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D-9/37/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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22/11/23

## DEED OF CONVEYANCE

*THIS DEED OF CONVEYANCE is made on this 22<sup>nd</sup> day of November, 2023 (Two Thousand and Twenty Three) A.D. By and.*

*Between*

22 NOV 2023

## **BETWEEN**

**(1) SRI AMITAVA SAMANTA**, son of Late Dilip Kumar Samanta, adult, Indian inhabitant., Pan No. BCQPS4197D formerly residing at C/5A, Ramkrishna Upanibesh, (Ground Floor), P.S. - Jadavpur, Kolkata - 700092, at present residing at 1/21 Purbachal, Nibedita Road, P.S. Kasba, Kolkata - 700078, District: South 24-Parganas, West Bengal and

**(2) M/S. INDIA GREEN REALITY LIMITED**, a Company incorporated under the Companies Act, 1956, Pan No, AACCI1495A., having its registered office at BA-30, Rajdanga Main Road, P.S. Kasba, Kolkata — 700107, District South 24 Parganas, represented by its Director SRI AMITAVA SAMANTA, Son of Late Dilip Kumar Samanta, adult, Indian inhabitant, Pan No. BCQPS4197D formerly residing at C/5A, Ramkrishna Upanibesh, (Ground Floor), P.S. Jadavpur, Kolkata — 700092, at present residing at 1/2, Purbachal, Nibedita Road, P.S. Kasba, Kolkata -700078, District South 24, Parganas, West Bengal, hereinafter jointly called and referred to as the owner /VENDORS/OWNER (which term or expression shall unless excluded by or repugnant to the i.e. deemed to mean and include their representatives, administrators, successor-in-office signs) of the **FIRST PART**.

## **AND**

**M/S. INDIA GREEN REALITY LIMITED**, a Company incorporated under the Companies Act, 1956, Pan No, AACCI1495A., having its registered office at BA-30, Rajdanga Main Road, P.S. Kasba, Kolkata -700 107, District South 24 Parganas, represented by its Director SRI AMITAVA SAMANTA, son of Late Dilip Kumar Samanta, adult, Indian inhabitant, formerly residing at C/5A, Ramkrishna Upanibesh, (Ground Floor), P.S. Jadavpur, Kolkata - 700092, at present residing at 1/2, Purbachal, Nibedita Road, P.S. Kasba, Kolkata — 700078, District South 24 Parganas, West Bengal,



pursuant to a resolution dated 01/05/2013, taken by the Company, hereinafter referred to and called as the DEVELOPER/CONFIRMING PARTY (which term or expression shall unless excluded 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, herein after called and referred to as the **"PURCHASERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, successors, representatives, administrators, nominees and assigns) of the **THIRDPART**;

**WHEREAS** the said Sri Amitava Samanta son of Late Dilip Kumar Samanta, adult, Indian inhabitant, formerly residing at C/5A, Ramkrishna Upanibesh, (Ground Floor), P.S. Jadavpur, Kolkata - 700092, at present residing at 1/2, Purbachal, Nibedita Road, P.S. Kasba, 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-11, Gram Panchayet. 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) Book No.1, C.D. Volume No. 23, Pages from 3720 to 3730, Being No. 07054 for the year 2011, (3) Book No.1, 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.1, 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.1, 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. 1, 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 Nod, 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.1, C.D. Volume



No.2, Pages from 2430 to 2440, Being No.00539 for the year 2012, (21) Book No.1, C.D. Volume No.5, Pages from 901 to 912, Being No.01651 for the year 2012, (22) Book No.1, C.D. Volume No.12, Pages from 5777 to 5788, Being No.04381 for the year 2012, (23) Book No.1, C.D. Volume No.12, Pages from 3577 to 3589, Being No.04236 for the year 2012, (24) Book No.1, C.D. Volume No.28, Pages from 584 to 595, Being No.10365 for the year 2012, (25) Book No.1, C.D. Volume No.28, Pages from 3493 to 3505, Being No.10519 for the year 2012, (26) Book No.1, C.D. Volume No.30, Pages from 2676 to 2693, Being No.1,1208 for the year 2012, (27) Book No.1, 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.1, C.D. Volume No.34, Pages from 6119 to 6130, Being No.13092 for the year 2012, (31) Book No.1, 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 the4 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 Sri AmitavaSamanta, son of Late DilipSamanta, by faith-Hindu, by Occupation - Business, by Nationality - Indian, formerly residing at C/5A, RamkrishnaUpanibesh (Ground Floor), P.S. Jadavpur, Kolkata -700092, at present residing at 1112, Purbachal, Nebedita Road. P.S. Kasba, Kolkata - 700078. West Bengal. also in the capacity of one of the Directors of the said Company 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, 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 Panchayet, 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.1, C.D. Volume No. 10, Pages from 6668 to 6678, Being No. 04659 for the year 2011, (2) Book No.1, C.D. Volume No. 2, Pages from 719 to 728, Being No. 00622 for the year 2011, (3) Book No. I, C.D. Volume No. 3, Pages from 6175 to 6185, Being No. 01263 for the year 2011, (4) Book No.1, C.D. Volume No. 3. Pages from 2123 to 2132, Being No. 01241 for the year 2011, (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.1, 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.1, 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 year 2011, (12) Book No. I. C.D. Volume No. 15, Pages from 5594 to 5611, Being No. 04776 for the year 2012, (13) Book No.1, 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) Cotthas, 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 - H, Gram Panchayet, 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- H, Gram Panchayet, 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 hereunder written.

**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 thereafter applied for sanction of the building plan before the appropriate Authorities of the AND WHEREAS the Owners/Vendors and the Developer/Confirming Party 6 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** on the basis of the above representations and assurances the Purchaser herein with a view to purchase and own a plot of land admeasuring about 6(Six) Cotthas equivalent to 4320Sq.Ft. together with one bungalow named "**PUSHPANJALI**" to be constructed on the said plot of land and numbered as "**UNIT No. A-48**" having constructed area measuring about 3250Sq.Ft. comprised of 2 (Two) Bed Rooms, 2 (Two) Toilets, 1(One) Foyer, 1(One) Verandah, 1(One) Splash Pool, Slope Garden on the **FIRST FLOOR** and 2 (Two) Bed Rooms, 2 (Two) Toilets, 1(One) Verandah, 1(One) Drawing-cum-Dining Hall, 1(One) PoojaGhar, 1 (One) Kitchen, 1(One) Store, 1(One) Utility, 2(Two) Car Parking, 1(One) Servant Room with Attached Toilet at the **GROUND FLOOR** of the said plot of land on which one bungalow Type 2 (Two) Storied Building is to be constructed for exclusive ownership, use and fully described in the Schedule "B " below, together with all common rights benefits and facilities available for the Purchaser in the land of the Schedule "A" Property, approached the Developer/Confirming Party and the Developer/ Confirming Party has agreed to nominate the Purchaser as intending Purchaser before the Owners/Vendors and the Owners/Vendors has agreed to sell the said plot of land together with one Bungalow named named "**PUSHPANJALI** " to be constructed on the said plot of land and numbered as "**UNIT No. A-48**" together with all



common rights, benefits and facilities available for the Purchaser in the land of the Schedule "A" property through the Developer/Confirming Party to the Purchaser at or for a total consideration of **Rs. 2,25,02,500.00/- (RUPEES Two crore twenty Five Lakh Two Thousand Five Hundred ) only** free from all sorts of encumbrances, attachments, liens, lispendences etc. and the Purchaser has agreed to purchase the same at the said consideration and on the following terms, conditions and stipulations.

**NOW THIS INDENTURE WITNESSETH as follows: -**

1. The Sale consideration of the Schedule Property is fixed at **Rs. 2,25,02,500.00/- (RUPEES Two crore twenty Five Lakh Two Thousand Five Hundred ) only**
2. The SELLER confirms with the PURCHASER that he/she has not entered into any agreement for sale, mortgage or exchange whatsoever with any other person relating to the Schedule Property of this Agreement.
3. The SELLER hereby assures the PURCHASER and he/she has absolute power to convey the same and there are no encumbrances, liens, charges, Government dues, attachments, acquisition, or requisition, proceedings etc.
4. The SELLER agrees to put the purchaser in absolute and vacant possession of the schedule property after executing the sale deed and registering the same in the jurisdictional Sub-Registrar's office.
5. The SELLER covenants with the purchaser that he/she shall not do any act, deed or thing creating any charge, lien or encumbrance in respect of the schedule property during the subsistence of this Agreement.
6. The SELLER has specifically agreed and covenants with the PURCHASER that he/she shall do all acts, deeds and things which are necessary and requisite to convey absolute and marketable title in respect of the schedule property in favour of the PURCHASER or his nominee.

7. IT IS AGREED between the parties that all expenses towards Stamp Duty and Registration charges shall be borne by the PURCHASER only.

**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 - Raipur, 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 Panchayet, 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 Panchayet, 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, 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 32 Decimals equivalent to 13(Thirteen) Bighas, be the same or a little more or less, lying situated and comprised in Mouza-Raipur, J.L.No.103, L.R. KhatianNo.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 Panchayet, P.S. and Additional District Sub Registrar Office at Sonarpur, within the District: South 24-Parganas, 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:**

ALL THAT one Bungalow Type Two storied buildings, 6(Six) Cottahs equivalent to 4320Sq.Ft. together with one bungalow named "**PUSHPANJALI**" to be constructed on the said plot of land and numbered as "**UNIT No. A-48**" and (**R.S.Dag No.1569, L.R.Dag No.1589, L.R.Khatian No.2382**) having constructed area measuring about 3250 Sq.Ft. comprised of 2 (Two) Bed Rooms, 2 (Two) Toilets, 1(One) Foyer, 1(One) Verandah, 1(One) Splash Pool, Slope Garden on the **FIRST FLOOR** and 2 (Two) Bed Rooms, 2 (Two) Toilets, 1(One) Verandah, 1(One) Drawing-cum-Dining Hall, 1(One) PoojaGhar, 1 (One) Kitchen, 1(One) Store,1(One) Utility, 2(Two) Car Parking, 1(One) Servant Room with Attached Toilet at the **GROUND FLOOR**which is butted and bounded that is to say:

ON THE NORTH BY : Bungalow A-49

ON THE SOUTH BY : Bungalow A-47

ON THE EAST BY : 7.5 MTR ROAD

ON THE WEST BY : Bungalow A-32

### **THE SCHEDULE "C" ABOVE REFERRED TO:**

(Specification of the Schedule)

#### **(GENERAL SPECIFICATION FOR CONSTRUCTION)**

**STRUCTURE:** R.C.C. works of beam, slabs, lintels, hajjis, etc. will be done in (1:1/2:3) water proofing and roof treatment will be provided at the time of finish.

**PLASTERING:** 12MM thickness inside plaster with sand and cement mortar in 6:1 ratio 19mm thick outside plaster with sand and cement mortar in (4:1) ratio.

**FLOORING:** 2 X 2 vitrified tiles floor with skirting and margin 25mm in Bed Rooms, living cum dining room, Verandah, staircase etc, Ceramic Tiles Kitchen and Toilet with dado upto 1800 mm Side wall of toilet will be finished with glazed tiles 300MM X 200 MM and height upto 1800 MM. Choice of one Bed Room floor to be made of wooded parquet flooring of reputed brand. White glazed tiles 300 mm X 200 mm to be fixed on wall of the Kitchen, height upto 600 mm from cooking Slab (Granite).

**WINDOWS:** 2/3 channel anodized aluminium windows withoutside MS square Modular bar grill with glazed glass pane.

**BRICK WORKS:** 200 mm thickness brick work will be done outside wall with Class bricks in cement and mortar in (1:6) ratio. 75 mm thick inside Partition walls and 125 mm thick partition between the units. Walls between the Units will be done with 1st Class bricks in cement and mortar in (1:4) ratio with wire nets.



SANITARY & WATER P.V.C. pipes for external line. Overhead SUPPLY reservoir will be' P.V.C./R.C.C. P.V.C. rainwater pipes for water disposal. K.M.C. water supply existing at site G.I. Pipes fittings on concealed pipe line .

PAINTING: 17 to be used for toilet/W.C. Kitchen, hot and cold water line in toilets. Out side running water, G.I. Pipes, White European Commode for toilet and W.C. Concealed internal lines as necessary in Kitchen and toilet.C.P. Stop cock, bib cock, angular stop cock, etc, in the toilet and Kitchen, basin and wall mixture as necessary of quality brand. Porcelain hand wash basin of standard quality make will be provided, geyser line will be provided in every toilet, SS steel sinks for kitchen will be provided. Door frames will be of best quality Sal Wood of Malaysia. All doors will be flush doors. Main Entrance Door would be Solid based door with pine or Teak wood decorative finish. Water Proof Cement (wall care with weather coat colour Berger) or natural stone cladding as required on outside walls and wall puny or Pop finish on inside walls.

ELECTRIFICATION: Concealed or semi concealed wiring, built in modular switch board with switches of branded make. Wire will be provided of Brand. 2 (Two) lights points, 1 (one) fan point, 15 Amp plug point in each bed room and one power point and one light point in each bedroom 3 (Three) light points, 2 (Two) Fan points, 5 Amp plug point 1 (one) Telephone Point and 1(one) Television point at drawing room, 1 (one) Calling bell Point at main door 2 (Two) light points, 1 (one) 15 Amp Plug point and 1 (one) Chimney/Exhaust fan point. And extra 1 (one) 15 Amp Plug point.

KITCHEN: EXTRA WORK: Basic Modular kitchen complete with Basic furniture.

Any work other than this agreed specification shall be changed extra and the amount to be paid before execution of work.

### **THE SCHEDULE "D" 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 purchaser), foundation footing, column, girders, beam, supports 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. 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.

2. 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.

3. 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 Panchayet 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 open spaces.
- 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. Staircase and landings on all Floor.
- f) Common passage and lobby on the Ground Floor. .
- g) Drainage and sewerage.
- h) Boundary walls and main gate.
- I) Club House facility for all residents and members of the club, with proposed amenities like swimming pool, Jacuzzi, tennis court, common parks, water bodies and play parks and other amenities to be integrated on a feasibility basis.

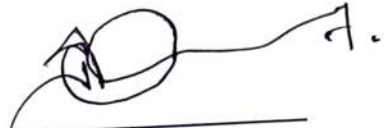
IN WITNESS WHEREOF the parties hereto have executed and delivered these presents on day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the above

named OWNERS/VENDORS at Kolkata in presence of:

**WITNESS:**

1. Unasanta Roy  
Sonarpur,

  
\_\_\_\_\_  
(OWNERS/VENDORS)

2. Kulubuddin 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

Prabin Kumar Roy  
Advocate, W. B. 828/81  
Alipore Criminal Court.  
Kolkata 27.



### MEMO OF CONSIDERATION

**RECEIVED from the PURCHASE within mentioned being sum of RS. 2,25,02,500.00/- (RUPEES Two Crore Twenty Five Lakh Two Thousand Five Hundred ) Only as per memo below :-**

DATE	BANK NAME	BRANCH NAME	CHEQUE NO,	AMOUNT
26/10/23	HDFC	101-104 Tulsiani chambers	000033	1,12,51,250/-
26/10/23	HDFC	101-104 Tulsiani chambers	000034	1,12,51,250/-

Total Amount ---- RS. 2,25,02,500.00/- (RUPEES Two Crore Twenty Five Lakh Two Thousand Five Hundred ) Only

1. *Umeshankar Naray*  
*Sonarpu*
2. *Rulubuddin Mallik*  
*Narayanpu*

INDIA GREEN REALITY LTD

*[Signature]*  
DIRECTOR

# SPECIMEN FORM FOR TEN FINGERPRINTS



	Left Hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger



**PLAN SHOWING OF GROUND FLOOR OF TWO STORIED BUILDING NO. A-48  
AT MOUZA- RAIPUR, J.L. NO. 103, R.S. DAG NO 1569, L.R DAG NO. 1589, 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 COTTAH.  
CONSTRUCTED AREA = 3250 SQFT.**

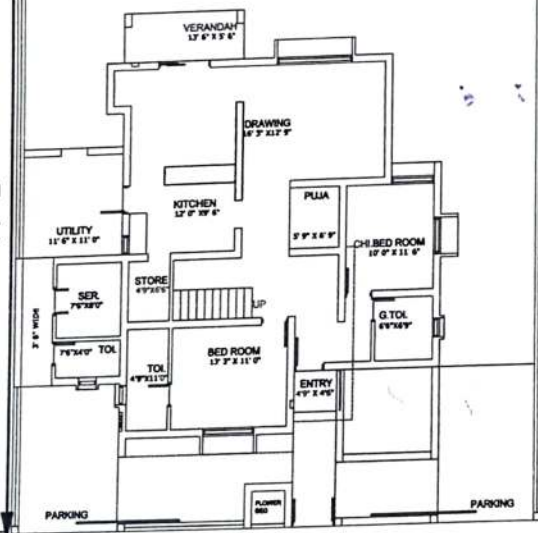


WEST SIDE  
UNIT A-32

59'-0"

77'-2"

SOUTH  
SIDE  
UNIT  
NO A 47



EAST SIDE  
7.5 M WIDE ROAD

GROUND FLOOR PLAN

SIGNATURE OF THE PURCHASER

NORTH  
SIDE  
UNIT  
NO A 49

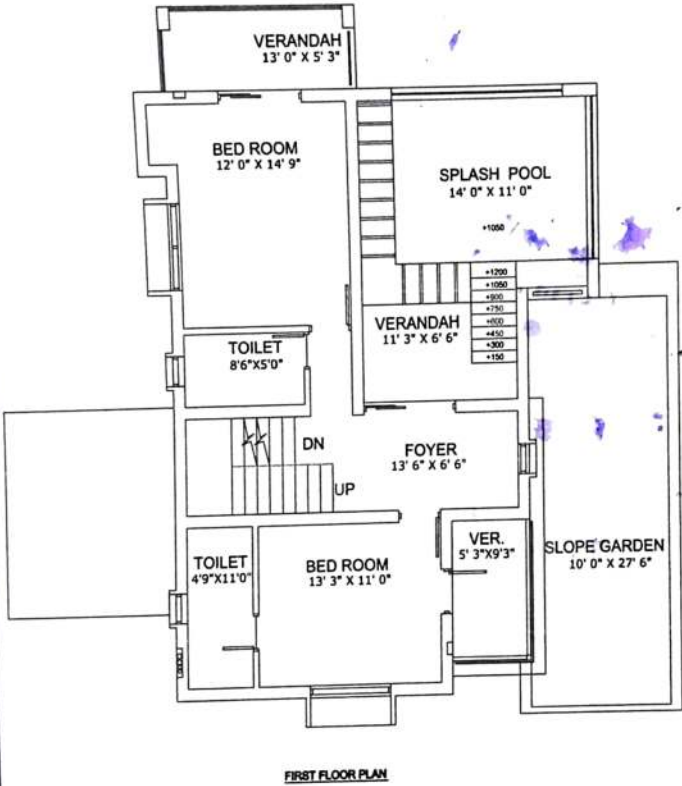
INDIA GREEN REALITY LTD

DIRECTOR  
SIGNATURE OF THE VENDOR

INDIA GREEN REALITY LTD

DIRECTOR  
SIGNATURE OF DEVELOPER

**PLAN SHOWING OF FIRST FLOOR OF TWO STORIED BUILDING NO. A-48**  
**AT MOUZA- RAIPUR, J.L. NO. 103, R.S. DAG NO 1569, L.R DAG NO. 1589, L.R**  
**KHATIAN NO. 2382, UNDER KALIKAPUR - II GRAM PANCHAYET, P.S.**  
**SONARPUR, DIST. 24 PARGANAS(S) UNDER THE PROJECT OF GREENLAND**  
**AT KOLKATA**



SIGNATURE OF THE PURCHASER

INDIA GREEN REALITY LTD

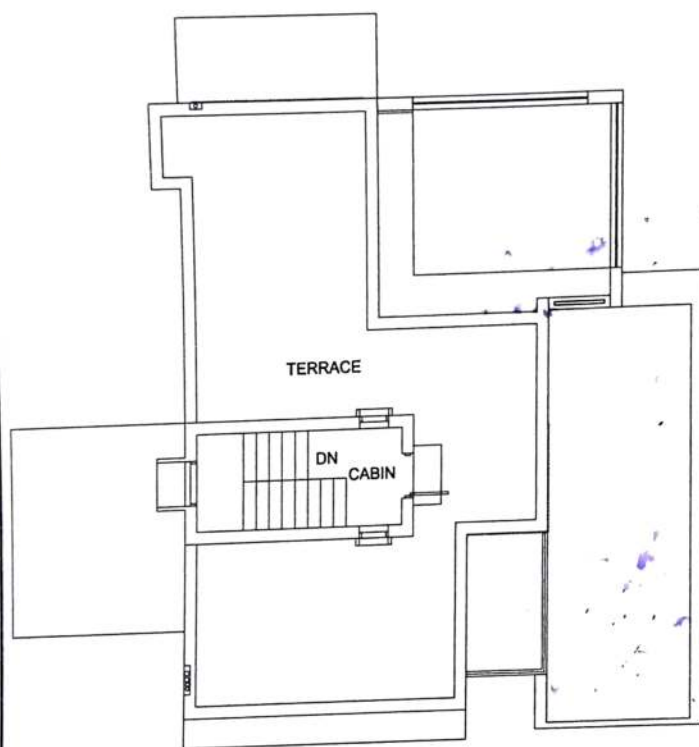
  
DIRECTOR  
SIGNATURE OF THE VENDOR

INDIA GREEN REALITY LTD

  
DIRECTOR  
SIGNATURE OF DEVELOPER



**PLAN SHOWING OF TERRACE FLOOR OF TWO STORIED BUILDING NO. A-48**  
**AT MOUZA- RAIPUR, J.L. NO. 103, R.S. DAG NO 1569, L.R DAG NO. 1589, L.R**  
**KHATIAN NO. 2382, UNDER KALIKAPUR - II GRAM PANCHAYET, P.S.**  
**SONARPUR, DIST. 24 PARGANAS(S) UNDER THE PROJECT OF GREENLAND**  
**AT KOLKATA**



TERRACE FLOOR PLAN

SIGNATURE OF THE PURCHASER

INDIA GREEN REALITY LTD

SIGNATURE OF THE VENDOR  
DIRECTOR

INDIA GREEN REALITY LTD

SIGNATURE OF DEVELOPER  
DIRECTOR



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



192023240290272191

GRN Details

GRN:	192023240290272191	Payment Mode:	Online Payment
GRN Date:	21/11/2023 18:22:32	Bank/Gateway:	UCO Bank
BRN :	48042331	BRN Date:	21/11/2023 18:25:25
GRIPS Payment ID:	211120232029027218	Payment Init. Date:	21/11/2023 18:22:32
Payment Status:	Successful	Payment Ref. No:	2002855200/2/2023
[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:	2002855200
Applicant's Name:	Mr Kutubuddin Mallick
Identification No:	2002855200/2/2023
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	2002855200/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	900020
2	2002855200/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	225039
Total				1125059

IN WORDS: ELEVEN LAKH TWENTY FIVE THOUSAND FIFTY NINE ONLY.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 182107 to 182134  
being No 160809137 for the year 2023.



AZ

Digitally signed by ARINDAM CHAKRABORTY  
Date: 2023.11.22 13:43:26 +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.