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H. D. District Registrar
Kolkata, South, West Bengal

DEED OF CONVEYANCE

22 NOV 2023 THIS DEED OF CONVEYANCE is made on this 22nd day of
November, 2023 (Two Thousand and Twenty Three) A.D. By and.
Between

(1)**MR.AMITAVA SAMANTA**, son of Late Dilip Kumar Samanta, **PAN. BCQPS4197D**, **Aadhaar No. 433517277222**, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, Residing at 1/2, Purbachal, Nibedita Road, P.S.-Kasba, P.O.-Haltu, Kolkata-700078, District-South- 24-Parganas, West Bengal, and (2)**M/S.INDIA GREEN REALITY (P) LIMITED** now **INDIA GREEN REALITY LIMITED** a Company incorporated under the Companies Act, 1956, **PAN.AACCI1495A**, having its registered office at BA-30, Rajdanga Main Road, P.S.-Kasba, P.O.-E.K.T., Kolkata-700107, District-South-24-Parganas, represented by its Director **MR.AMITAVA SAMANTA**, son of Late Dilip Kumar Samanta, **PAN.BCQPS4197D**, **Aadhaar No.433517277222**, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, Residing at 1/2, Purbachal, Nibedita Road, P.S.-Kasba, P.O.- Haltu, Kolkata-700078, District-South-24-Parganas, West Bengal, hereinafter jointly called and referred to as the **OWNERS/VENDORS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their representatives, administrators, successor-in-office and assigns) of the **FIRSTPART**.

AND

M/S.INDIA GREENREALITY (P) LIMITED now **INDIA GREEN REALITYLIMITED** a Company incorporated under the Companies Act, 1956, **PAN. AACCI1495A**, having its registered office at BA-30, Rajdanga Main Road, P.S.-Kasba, P.O.-E.K.T., Kolkata-700107, District-South-24-Parganas, represented by its **Director MR.AMITAVA SAMANTA**, son of Late Dilip Kumar Samanta, **PAN.BCQPS4197D**, **Aadhaar No.433517277222**, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, Residing at 1/2, Purbachal, Nibedita Road, P.S.-Kasba, P.O.-Haltu, Kolkata-700078, District-South-24-Parganas, West Bengal, pursuant to a resolution dated **15.08.2011**, taken by the Company, hereinafter referred to and called as the **DEVELOPER/CONFIRMING PARTY** (which term or expression shall unlessexcluded by or repugnant to the context be deemed to mean and include it's representatives, administrators, successor-in- office and assigns) of the **SECOND PART**.

AND

MS. VRUTIKA KISHORE PATEL, D/O of Kishore Patel, PAN. CTXPP7077G, Aadhaar no.592704509348 by Faith-Hindu, by Occupation – Business, by Nationality-Indian, residing B/45 Navyug Niwas, 167 Lamington Road, Near Minvera Cinema, Grant Road, Maharashtra, Mumbai - 400007 hereinafter is called and referred to as the **“PURCHASER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective his, successors, representatives, administrators, nominees and assigns) of the **THIRDPART**;

WHEREAS the said Mr. Amitava Samanta son of Late Dilip Kumar Samanta, Residing at 1/2, Purbachal, Nibedita Road, P.S.-Kasba, P.O.-Haltu, Kolkata-700078, District-South-24-Parganas, West Bengal, purchased **ALL THAT** the piece or parcel of freehold Agricultural/Non Agricultural land measuring an area of 15 Acres 80 Decimals, be the same or a little more or less, lying, situated and comprised in Mouza - Raipur, J.L. No. 103, R.S. Khatian Nos. 633, 1085, 274, 550, 1042, 630, 469, 660, 676, 678, 680, 401, 733, 576, 722, 631, 402, 497, 511 and 700 corresponding to L.R. Khatian Nos. 371, 1635, 1611, 1549, 1554, 1508, 1808, 2087, 2305, 2258, 2259, 2260, 2281, 2282, 2283, 74, 49, 50, 1451, 1461, 186, 167, 457, 418, 444, 480, 1339, 1344, 1940, 979, 967, 1115, 1025, 1058, 1262, 1237, 1737, 1792, 536, 508, 855, 198 and 171, R.S. Dag Nos. 1562, 1569, 1694, 1781, 1827, 1829, 1835, 1685, 1505, 1535, 1697, 1532, 1560, 1681, 1682, 1684, 1507, 1746, 1690, 1700, 1583, 1604, 1687, 1540, 1702, 1699, 1695, 1243, 1245, 1251, 1679, and 1701 corresponding to L.R. Dag Nos. 1582, 1589, 1725, 1822, 1872, 1874, 1880, 1525, 1555, 1728, 1552, 1580, 1710, 1716, 1712, 1713, 1715, 1527, 1784, 1721, 1731, 1603, 1624, 1718, 1604, 1556, 1560, 1734, 1730, 1726, 1728, 1250, 1251, 1255, 1263, and 1733 within the limits of Kalikapur-II, Gram Panchayat, P.S. and Additional District Sub-Registrar Office at Sonarpur, within the District South 24 Parganas, free from any charge or encumbrances from the Vendors vide several registered Deed of Conveyances for valuable consideration as mentioned in the said Deed of Conveyances registered in office of the District Sub- Registrar IV at Alipore and Additional District Sub- Registrar at Sonarpur and recorded in (1) Book No. I, C.D. Volume No. 16, Pages from 1603 to 1616, Being No. 04747 for the year 2011, (2) Pages from 3720 to 3730, Being No. 07054 for the year 2011, (3) Book No. I, C.D. Volume No. 23, Pages from 2138 to 2148, Being No. 06959 for the year 2011, (4) Book No. I, C.D. Volume No. 18, Pages No. 2260 to 2270, Being No. 05427 for the year 2011, (5) Book

No.I, C.D. Volume No.16, Pages from 1617 to 1628, Being No. 04748 for the year 2011, (6) Book No.I, C.D. Volume No. 13, Pages from 2262 to 2273, Being No. 03802 for the year 2011, (7) Book No.I, C.D. Volume No. 15, Pages from 3281 to 3292, Being No. 04473 for the year 2011, (8) Book No.I, C.D. Volume No. 15, Pages from 2909 to 2920, Being No. 04472 for the year 2011, (9) Book No. I, C.D. Volume No. 13, Pages from 2250 to 2261, Being No.03801 for the year 2011, (10) Book No. I, C.D. Volume No. 23, Pages from 3731 to 3741, Being No. 07055 for the year 2011, (11) Book No.I, C.D. Volume No. 23, Pages from 5239 to 5250, Being No. 07149 for the year 2011, (12) Book No. I, C.D. Volume No. 23, Pages from 2124 to 2137, Being No. 06958 for the year 2011, (13) Book No.I, C.D. Volume No. 18, Pages from 2248 to 2259, Being No. 05426 for the year 2011, (14) Book No.I, C.D. Volume No. 21, Pages from 1379 to 1391, Being No. 06292 for the year 2011, (15) Book No.I, C.D. Volume No. 28, Pages from 4669 to 4680, Being No. 08605 for the year 2011, (16) Book No. I, C.D. Volume No. 28, Pages from 4442 to 4454, Being No. 08606 for the year 2011, all registered in the office of the District Sub- Registrar IV at Alipore (17) Book No. I, C.D. Volume No. 13, Pages from 1328 to 1341, Being No. 04515 for the year 2012, (18) Book No. I, C.D. Volume No. 13, Pages from 2890 to 2901, Being No. 04571 for the year 2012, (19) Book No.I, C.D. Volume No.1, Pages from 2070 to 2080, Being No.00155 for the year 2012, (20) Book No.I, C.D. Volume No.2, Pages from 2430 to 2440, Being No.00539 for the year 2012, (21) Book No.I, C.D. Volume No.5, Pages from 901 to 912, Being No.01651 for the year 2012, (22) Book No.I, C.D. Volume No.12, Pages from 5777 to 5788, Being No.04381 for the year 2012, (23) Book No.I, C.D. Volume No.12, Pages from 3577 to 3589, Being No.04236 for the year 2012, (24) Book No.I, C.D. Volume No.28, Pages from 584 to 595, Being No.10365 for the year 2012, (25) Book No.I, C.D. Volume No.28, Pages from 3493 to 3505, Being No.10519 for the year 2012, (26) Book No.I, C.D. Volume No.30, Pages from 2676 to 2693, Being No.11208 for the year 2012, (27) Book No.I, C.D. Volume No.30, Pages from 2798 to 2808, Being No.11379 for the year 2012, (28) Book No.I, C.D. Volume No.31, Pages from 4162 to 4173, Being No.11815 for the year 2012, (29) Book No.I, C.D. Volume No.15, Pages from 5918 to 5929, Being No.05304 for the year 2012, (30) Book No.I, C.D. Volume No.34, Pages from 6119 to 6130, Being No.13092 for the year 2012, (31) Book No.I, C.D. Volume No.35, Pages from 6639 to 6651, Being No.13436 for the year 2012, (32) Book No.I, C.D. Volume No.36, Pages from 600 to 612, Being No.13538 for the year 2012, (33) Book No.I, C.D. Volume No.35, Pages from 4295 to 4307, Being No.13405 for the year 2012, (34) Book No.I, C.D. Volume No.33, Pages from 925 to 935, Being No.12371 for the year 2012 all registered in the office of the Additional

District Sub- Registrar at Sonarpur.AND WHEREAS the said M/S.INDIA GREEN REALITY (P) LIMITED now **INDIA GREEN REALITY LIMITED** a Company incorporated under the Companies Act, 1956, having its registered office at BA-30, Rajdanga Main Road, P.S.-Kasba, P.O.- E.K.T., Kolkata-700107,District-South-24-Parganas, represented by its Director **MR.AMITAVA SAMANTA**, son of Late Dilip Kumar Samanta, Residing at 1/2, Purbachal, Nibedita Road, P.S.-Kasba, P.O.-Haltu, Kolkata-700078, District-South-24- Parganas, West Bengal, purchased **ALL THAT** the piece or parcel of freehold Agricultural/Non-Agricultural land measuring an area of 8 Acres 60 Decimals equivalent to **26 Bighas 1 Cottah**, be the same or a little more or less, lying, situated and comprised in Mouza - Raipur, J.L No. 103, R.S. Khatian Nos. 676, 675, 641, 632, 403, 504, 680and696, R.S. Dag No. 1527, 1538, 1568, 1569, 1699, 1679, 1584, 1537, 1546, 1559,1700,1536,1583,1584,1567,1563,1686,1730and1686,correspondingtoL.R.KhatianNo.19 1,410,418,480,536,616,1508,1612,1635,1736,1773,1742,1451,1603,1604and1782,L.R.DagNo.1547,1558,1588,1589,1730,1604,1557,1566,1579,1731,1556,1549, and 1872, within the limits of Kalikapur-II, Gram Panchayat, P.S. and Additional District Sub-Registrar Office at Sonarpur, within the District South 24 Parganas, free from any charge or encumbrances from the Vendors vide several registered Deed of Conveyances for valuable consideration as mentioned in the said Deed of Conveyances registered in office of the District Sub- Registrar IV at Alipore and Additional District Sub- Registrar at Sonarpur and recorded in (1) Book No.I, C.D. Volume No. 10, Pages from 6668 to 6678, Being No. 04659 for the year 2011, (2) Book No. I, C.D. Volume No. 2,Pagesfrom719to728,BeingNo.00622fortheyear2011,(3)BookNo.I,C.D. Volume No. 3, Pages from 6175 to 6185, Being No. 01263 for the year 2011, (4) Book No.I,C.D. VolumeNo.3,Pagesfrom2123to2132,BeingNo.01241fortheyear2011,(5) Book No.I, C.D. Volume No. 3, Pages from 2133 to 2142, Being No. 01243 for the year 2011, (6) Book No.I, C.D. Volume No. 27, Pages from 3525 to 3536, Being No. 11602 for the year 2011, (7) Book No.I, C.D. Volume No. 27, Pages from 3537 to 3549, Being No. 11603 for the year 2011, (8) Book No.I, C.D. Volume No. 10, pages from 6391 to 6400, Being No. 04667 for the year 2011, (9) Book No.I, C.D. Volume No. 3, pages from 6164 to 6174, Being No. 01262 for the year 2011, (10) Book No.I, C.D. Volume No.10, pages from 6401 to 6411, Being No. 04663 for the year 2011 all registered in the office of the Additional District Sub-Registrar at Sonarpur (11) Book No.I, C.D. Volume No. 2, Pages from 819 to 833, Being No. 00343 for the year2011,(12) Book No.I, C.D. Volume No. 15, Pages from 5594 to 5611, Being No. 04776 for the year 2012, (13)Book No.I, C.D. Volume No.15, Pages from 5612 to

5628, Being No.04777 for the year 2012 all registered in the office of the District Sub-Registrar IV at Alipore.

AND WHEREAS the Owners/First Party thereafter mutated their names in the record of rights and has been paying rents and taxes for the same and thus Owners/First Party is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of freehold Agricultural /Non Agricultural land measuring an area of 15 Acres 80 Decimals equivalent to 47 (forty seven) Bighas 8 (eight) Cottahs, bethesameora little more or less, lying, situated and comprised in Mouza- Raipur, J.L.No.103, R.S.Khatian Nos. 633, 1085, 274, 550, 1042, 630, 469, 660, 676, 678, 680, 401, 733, 576, 722, 631, 402, 497, 511 and 700 corresponding to L.R.Khatian Nos. 371, 1635, 1611, 1549, 1554, 1508, 1808, 2087, 2305, 2258, 2259, 2260, 2281, 2282, 2283, 74, 49, 50, 1451, 1461, 186, 167, 457, 418, 444, 480, 1339, 1344, 1940, 979, 967, 1115, 1025, 1058, 1262, 1237, 1737, 1792, 536, 508, 855, 198 and 171, R.S.DagNos. 1562, 1569, 1694, 1781, 1827, 1829, 1835, 1685, 1505, 1535, 1697, 1532, 1560, 1681, 1682, 1684, 1507, 1746, 1690, 1700, 1583, 1604, 1687, 1540, 1702, 1699, 1695, 1243, 1245, 1251, 1679, and 1701 corresponding to L.R.DagNos. 1582, 1589, 1725, 1822, 1872, 1874, 1880, 1716, 1525, 1555, 1728, 1552, 1580, 1712, 1713, 1715, 1527, 1784, 1721, 1731, 1603, 1624, 1718, 1604, 1555, 1560, 1734, 1730, 1726, 1728, 1250, 1251, 1255, 1263, 1710 and 1733 within the limits of Kalikapur - II, Gram Panchayat, P.S. and Additional District Sub Registrar Office at Sonarpur, within the District South 24 Parganas, and all that piece and parcel of land measuring about 8 Acres 60 Decimals equivalent to **26 Bighas 1 Cottah**, be the same or a little more or less, lying, situated and comprised in Mouza - Raipur, J.L No. 103, R.S. Khatian Nos. 676, 675, 641, 632, 403, 504, 680 and 696, R.S.DagNo. 1527, 1538, 1568, 1569, 1699, 1679, 1584, 1537, 1546, 1559, 1700, 1536, 1583, 1584, 1567, 1563, 1686, 1730 and 1686, corresponding to L.R. Khatian No. 191, 410, 418, 480, 536, 616, 1508, 1612, 1635, 1736, 1773, 1742, 1451, 1603, 1604 and 1782, L.R.DagNo. 1547, 1558, 1588, 1589, 1730, 1604, 1557, 1566, 1579, 1731, 1556, 1549, and 1872 within the limits of Kalikapur- II, Gram Panchayat, P.S. and Additional District Sub Registrar Office at Sonarpur, within the District: South 24-Parganas, thus the total land becomes 24 Acres 40 Decimals be the same or a little more or less, which is more fully and particularly described in the Schedule-A hereunderwritten.

AND WHEREAS the Land Owners and the Developer has proposed to each other to develop the said entire land measuring about 24 Acres 40 Decimals along with other land with the help and co-operation of the Developer having expertise and knowledge of development of real estate and both the parties having agreed to the said proposition and evolve a Project of Plots/Farm Houses/ Two (2) storied Bungalow Type Buildings, together with infrastructure facilities on the said land along with the other lands (hereinafter referred to as the "the Project").

AND WHEREAS the Owners/Vendors and the Developer/Confirming Party herein entered into an Agreement for Development dated **15.08.2011** to develop the said entire property mentioned herein upon certain terms and conditions mentioned therein.

AND WHEREAS the Owners/Vendors and the Developer/Confirming Party made a Scheme Plan and divided the said entire property into several plots of land with a view to construct several Two (2) storied Bungalow Type Buildings in each plot of land for providing updated residential accommodation for them, who intend to own a Bungalow within the greenery.

AND WHEREAS the Owners/Vendors and the Developer/Confirming Party thereafter applied for sanction of the building plan before the appropriate Authorities of the Gram Panchayat on the said entire property, divided into several plots for construction thereon Two storied bungalow type buildings which is on the process and started other development works of the entire property.

AND WHEREAS the Purchasers herein having inspected all the title deeds and relevant documents of the Schedule Property and being fully satisfied with the right title and interest of the Owners/Vendors and the Developer/Confirming Party herein has proposed to purchase of **ALL THAT** one Bungalow Type Two storied buildings, 6 (Six) Cottahseivalent to **4320Sq.Ft.** together with one bungalow named "**RUDRABINA**" to be constructed on the said plot of land and numbered as "**UNIT No.A -52**" in **R.S. dag No 1690 L.R. Dag No 1721, L.R. Khatian No.2382** having constructed area measuring about **3625Sq.Ft.** (i.e. First Floor 1625Sq.Ft. & Ground Floor 2000Sq.Ft.) **SUPER BUILT UP AREA** comprised of 3(**Three**) Bed Rooms, 3 (**Three**)Toilets, 01 (One) Lounge, 1 (One) Open Terrese, Varandaon the **FIRST FLOOR** and 1(**One**) Bed Room, 02(**Two**)Toilets,01 (One) Varanda,

1(One)Drawing- cum-Dining Hall,1(One)Kitchen,1(One) Store, 01 (One Puja Ghar), 1(One)Utility,01 (One) Splash Pool, 01 (One) servant Room with attach Toilet, 02(Two)Open Car Parking on the **GROUND FLOOR**, as morefully and particularly described in the schedule hereunder written, at and for a total consideration of of **Rs.2,51,10,075/- (Rupees Two Core Fifty One Lakh Ten Thousand Seventy Five)** Only which the Owners/ Vendors and the Developer/Confirming Party has agreed.

AND WHEREAS the Owners/Vendors and the Developer/Confirming Party hereto declare and confirm his right title and interest in the said property and record the terms for sale and transfer of the said **ALL THAT** one Bungalow Type Two storied buildings, 6 (Six) Cottahsequalent to 4320Sq.Ft. together with one bungalow named "**RUDRABINA**" to be constructed on the said plot of land and numbered as "**UNIT No.A -52**" in **R.S. dag No 1690 L.R. Dag No 1721, L.R. Khatian No.2382** having constructed area measuring about 3625Sq.Ft. (i.e. First Floor 1625Sq.Ft. & Ground Floor 2000Sq.Ft.) **SUPER BUILT UP AREA** comprised of 3(Three) Bed Rooms, 3 (Three)Toilets, 01 (One) Lounge, 1 (One) Open Terrese, Varandaon the **FIRST FLOOR** and 1(One) Bed Room, 02 (Two)Toilets, 01 (One) Varanda, 1(One)Drawing- cum-Dining Hall,1(One)Kitchen,1(One) Store, 01 (One Puja Ghar), 1(One)Utility, 01 (One) Splash Pool, 01 (One) servant Room with attach Toilet, 02 (Two)Open Car Parking on the **GROUND FLOOR**, of the said 2 Storied Bungalow, as morefully and particularly described in the said Schedule hereunder written, in favour of the Purchasers, as stated hereunder.

AND WHEREAS the terms mentioned hereinafter is defined as follows:

DEFINITION

1. **ADVOCATE:** Advocate shall mean DebjyotiKarmakar and Ankita Das, all are the Advocates, High Court, Calcutta, the Owner/Vendor and the Developer/ Confirming Party & Purchasers are appoint as the Advocates for thisproject.
2. **ARCHITECT:** Architect shall mean such Architect or Firm of Architects to whom the Owners/Vendors and the Developer/Confirming Party may from time to time appoint as the Architect for theProject.
3. **BUNGALOW:** Bungalow shall mean Two (2) storied, Bungalow Type Buildings to be constructed on the land by the owners and the Developer in pursuancehereto according to the plans duly sanctioned by appropriate authority for exclusive ownership use and occupation of the individual Purchasers.

4. **BUILDING:** Building shall mean and include all buildings other than Bungalows for common use and enjoyment of the BungalowOwner/Purchasers.
5. **PANCHAYAT:** Kalikapur-II, Gram Panchayat, and shall include the Development Authority and Gram Panchayat and the Municipality and other concerned Authorities, which may recommend, Comment, approve and/or sanction the plan.
6. **COVERED AREA:** Covered area shall mean the entire constructed area of the bungalows as may be sanctioned by the appropriate authority/Kalikapur-II, Gram Panchayat, and shall include the plinth area of the units including the plinth area of bath rooms and balconies and open terrace, if any appurtenant thereto and also the thickness of the walls (external and/or internal) and pillars and the remaining area of land provided in the said unit with boundary walls on three sides and half share in the joint wall between two plots of land shall be included in such unit for the exclusive use and occupation of the bungalowowners.
7. **COMMON/PERSONAL PORTIONS:** Common portions shall mean and include the common paths, common passages, drive ways, main entrance/exit from/to the main Road of Schedule Premises, common boundary walls, common sewages, living area/ room, pump room, water reservoirs, generator room, common toilets and compound, community hall, common swimming pool, gardens, trees, club house of schedule premises etc., club House facility for all residents and members of the club, with proposed amenities like gymnasium, badminton court, cricket pitch, snooker, carom, banquet hall, swimming pool, Jacuzzi, tennis court, open air amphitheatre, common parks, water bodies and play parks and other amenities to be integrated on a feasibility basis excluding the bungalows which are for exclusive use and occupation of Bungalow owners/occupiers.
8. **COMMON/PERSONAL AREAS AND FACILITIES:** Common areas and facilities shall mean the common parts, portions or installations in the said premises for the use of the bungalow owners, which includes path ways, boundary walls, service areas, stair cases, landings, roof, entrances, pump room, electric meter room, transformer, septic tank, sewerage, underground reservoir, overhead tank, all pipelines, fittings and fixtures, electrical, water and sanitary lines, telephone cable, exterior/passage lights including common electrification of the entire project, security services, etc. and ingress and egress of the said plot of land with bungalow as well as the whole project but the facilities in the bungalow shall be for exclusive use and occupation of bungalowowners/occupiers.

9. COMMON/PERSONAL EXPENSES: Common expenses shall mean and include a proportionate share of the costs, charges and expenses for working, maintenance, upkeep, repair and replacement of common portions, common amenities, common easements, common conveniences including proportionate share of Panchayat Tax, Property Tax, Khajana and other Taxes and impositions levied in relation to or connected with the buildings and the premises and the land, more fully described in the Schedule below but such expenses and taxes in respect of Bungalows shall exclusively be borne and paid by the Bungalow owners.

10. COMMON/PERSONAL EASEMENTS: common Easements relating to any unit/building/bungalow shall mean the easements, quasi-easements, rights, privileges, spaces for the reasonable enjoyment and occupation of such unit/ building/Bungalow owner and shall also including the reciprocal easements, quasi-easements, obligations and duties of like nature of other unit/building/Bungalow or any part thereof, more particularly mentioned in the Schedule.

11. DEVELOPER: Developer shall mean **M/S.INDIA GREEN REALITY (P) LIMITED** now **INDIA GREEN REALITY LIMITED** a Company incorporated under the Companies Act, 1956, **PAN.AACCI1495A**, having its registered office at BA-30, Rajdanga Main Road, P.S.-Kasba, P.O.-E.K.T., Kolkata-700107, District-South-24- Parganas.

12. FORCE MAJEURE: Force Majeure shall mean and include any act of god, Riot, Flood, Tempest, Strike, Bandh, Lockout etc.

13. HOLDING ORGANIZATION: Holding Organization shall mean and include an Association, Syndicate or Limited Company as may be formed and constituted by the Owners of the units/Bungalows/Car Parking Spaces for the common purpose of the said premises and all the owners of the said Units/Bungalows/Car Parking Spaces and other areas shall be the members and also be entitled to participate in the activities of the Holding Organization

14. LAND: Land shall mean ALL THAT the piece and parcel of freehold Agricultural

/Non Agricultural land measuring an area of 15 Acres 80 Decimals equivalent to **47 (Forty Seven) Bighas 8(Eight) Cottahs**, be the same or a little more or less, lying, situated and comprised in Mouza - Raipur, J.L. No. 103, R.S. Khatian Nos.633, 1085, 274,550,1042,630,469,660,676,678,680,401,733,576,722,631,402,497,511 and 700 corresponding to L.R. Khatian Nos.371,1635,1611,1549,1554,1508,1808,2087,2305,2258,2259,2260,2281, 2282,2283,74,49,50,1451,1461,186,167,457,418,444,480,1339,1344,1940,979,967,1115,1025,1058,1262,1237,1737,1792,536,508,855,198 and 171, R.S. Dag Nos. 1562,1569,1694,1781,1827,1829,1835,1685,1505,1535,1697,1532,1560,1681,1682,1684,1507,1746,1690,1700,1583, 1604,1687,1540,1702,1699,1695,1243,1245,1251,1679, and 1701 corresponding to L.R. Dag Nos. 1582,1589,1725,1822,1872,1874,1880,1716,1525,1555,1728,1552,1580,1712,1713,1715,1527,1784,1721,1731,1603,1624,1718,1604,1555,1560,1734,1730,1726,1728,1250,1251,1255, 1263,1710 and 1733 within the limits of Kalikapur-II, Gram Panchayat, P.S. and Additional District Sub Registrar Office at Sonarpur, within the District South 24 Parganas, and all that piece and parcel of land measuring about 8 Acres 60 Decimals equivalent to **26 Bighas 1 Cottah**, be the same or a little more or less, lying, situated and comprised in Mouza - Raipur, J.L. No. 103, R.S. Khatian Nos. 676, 675, 641, 632, 403, 504, 680 and 696, R.S. Dag No. 1527, 1538,1568,1569,1699,1679,1584,1537,1546,1559,1700,1536,1583,1584,1567,1563,1686,1730 and 1686, corresponding to L.R. Khatian No. 191, 410,418, 480, 536, 616, 1508,1612,1635,1736,1773,1742,1451,1603,1604 and 1782, L.R. Dag No. 1547,1558,1588,1589, 1730,1604,1557,1566,1579,1731,1556,1549, and 1872 within the limits of Kalikapur- II, Gram Panchayat, P.S. and Additional District Sub Registrar Office at Sonarpur, within the District: South 24-Parganas, thus the total land becomes 24 Acres 40 Decimals be the same or a little more or less.

15. Premises shall mean and include all land mentioned in the SCHEDULE -A below.

16. PURCHASERS: Purchasers shall mean and include

- i) If he/she/they be an individual then his/her/their respective heirs, executors, administrators, legal representatives, nominees and assigns.
- ii) If it be a Hindu undivided Family then its present members for the time being and the person or persons who may become the member of the said Hindu undivided family and their respective heirs, executors, administrators, legal representatives, nominees and assigns.
- iii) If it be a Partnership Firm then its present Partners for the time being and the person or persons who may be admitted or taken in as Partner of the said Firm and their respective heirs, executors, administrators, legal representatives, nominees and assigns.
- iv) If it be a Limited Company then its presents officers (Directors) and their successor or successors in the office, nominees and assigns.

17. PLANS: Plans shall mean the Plans of the new Two (2) storied and also various Type of building at the said premises to be sanctioned and approved by the Gram Panchayat and shall also mean such plans, drawings, designs, elevation, specification as may be prepared by the Architects including variations and/or modifications, if any.

18. PROPORTIONATE SHARE: proportionate share shall mean and include the undivided proportionate share in the land (excluding the said plot of land on which one bungalow is to be constructed for exclusive ownership, use and occupation of the purchasers) and the common portions and common areas and facilities and all other common rights and liabilities including the common expenses.

19. SALEABLE SPACE: Saleable space shall mean and include the space in the plot of land with one Bungalow to be constructed on the said plot of land which may be available for independent ownership, use and occupation along with the right to use and enjoy the common portions and common areas and facilities.

20. TRANSFER: Transfer with all its grammatical variation shall include the transfer of possession or by any other means adopted for effecting what is understood as a transfer of the Schedule units constructed on the said land at the said premises to the Purchasers thereof.

21. NOTE:

- (A) Masculine Gender shall include the Feminine Gender and Vice-Versa.
- (B) Singular number includes plural number and vice-versa.

AND WHEREAS on the basis of the above representations and assurances the Purchasers herein with a view to purchase and own a plot of land **ALL THAT** one Bungalow Type Two storied buildings, 6 (Six) Cottahsequalent to **4320Sq.Ft.** together with one bungalow named "**RUDRABINA**" to be constructed on the said plot of land and numbered as "**UNIT No.A -52**" in **R.S. dag No 1690 L.R. Dag No 1721, L.R. Khatian No.2382** having constructed area measuring about **3625Sq.Ft.** (i.e. First Floor **1625Sq.Ft.** & Ground Floor **2000Sq.Ft.**) **SUPER BUILT UP AREA** comprised of 3(Three) Bed Rooms, 3 (Three)Toilets, 01 (One) Lounge, 1 (One) Open Terrese, Varandaon the **FIRST FLOOR** and 1(One) Bed Room, 02 (Two)Toilets, 01 (One) Varanda, 1(One)Drawing- cum-Dining Hall,1(One)Kitchen,1(One) Store, 01 (One Puja Ghar), 1(One)Utility, 01 (One) Splash Pool, 01 (One) servant Room with attach Toilet, 02 (Two)Open Car Parking on the **GROUND LOOR**ofthesaidBungalowasmorefullydescribedintheSchedule"**B**"below,together with all common rights benefits and facilities available for the Purchasers in the land of the Schedule "**A & A-1**" Property, (excluding the said plot of land on which one bungalow is to be constructed for exclusive ownership, use and occupation of the purchasers)approached the Developer/Confirming Party and the Developer/Confirming Party has agreed to nominate the Purchasers as intending Purchasers before the Owners/Vendors and the Owners/Vendors has agreed to sell the said plot of land together with one Bungalow named "**RUDRABINA**" to be constructed on the said plot of land and numbered as "**UNIT No. A-52**" together with all common rights, benefits and facilities available for the Purchasers in the land of the Schedule "**A & A-1**" property through the Developer/ Confirming Party to the Purchasers at or for a total consideration of **Rs.2,51,10,075/- (Rupees Two Core Fifty One Lakh Ten Thousand Seventy Five)** Only free from all sorts of encumbrances, attachments, liens, lispendences etc. and the Purchasers has agreed to purchase the same at the said consideration and on the following terms, conditions and stipulations

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

That in pursuant to the said Agreement and in total consideration of the said sum of **Rs.2,51,10,075/- (Rupees Two Core Fifty One Lakh Ten Thousand Seventy Five)** Only being paid to the Owners/Vendors and the Developer/Confirming Party by the **"PURCHASERS"** herein as per the **MEMO** of agreed consideration mentioned hereunder and the receipt of which being the full payment of consideration money hereby payable to the Owners/Vendors and the Developer/Confirming Party and the same is being admitted and acknowledged by the Owners/Vendors and the Developer/Confirming Party herein doth hereby sell, transfer, convey, assure and assign unto and in favour of the Purchasers, the said **ALL THAT** one Bungalow Type Two storied buildings, 6 (Six) Cottahsequivalent to 4320Sq.Ft. together with one bungalow named **"RUDRABINA"** to be constructed on the said plot of land and numbered as **"UNIT No.A -52"** in **R.S. dag No 1690 L.R. Dag No 1721, L.R. Khatian No.2382** having constructed area measuring about 3625Sq.Ft. (i.e. First Floor 1625Sq.Ft. & Ground Floor 2000Sq.Ft.) **SUPER BUILT UP AREA** comprised of 3(Three) Bed Rooms, 3 (Three)Toilets, 01 (One) Lounge, 1 (One) Open Terrese, Varandaon the **FIRST FLOOR** and 1(One) Bed Room, 02 (Two)Toilets, 01 (One) Varanda, 1(One)Drawing- cum-Dining Hall,1(One)Kitchen,1(One) Store, 01 (One Puja Ghar), 1(One)Utility, 01 (One) Splash Pool, 01 (One) servant Room with attach Toilet, 02 (Two)Open Car Parking on the **GROUND FLOOR**of the said Bungalow Type 2 (Two)storied Building, as morefully and particularly described in the said Schedule hereunder written, together with all easement right, proportionate undivided share of land along with the all right of use of common portion and common facilities thereto and free from all encumbrances charges, attachments, liens, impendence and acquisition or requisition in any manner whatsoever, hereto together with the exclusive right to own, use, occupy and/or to transfer the said 1(One) Bungalow namely **"RUDRABINA", "UNIT No.A-52"**and being described in the Schedule-B written hereunder **AND** together with the proportionate undivided share of land also along with the right of use of common portions and common facilities thereat as described in the Schedule written hereunder **AND** also the right to use and enjoy all the rights, liberties appurtenance whatsoever thereto **AND** reversion or reversions, remainder or remainders and to receive rents issues and profits arising out of the properties being hereby conveyed and as morefully described in the Schedule hereunder written, together with undivided impartibly proportionate share of land including undivided interest in the common area and facilities along with all necessary fittings and fixtures attached therein

and thereto in the said **ALL THAT** one Bungalow Type Two storied buildings 6 (Six) Cottahsequalent to 4320Sq.Ft. together with one bungalow named "RUDRABINA" to be constructed on the said plot of land and numbered as "UNIT No.A -52" in R.S. dag No 1690 L.R. Dag No 1721, L.R. Khatian No.2382 having constructed area measuring about 3625Sq.Ft. (i.e. First Floor 1625Sq.Ft. & Ground Floor 2000Sq.Ft.) **SUPER BUILT UP AREA** comprised of 3(Three) Bed Rooms, 3 (Three)Toilets, 01 (One) Lounge, 1 (One) Open Terrese, Varandaon the **FIRST FLOOR** and 1(One) Bed Room, 02 (Two)Toilets, 01 (One) Varanda, 1(One)Drawing- cum-Dining Hall,1(One)Kitchen,1(One) Store, 01 (One **Puja Ghar**), 1(One)Utility, 01 (One) Splash Pool, 01 (One) servant Room with attach Toilet, 02 (Two)Open Car Parking on the **GROUND FLOOR**of the said Bungalow Type 2 (Two) storied Building, also along with the right of use of common portions and common facilities there at the estate right title interest property claim and demand whatsoever of Owners/Vendors and the Developer/ Confirming Party into and upon the portion hereby conveyed or expressed or intended so to be and every part or parts thereof respectivelyor arising out there from **TOGETHERWITH** there and every of their respective rights liberties and appurtenances whatsoever to and unto the use of the Purchasers free and clear and freely and clearly and free from all encumbrances, trust, liens, lispense, mortgage, attachments, encumbrances of whatsoever (save only those as or are expressly mentioned herein)and **TOGETHERWITH** easements or quasi easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said premises and the said portions or unit (including the said undivided impartibly proportionate share of land in the said premises and/or the said interest in respect of the said portions and/or all schedules)by the Co-Owners or other Bungalows as mentioned in the Schedule here under written **TO HAVE AND TO HOLD** the undivided impartibly proportionate share of land of the said premises in respect of the said portions and all other benefits and rights and/or the said interest hereby sold and conveyed transferred or expressed or intended so to be and every part or parts thereof respectively or arising out there from absolutely and for forever and also subject to the Purchasers covenants contained herein and written hereunder and also subject to the Purchasers paying and discharging all taxes, maintenance charges and impositions on the said portions or unit wholly and the building and particularly the common portionsproportionately

**II. THE "OWNERS/VENDORS/DEVELOPER/CONFIRMING PARTY" DO TH
HEREBY COVENANT WITH THE "PURCHASERS" AS FOLLOWS:-**

- a) The interest which the Owners/Vendors and the Developer/Confirming Party doth hereby propose to transfer subsists and the "First Part & Second Part" has the absolute right and full power and absolute authority to sell and convey unto the Purchasers herein the undivided impartibly proportionate share of land in respect of the said portions being hereby sold and/or conveyed.
- b) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon and to use hold and enjoy the properties hereby conveyed and every part thereof and to receive rents issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Owners/ Vendors and the Developer/Confirming Party or any person or persons claiming through under or interest for the Owners/Vendors and the Developer/Confirming Party unless otherwise expressly mentioned herein and free and clear from and against all manner of encumbrances, trusts, disturbances, liens, attachments, mortgages, debts and/or encumbrances of whatsoever manner or nature save only those as are expressly contained herein and/or in the Agreement for sale.
- c) The Owners/Vendors and the Developer/Confirming Party shall from time to time and at all times hereafter upon every request and at the cost of the Purchasers make to acknowledge execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things of whatsoever manner or nature for further better or more perfectly assuring the properties hereby conveyed unto the Purchasers and in the manner aforesaid.
- d) The Owners/Vendors and the Developer/Confirming Party shall unless prevented by fire or some other irresistible forces from time to time and at all times hereafter upon reasonable request and the costs of the Purchasers or the their Attorney or Attorneys and/or Agents and/or before or at any trial examination Commission Tribunal Board or Authority for inspection or otherwise as occasion shall require shall produce the title deed or deeds (which are in possession of the Owners/ Vendors and the Developer/Confirming Party) of the said premises and also at the like request and costs of the Purchasers deliver the Purchasers such attested or other copies or extracts there from as the Purchasers may require and will in the meantime unless prevented as aforesaid and keep the same saved unobliterated and uncanceled.

- e) The Owners/Vendors and the Developer/Confirming Party shall not do anything or make any grant or terms whereby the rights of the Purchasers hereafter may be prejudicially affected.
- f) The Owners/Vendors and the Developer/Confirming Party shall duly fulfill and perform all his respective obligations and covenants elsewhere herein expressly contained.
- g) The free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Owners/Vendors and the Developer/Confirming Party well and sufficiently saved, kept harmless and indemnified from or against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the Owners/Vendors and the Developer/Confirming Party or any other persons lawfully claiming or claiming under or in trust for the Owner/ Vendor and the Developer/Confirming Party.
- h) The "Owners/Vendors and the Developer/Confirming Party" are bound jointly and severally by the covenants made by them in this **"DEED OF CONVEYANCE"**.

III. THE PURCHASERS DO TH HEREBY COVENANT WITH THE "OWNER/ VENDOR/DEVELOPER/CONFIRMING PARTY" AS FOLLOWS:

- a) To observe fulfill and perform the covenants hereunder written including those for the common purpose described in the Schedule written hereunder and shall regularly pay and discharge all taxes and impositions on the said portions or unit wholly and the common expenses proportionately as more fully and particularly described in the said Schedule hereunder written and all other outgoings in connection with the said Portions or unit wholly and this residential building and particularly the common portions proportionately.
- b) Until the said 1(One) Bungalow namely **"RUDRABINA", "UNIT No. A-52"** with Proportionate share of land in the Schedule-A and Schedule-B hereunder written, the Purchasers shall regularly and punctually pay his proportionate share of Panchayat taxes and shall indemnify and keep indemnified the "Owners/Vendors and the Developer/Confirming Party" against non-payment thereof.
- c) The Purchasers from time to time and at all times agree to the Association (if formed) to pay of Purchasers proportionate share towards the costs, expenses and outgoings in respect of the matters specified in the **SCHEDULE** hereunder written.

- d) The Purchasers shall maintain the said common portion and the 1(One) Bungalow namely **"RUDRABINA "UNIT No. A-52"** hereby sold and conveyed in good conditions.
- e) The Purchasers shall upkeep the walls of the said portions and partition walls, sewers, drains, pipes and other fittings and fixtures appurtenances thereto.
- f) The **"PURCHASERS"** shall not at any time demolish or cause to be demolished, damage or cause to be damaged any part in their own portion of the said Bungalow and/or any fiction or upgraded thereof which will weaken the main structure or any part thereof the building or do any such things without approval of other Bungalow Owners and/or co-owners, Association/Society (If formed), as well as permission of the Gram Panchayat and/or Appropriate Authority.
- g) It is hereby further agreed between the both parties hereto that the Purchasers shall become member of the Association/Society of Bungalows Owners and/or Co-Owners of the said building as and when it is formed for the upkeep and maintenance of the said building and common areas mentioned in the schedule hereto and Purchasers shall observe the Rules and Regulations to be formed by the said Society/Association.
- h) That the Purchasers shall abide by the bye-laws, regulations etc. of the Association of the Bungalow Owners and/or Co-Owners in the said building and shall bear and pay all the common expenses, such as proportionate cost of maintenance, repair, replacement of the common areas of the residential building, e.g. outer wall, staircase, lobby, entrance, terrace, landing, structure, rainwater pipes, water tank and reservoir, plumbing, electrical wirings drainage, common parts of the fixtures, lift, cleaning expenses, security expenses, service-charge etc.
- i) The Purchasers shall not cause or allow to be caused the common areas and spaces to become dirty and shall not accumulate or throw dirty, refuse, garbage, rubbish in the said unit or in the common areas or spaces.

j) The proportionate undivided interest of the Purchasers to the land shall remain undivided at all times with the other co-owners who may here before or hereafter have got right, title and interest in other Bungalows and it is declared that the interest in land remain impartibly.

k) The Purchasers shall have claim and/or right of any nature or kind over and in respect of the terrace and roof of the said Bungalow and the Owners/Vendors and the Developer/Confirming Party And Purchasers shall have the no right to make additional storages or put additional structures on the roof and/or terrace as may be sanctioned by the Gram Panchayat or any other competent authority and such properties shall be the properties. The Purchasers and/or co-owners(after purchased the own Bungalow) hereto who will be entitled to determine the use thereof and also be entitled to dispose it of in any manner they like and that the Purchasers shall be entitled to raise any objection or to put up any claim of any nature or obstruction thereto and towards that, the Purchasers hereby accord their irrevocable consent.

THE SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT the piece and parcel of freehold Agricultural /Non Agricultural land measuring an area of 15 Acres 80 Decimals equivalent to **47(forty seven) Bighas 8 (eight) Cottahs**, be the same or a little more or less, lying, situated and comprised in Mouza-Raypur, J.L. No. 103, R.S. Khatian Nos.633, 1085, 274, 550, 1042, 630, 469, 660,676,678,680,401,733,576,722,631,402,497,511and700correspondingtoL.R.KhatianNos.371,1635,1611,1549,1554,1508,1808,2087,2305,2258,2259,2260,2281,2282,2283,74,49,50,1451,1461,186,167,457,418,444,480,1339,1344,1940,979,967,1115,1025,1058,1262,1237,1737,1792,536,508,855,198and171,R.S.DagNos.1562,1569,1694,1781,1827,1829,1835,1685,1505,1535,1697,1532,1560,1681,1682,1684,1507,1746,1690,1700,1583,1604,1687,1540,1702,1699,1695,1243,1245,1251,1679,and1701correspondingtoL.R.DagNos.1582,1589,1725,1822,1872,1874,1880,1716,1525,1555,1728,1552,1580,1712,1713,1715,1527,1784,1721,1731,1603,1624,1718,1604,1555,1560,1734,1730,1726,1728,1250, 1251, 1255, 1263, 1710 and 1733 within the limits of Kalikapur - II, Gram Panchayat, P.S. and Additional District Sub Registrar Office at Sonarpur, within the District South 24 Parganas, and all that piece and parcel of land measuring about 8 Acres 60 Decimals equivalent to **26 Bighas 1 Cottah**, be the same or a little more or less, lying, situated and comprised in Mouza - Raipur, J.L No.

103, R.S. Khatian Nos. 676, 675, 641, 632, 403, 504, 680 and 696, R.S. DagNo. 1527, 1538, 1568, 1569, 1699, 1679, 1584, 1537, 1546, 1559, 1700, 1536, 1583, 1584, 1567, 1563, 1686, 1730 and 1686, corresponding to L.R. Khatian No. 191, 410, 418, 480, 536, 616, 1508, 1612, 1635, 1736, 1773, 1742, 1451, 1603, 1604 and 1782, L.R.DagNo. 1547, 1558, 1588, 1589, 1730, 1604, 1557, 1566, 1579, 1731, 1556, 1549, and 1872 within the limits of Kalikapur- II, Gram Panchayat, P.S. and Additional District Sub Registrar Office at Sonarpur, within the District: South 24-Parganas, Pin Code-700150, thus the total land becomes 24 Acres 40 Decimals be the same or a little more or less, together with all easement right thereto which is butted and bounded that is to say:

ON THE NORTH BY : 20' ft wide Panchayat Pucca Road;

ON THE EAST BY : Land of Dag Nos. 1676, 1714, 1715, 1716 and 1726;

ON THE SOUTH BY : Land of Dag Nos. 1702, 1737, 1740 and 1836;

ON THE WEST BY : Land of Dag Nos. 1493, 1495, 1496, 1498, 1516, 1517, 1518, 1519, 1542, 1543, 1544, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1561, 1562, 1564, 1566, 1567, 1569, 1570, 1571, 1572, 1573, 1575, 1576, 1577, 1578, 1579, 1580 and 1581.

THE SCHEDULE "A-1" ABOVE REFERRED TO:

ALL THAT the piece and parcel of freehold **Bastu Land** measuring an area of **4 Acres 23 Decimals** equivalent to **13(Thirteen) Bighas**, be the same or a little more or less, lying, situated and comprised in Mouza-Raypur, J.L.No.103, L.R. Khatian No.2381 corresponding to R.S. Dag Nos. 1527, 1538, 1559, 1568, 1569, 1583, 1584, 1669, 1699, 1700, L.R. Dag Nos. 1547, 1558, 1579, 1588, 1589, 1603, 1604, 1710, 1730, 1731 within the limits of Kalikapur-II, Gram Panchayat, P.S. and Additional District Sub Registrar Office at Sonarpur, within the District: South 24-Parganas, Pin Code-700150, thus the total land becomes 4 Acres 32 Decimals equivalent to 13 (Thirteen) Bighas be the same or a little more or less, together with all easement right thereto.

THE SCHEDULE "B" ABOVE REFERRED TO:**(Description of the Bungalow)**

ALL THAT one Bungalow Type Two storied buildings 6 (Six) Cottahsequalent to **4320 Sq.Ft.** together with one bungalow named "**RUDRABINA**" to be constructed on the said plot of land and numbered as "**UNIT No.A -52**" in **R.S. dag No 1690 L.R. Dag No 1721, L.R. Khatian No.2382** having constructed area measuring about **3625Sq.Ft.** (i.e. First Floor **1625Sq.Ft.** & Ground Floor **2000Sq.Ft.**) **SUPER BUILT UP AREA** comprised of 3(**Three**) Bed Rooms, 3 (**Three**)Toilets, 01 (One) Lounge, 1 (One) Open Terrese, Varandaon the **FIRST FLOOR** and 1(**One**) Bed Room, 02 (**Two**)Toilets, 01 (One) Varanda, 1(**One**)Drawing- cum-Dining Hall,1(**One**)Kitchen,1(**One**) Store, 01 (**One Puja Ghar**), 1(**One**)Utility, 01 (One) Splash Pool, 01 (One) servant Room with attach Toilet, 02 (**Two**)Open Car Parking on the **GROUND FLOOR**of the said Bungalow Type 2(**Two**) storied Building, together with undivided, proportionate share of land of the **SCHEDULE "A & A-1"** property and all other common facilities and all other benefits attached to the said property and all amenities referred to in the **SCHEDULE-C**, which is butted and bounded that is tosay:

ON THE NORTH BY : A-51

ON THE SOUTH BY: A-53.

ON THE EAST BY: A-65

ON THE WEST BY: 9 mtr.Road

THE SCHEDULE "C" ABOVE REFERRED TO**(Common amenities and facilities available to the Purchasers)**

1. Undivided proportionate share or interest in the Land (excluding the said plot of land on which one bungalow is to be constructed for exclusive ownership, use and occupation of the purchasers), foundation footing, column, girders, beam, support exterior walls of the said building, side or interior load bearing walls, concrete floor slab, slab, common rooftop, signage and all concrete ceiling in the said building.

2. Common Water pump, water tank at the roof, water pipes fittings, and installations and other common plumbing installations. Treated ground water would be the alternate source of water for all residents.

3. Common Electrical and sanitary lines, pipes, loading, wiring fixtures, fittings and installation both underground and overhead in the said building. Alternate source of Eco friendly sources would be integrate, depending on working feasibility from the manufacturers and suppliers, as an alternate and backup to the shortfall of regular power supply sources. The common areas would also be powered by alternate energy sources based upon above conditions.

4. All the above common amenities and facilities will be available to the Purchasers subject to proportionate payments of all outgoings and expenses for upkeep and maintenance of common amenities and facilities and other services in the said building for use and enjoyment of the Purchasers and Panchayat and other taxes as follows:-
 - a) The expenses of maintaining, repairing, redecorating of the main structures and the roof, gutters, rain water pipes, electric installations used in common and the main entrance, passages, landings and stair cases, compounds, terrace, septic tank, water tank, water pump etc.

 - b) The cost of cleaning and lighting the passages, landings, and staircases and other parts of the said building and the openspaces.

 - c) The cost of decorating, repairing and painting the exterior walls of the said building.

- d) Cost of water meter or Electric Meter and/or any deposit for electricity, electric charges for common lights, water pump, etc.
- e) Services, maintenance and repair charges of pump.
- f) Staircase and landings on all floor.
- g) Common passage and lobby on the Ground Floor.
- h) Drainage and sewerage.
- i) Boundary walls and main gate.
- j) Club House facility for all residents and members of the club, with proposed amenities like swimming pool, Jacuzzi, tennis court, open air amphitheatre, common parks, water bodies and play parks and other amenities to be integrated on a feasibility basis.

IN WITNESS WHEREOF the parties hereto have executed and delivered these presents on day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the above named OWNERS/VENDORS at Kolkata in presence of:

WITNESS:

1. Uma Sankar Maity
Sonarpur


(OWNERS/VENDORS)

2. Rishibudhin Mallick
Narayampur.

INDIA GREEN REALITY LTD

DIRECTOR

(DEVELOPER/CONFIRMING PARTY)

Drafted by me as per deeds,
documents, testimonials and
instructions given by the parties hereto

Prabir Kumar Roy
Advocate. W.B. 828/81
Alipore Criminal Court.
No. 27.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1608-2023, Page from 182072 to 182106
being No 160809136 for the year 2023.**

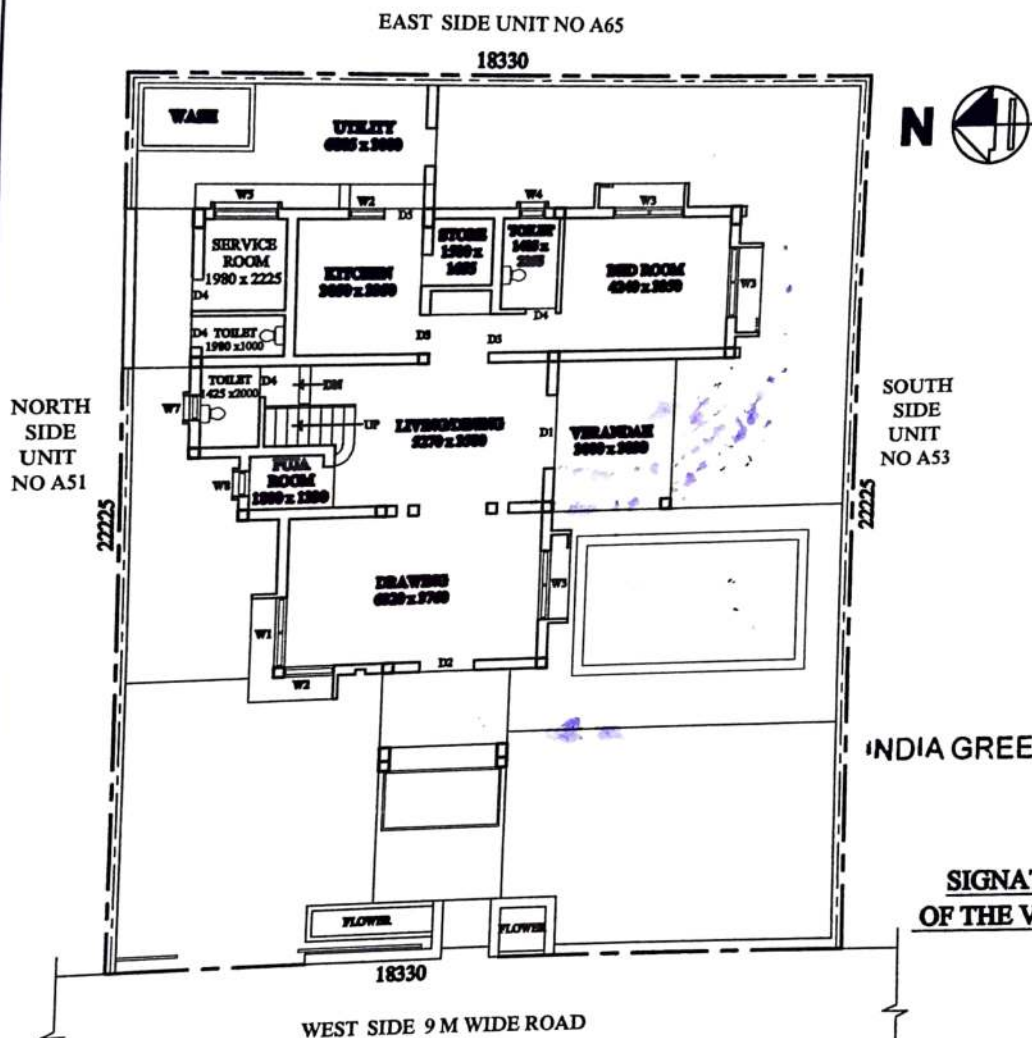


AZ

Digitally signed by ARINDAM CHAKRABORTY
Date: 2023.11.22 13:36:30 +05:30
Reason: Digital Signing of Deed.

**(Arindam Chakraborty) 22/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.**

**PLAN SHOWING OF GROUND FLOOR OF TWO STORIED BUILDING NO. A52
BUNGALOW NAME- RUDRABINA (G+1), AT MOUZA- RAIPUR, J.L. NO. 103,
R.S. DAG NO 1690, L.R DAG NO. 1721, L.R KHATIAN NO. 2382, UNDER
KALIKAPUR - II GRAM PANCHAYET, P.S. SONARPUR, DIST. 24 PARGANAS(S)
UNDER THE PROJECT OF GREENLAND AT KOLKATA**



AREA OF LAND = 6.0 COTTAH (OPT-1) = 4320 SQFT.
PROPOSED TOTAL COVERED AREA = 3625 SQFT.

INDIA GREEN REALITY LTD

DIRECTOR

SIGNATURE OF THE DEVELOPER

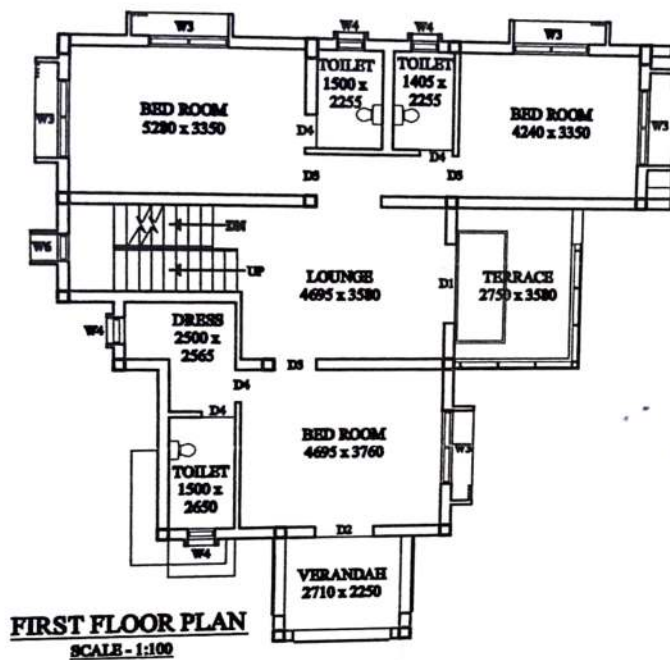
INDIA GREEN REALITY LTD

DIRECTOR

SIGNATURE OF THE VENDOR

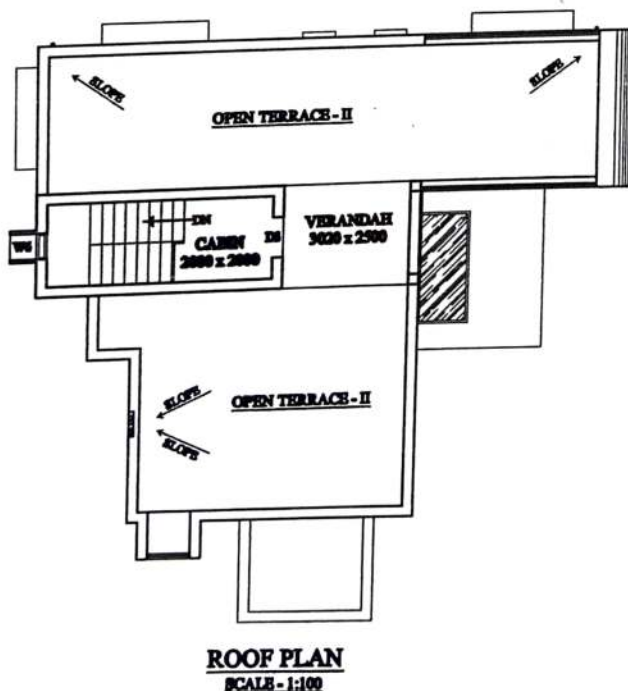
SIGNATURE OF THE PURCHASER

**PLAN SHOWING OF FIRST FLOOR OF TWO STORIED BUILDING NO. A52
BUNGALOW NAME- RUDRABINA (G+1), AT MOUZA- RAIPUR, J.L. NO. 103,
R.S. DAG NO 1690, L.R DAG NO. 1721, L.R KHATIAN NO. 2382, UNDER
KALIKAPUR - II GRAM PANCHAYET, P.S. SONARPUR, DIST. 24 PARGANAS(S)
UNDER THE PROJECT OF GREENLAND AT KOLKATA**



INDIA GREEN REALITY LTD

SIGNATURE OF THE DEVELOPER



INDIA GREEN REALITY LTD

SIGNATURE OF PURCHASER

INDIA GREEN REALITY LTD

SIGNATURE OF VENDOR

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240290256731

GRN Details

GRN: 192023240290256731
GRN Date: 21/11/2023 18:12:52
BRN : 48042112
GRIPS Payment ID: 211120232029025672
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: UCO Bank
BRN Date: 21/11/2023 18:14:31
Payment Init. Date: 21/11/2023 18:12:52
Payment Ref. No: 2002855324/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: India Green Reality Ltd
Address: BA 30 RAJDANGA MAIN ROAD Kolkata , West Bengal, 700107
Mobile: 8420058955
EMail: amitava_samanta@rediffmail.com
Depositor Status: Seller/Executants
Query No: 2002855324
Applicant's Name: Mr Kutubuddin Mallick
Identification No: 2002855324/1/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 21/11/2023
Period To (dd/mm/yyyy): 21/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002855324/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	1004323
2	2002855324/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	251115
Total				1255438

IN WORDS: TWLEVE LAKH FIFTY FIVE THOUSAND FOUR HUNDRED THIRTY EIGHT ONLY.