARSWATI MONDAL**

(14) **GOUR CHANDRA MONDAL**

(VENDORS)

(through their constituted attorneys)

ROHRA DEVELOPERS PVT.LTD.

Director

ROHRA DEVELOPERS PVT.LTD.

Director

(DEVELOPER)

(PURCHASERS)

Drafted by me and prepared in my office

[SANTANU SINGHA]

Advocate

High Court, Calcutta

Kolkata – 700 001

MEMO OF CONSIDERATION

RECEIVED from the within named purchaser the within mentioned sum of Rs.

(Rupees

)only following manner :

Bank	Branch	Cheque No.	Date	A m o u n t
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WITNESSES :

1.

ROHRA DEVELOPERS PVT.LTD.

Director

ROHRA DEVELOPERS PVT.LTD.

Director

(DEVELOPER)