

**AGREEMENT FOR SALE**

THIS AGREEMENT IS MADE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
TWO THOUSAND AND TWENTY-FIVE (2025).

**BY AND BETWEEN**

- (1) **GLS REALTY PRIVATE LIMITED** [PAN NO. AAECG7724Q], a company within the meaning of the Companies Act, 2013 having its registered office at Rajbanshipara, Tarulia Road, Post Office-Krishnapur, Police Station- New Town, Kolkata- 700 102, District – North 24 Parganas, represented by one of its directors namely **SRI. LAKSHMI KANTA KAR** [PAN NO. AJEPK8704C], [AADHAAR NO. 2868 3699 2157], son of Late Dhirendra Nath Kar, by faith-

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Hindu, by occupation Business, by Nationality – Indian, residing at Rajbanshipar, Tarulia Road, Post Office - Krishnapur, Police Station- New Town, Kolkata -700 102, District – North 24 Parganas, having been duly authorized in pursuance of a Resolution of the Board of Directors dated 01.07.2020, **(2) SMT. JAYANTI MONDAL [PAN No. ALPPM6016Q], [AADHAAR No. 5710 6318 9428], [Mob: 9903956343]**, wife of Sri Ngipen Mondal, by faith Hindu, by occupation Housewife, residing at Mahishgot, P.O- Krishnapur, Police Station – New Town, Mahishbathan, in the District North 24 Parganas, West Bengal -700102, hereinafter called the "**OWNERS**" (which expression shall unless executed by or repugnant to the context by deemed to include their successors-in-office, administrators, representatives and assigns) of the **FIRST PART**. The **OWNER** No. 2 is represented by her **CONSTITUTED ATTORNEY** namely **SRI. LAKSHMI KANTA KAR [PAN No. AJEPK8704C], [AADHAAR NO. 2868 3699 2157]**, son of Late Dharendra Nath Kar, by faith Hindu, by occupation Business, residing at Rajbanshipara Tarulia 1st Lane, Post Office- Krishnapur, Police Station- New Town, Kolkata-700102, by virtue of a General Power of Attorney dated 6<sup>th</sup> May, 2013, registered in the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 7, Page from 14954 to 14967, being No. 05169 for the year 2013, executed **SMT JAYANTI MONDAL** with certain terms and conditions as mentioned therein.

**AND**

**GLS REALTY PRIVATE LIMITED [PAN NO. AAECG7724Q]**, a company within the meaning of the Companies Act, 2013 having its registered office at Rajbanshipara, Tarulia 1st Lane, Post Office-Krishnapur, Police Station- New Town, Kolkata- 700 102, represented by its director namely **Shri Lakshmi Kanta Kar [PAN NO. AJEPK8704C], [AADHAAR NO. 2868 3699 2157]**, son of Late Dharendra Nath Kar, by faith Hindu, by occupation Business, residing at Rajbanshipar, Tarulia 1st Lane, Post Office - Krishnapur, Police Station- New Town, Kolkata - 700 102, having been duly authorized in pursuance of a Resolution of the Board of Directors dated \_\_\_\_\_, hereinafter called the "**PROMOTER/DEVELOPER**" (which expression shall unless executed by or repugnant to the context by deemed to include its successors-in-office, administrators, representatives and assigns) of the **SECOND PART**.

**AND**

**(1) MR. \_\_\_\_\_, [PAN No. \_\_\_\_\_], [AADHAAR No. \_\_\_\_\_]** son of \_\_\_\_\_, by faith - Hindu, by Nationality- Indian, by Occupation - \_\_\_\_\_, **(2) MRS. \_\_\_\_\_, [PAN No. \_\_\_\_\_], [AADHAAR No. \_\_\_\_\_]** Wife of \_\_\_\_\_, by faith - Hindu, by Nationality- Indian, by Occupation - \_\_\_\_\_, Both are residing at \_\_\_\_\_, Post Office – \_\_\_\_\_, Police Station – \_\_\_\_\_, Dist.- \_\_\_\_\_, Pin Code- \_\_\_\_\_, West Bengal, hereinafter called the "**ALLOTTEES**" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their

respective heirs, executors, administrators, successors, legal representatives and assigns) of the **THIRD PART**.

**WHEREAS:**

The Promoter/Developer and Allottees shall hereinafter collectively by referred to as the "Parties" and individually as a "Party".

**WHEREAS:**

- A) The above mentioned **Owner No. 1** is the sole owner of and is solely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of total measuring an area of about **34.287 Decimals** be the same little more or less appertaining to L.R. Khatian no. 2762, 2791, 2842, 2874 & 2875 under R.S. & L.R. Dag No. 712 & appertaining to L.R Khatian no. 2762 under R.S. & L.R. Dag No. 704 laying and situated at Mouza-Thakdari, J. L. No. 19, R.S. No. 216, Touzi No. 2998, P.O. Krishnapur, P.S.- New Town, A.D.S.R. Office at Rajarhat, New Town, District: North 24 Parganas, Ward No. 27 within the local limits of Bidhannagar Municipal Corporation and the **Owner No. 2** is the sole owner of and is solely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area about **ALL THAT** piece of parcel of land measuring an area **6.61 Decimal i.e. 4 (four) Cottahs** be the same a little more or less being as Dag No. 712 L.R. Khatian No. 1918 in Mouza Thakdari, J L No. 19, R.S No. 216, Touzi No. 145, Police Station New Town, now New Town, Sub-Registration Office Bidhannagar in the District of North 24 Parganas. Therefore the **total area being ALL THAT** piece or parcel of total measuring an area of about **40.897 Decimals i.e. 1 Bigha 4 Cottha 11 Chittack 38 sq. ft.** be the same little more or less appertaining to L.R. Khatian no. 1918, 2762, 2791, 2842. 2874 & 2875 under R.S. & L.R. Dag No. 712 & appertaining to L.R Khatian no. 2762 under R.S. & L.R. Dag No. 704 laying and situated at Mouza-Thakdari, J. L. No. 19, R.S. No. 216, Touzi No. 2998, P.O. Krishnapur, P.S.- New Town, A.D.S.R. Office at Rajarhat, New Town, District: North 24 Parganas, Ward No. 27 within the local limits of Bidhannagar Municipal Corporation (more fully and particularly mentioned, described, explained, enumerated, provided and given in the **SCHEDULE A (PART-II)** hereunder written and/or given and hereinafter referred to as the **PREMISES**). The mode and manner by which the Owners/Promoter have acquired right, title and interest in the **SCHEDULE A (PART-II)** will appear from the **SCHEDULE A (PART- I)** hereunder written and/or given.
- B) By a Development Agreement dated 6<sup>th</sup> May, 2013, registered at the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 7, Page from 14986 to 15023, being No. 05167 for the year 2013, was executed between **SMT. JAYANTI MONDAL**, as the owners and M/s. GLS Realty Private Limited, as the Promoter/Developer, for the purpose of construction of multi-storied building in

respect of **ALL THAT** piece of parcel of land measuring an area **6.61 Decimal i.e. 4 (four) Cottahs** be the same a little more or less being as Dag No. 712 L.R. Khatian No. 1918 in Mouza Thakdari, J L No. 19, R.S No. 216, Touzi No. 145, Police Station New Town, now New Town, Sub-Registration Office Bidhannagar in the District of North 24 Parganas as per the terms and conditions contained therein. Thereafter a General Power of Attorney dated 6<sup>th</sup> May, 2013, executed by **SMT. JAYANTI MONDAL**, as the owner and the same was registered in the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 7, Page from 14954 to 14967, being No. 05169 for the year 2013, as per the terms and conditions contained therein.

- C) Thereafter the owners herein entered in to a DEED OF AMALGAMATION dated 29<sup>th</sup> November, 2024 and amalgamated into of **ALL THAT** piece or parcel of total measuring an area of about **40.897 Decimals i.e. 1 Bigha 4 Cottha 11 Chittack 38 sq. ft.** be the same little more or less appertaining to L.R. Khatian no. 1918, 2762, 2791, 2842. 2874 & 2875 under R.S. & L.R. Dag No. 712 & appertaining to L.R. Khatian no. 2762 under R.S. & L.R. Dag No. 704 laying and situated at Mouza-Thakdari, J. L. No. 19, R.S. No. 216, Touzi No. 2998, P.O. Krishnapur, P.S.- New Town, A.D.S.R. Office at Rajarhat, New Town, District: North 24 Parganas, Ward No. 27 within the local limits of Bidhannagar Municipal Corporation and the has been executed and registered at the office of the Additional Registrar of Assurances – IV, Kolkata and the same was recorded in Book NO. –I, Volume No. 1904-2024, Page from 897993 to 898047, Being Number – 190417773 for the year 2024, with certain terms and conditions as mentioned therein.
- D) The said Premises and /or a part thereof has been earmarked for the purpose of construction erection and completion of Building and/or buildings, each Building and/or buildings to comprise of various Flats/Units/Apartments constructed spaces and car parking spaces etc. capable of being held and/or enjoyed independently of each other and the project shall be known as **“GLS SONAR TORI PHASE II”**.
- E) The Promoter/Developer is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter/Developer regarding the said land on which Project is to be constructed have been completed.
- F) The **Bidhannagar Municipal Corporation** has granted the Commencement certificate to develop the project vide approval dated \_\_\_\_\_.
- G) The Promoter/Developer has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building plan by **Bidhannagar Municipal Corporation** vide **Sanction Building Plan No. SWS-OBPAS/2109/2024/1246 Dated 08-04-2025**, the Promoter/Developer agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.

- H) The Promoter/Developer has registered the Project under the provisions of the Act with the West Bengal Real Estate Regulatory Authority at **North 24 Parganas**, under no. \_\_\_\_\_.
- I) The Allottees have applied for an apartment in the Project vide Application dated \_\_\_\_\_ and has been allotted **Flat No. \_\_\_\_\_** having carpet area of \_\_\_\_\_ **sq. ft.** Excluding Balcony area of \_\_\_\_\_ sq. ft. (having super built up area \_\_\_\_\_ **sq. ft.**), more or less, flooring tiles, situate on the \_\_\_\_\_ **Floor, Block-** \_\_\_\_\_, along with a covered Car Parking space, at the Ground floor of the building, having Super Built Up Area of \_\_\_\_\_ **sq. ft.** more or less, flooring tiles, situate at the Complex namely, **“GLS SONAR TORI PHASE II”**, as permissible under the applicable law and of pro rate share in the (**“Common Areas”**) as defined under clause (m) of section 2 of the Act (hereinafter referred to as the **“UNITS”** more particularly described in the **Schedule B** and the floor plan or the apartment is annexed hereto and marked as (**Schedule B**).
- J) The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein :
- K) the Allottees have independently examined and verified or caused to be examined and verified, inter alia, the following and have fully satisfied themselves about the same:
- 1.1 The Title of the Promoter/Developer in respect of the Premises along with Development Agreement as well as the Development Power of Attorney (if any);
  - 1.2 The Sanctioned Plans of the Buildings and further revised Sanctioned Plan if any;
  - 1.3 The Carpet Area of the Said Apartment;
  - 1.4 The Specifications and common Portions of the Project; and
  - 1.5 The respective rights interest and entitlements of the Promoter/Developer and the Allottees under this Agreement for Sale.
- K) The Promoter/Developer/ Vendor provided copies of a set of the entire documents pertaining to the Schedule property so as to enable the Purchaser/Allottees to get the due-diligence done, so as to ensure clear marketable title of the Vendors. The Purchaser/Allottee had accordingly conducted it/his due-diligence and verified all the Government records, BMC master Plan and relevant documents.
- L) The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications etc. applicable to the Project;
- M) The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this

Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

- N) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between this Parties, the Developer hereby agrees to sell and after being fully satisfied with the marketable title in regards to the Schedule property, the Allottees hereby agree to purchase the residential **Flat No. \_\_\_\_\_**, on the \_\_\_\_\_ **Floor of Block-** \_\_\_\_\_, along with a covered Car Parking space at the Ground floor of the building situate at the Complex namely, "**GLS SONAR TORI PHASE II**" on "as is Where condition is" basis, as specified in para H.

**NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:**

**1. TERMS:**

- I. Subject to the terms and conditions as detailed in the Agreement, the Developer agrees to sell to the Allottees and the Allottees hereby agree to purchase the residential **Flat No. \_\_\_\_\_**, on the \_\_\_\_\_ **Floor of Block-** \_\_\_\_\_, along with a covered Car Parking space at the Ground floor of the building situate at the Complex namely, "**GLS SONAR TORI PHASE II**" as specified in para G;
- II. The Total Price for the [Apartment] based on the carpet area is **Rs. \_\_\_\_\_/-** (**Rupees \_\_\_\_\_**) **only** ("Total Price") (Give break up and description):-

Apartment No. _____ Floor: _____ of Block- _____,	Apartment Price (in rupees) Rs. _____/-
Car Parking Space	Rs. _____/-
	EDC Rs. _____/-
	GST Rs. _____/-
<b>Total Price</b>	<b>Rs. _____/-</b>

Explanation:

- (i) The Total Price above includes the booking amount paid by the Allottees to the Promoter/Developer towards the Apartment;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter/Developer by way of GST, SGST, CGST, if any as per law, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter/Developer) up to the date of handing over the possession of the Apartment to the Allottees and the project to the association of Allottees or the competent authority, as the case may be, after obtaining the completion certificate:

Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Allottees to the Promoter/Developer shall be increased/reduced based on such change / modification;

Provided further that if there is any increase in the taxes after the expiry of the schedule date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Allottees;

- (iii) The Promoter/Developer shall periodically intimate to the Allottees, the amount payable as stated in (i) above and the Allottees shall make payment within 30 days from the date of such written intimation. In addition, the Promoter/Developer shall provide to the Allottees the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of the Apartment includes: 1) pro rata share in the Common Areas; and 2) one Covered Car Parking Space as provided in the Agreement.

The Total Price is escalation-free, save and except increases which the Allottees hereby agree to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter/Developer undertakes and agrees that while raising a demand on the Allottees for increase in development charges, cost/charges imposed by the competent authorities, the Promoter/Developer shall enclose the said notification/order/rule/regulation to the effect along with the demand letter being issued to the Allottees, which shall only be applicable on subsequent payments.

The Allottees cannot sell, transfer, or nominate someone else to take their place during the **first 18 months** after signing this agreement.

The Allottees shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").

The Promoter/Developer may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottees by discounting such early payments for the period by which the respective installment has been proponent. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to any Allottees by the Promoter/Developer.

It is agreed that the Promoter/Developer Shall not make any additions and alteration in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and

amenities described therein in respect of the apartment, plot or building, as the case may be, without the previous written consent of the concerned authorities. Provided that the Promoter/Developer may make such minor additions or alterations as may be required by the Allottees, or such minor changes or alterations as per the provisions of the Act.

The Promoter/Developer shall confirm the final carpet area that has been allotted to the Allottees after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter/Developer. If there is any reduction in the carpet area within the defined limit then Promoter/Developer shall refund the excess money paid by Allottees within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottees. If there is any increase in the carpet area allotted to Allottees, the Promoter/Developer shall demand from the Allottees as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in clause 1.II of this Agreement.

Subject to **Clause 9.3** the Promoter/Developer agrees and acknowledges, the Allottees shall have the right to the Apartment as mentioned below:

- (i) The Allottees shall also have undivided proportionate share in the Common Areas. Since the share/interest of Allottees in the Common Areas is undivided and cannot be divided or separated, the Allottees shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further, the right of the Allottees to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Promoter/Developer shall convey undivided proportionate title in the common areas to the association of Allottees as provided in the Act;
- (ii) That the computation of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.

It is made clear by the Promoter/Developer and the Allottees agree that the Apartment along with one Covered Car parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Premises and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity

or otherwise except for the purpose of integration of infrastructure for the benefit of all Allottees. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

It is understood by the Allottees that all other areas and i.e. areas and facilities falling outside the Project, namely "**GLS SONAR TORI PHASE II**" shall not form a part of the declaration to be filed with the Competent Authority in accordance with the West Bengal Apartment Ownership Act, 1972.

The Promoter/Developer agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter/Developer fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter/Developer agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

The Allottees has paid a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only as booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Developer hereby acknowledges and the Allottees hereby agree to pay the remaining price of the Apartment as prescribed in the Payment Plan as may be demanded by the Developer within the time and in the manner specified therein.

Provided that if the Purchaser/allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Acts/Rules. The Allottee shall not delay, withhold or postpone the payments due as mentioned in Schedule hereinunder mentioned, for whatever reason and in that event, Allottee shall be responsible for any consequential sufferance or damages and they shall adhere to clause 9.3(ii) mentioned herein including charging interest computed at SBI highest marginal cost of lending rate plus 2% on the delayed payments from the date of default till the date of payment.

The buyer cannot sell, transfer, or nominate someone else to take their place during the first 18 months after signing this agreement.

**2. MODE OF PAYMENT**

Subject to the terms of the Agreement and the Promoter/Developer abiding by the construction milestones, the Allottees shall make all payments, on demand by the Promoter/Developer, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque/demand draft or online payment (as applicable) in favour of '**GLS REALTY PRIVATE LIMITED**' payable at Kolkata.

**3. COMPLIANCE OF LAWS RELATING TO REMITTANCES**

The Allottees, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made hereof and all other applicable laws, including that of remittance of Payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter/Developer with such permission, approvals which would enable the Promoter/Developer to fulfill its obligations under the Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottees understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

The Promoter/Developer accepts no responsibility in this regard. The Allottees shall keep the Promoter/Developer fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottees subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottees to intimate the same in writing to the Promoter/Developer immediately and comply with necessary formalities if any under the applicable laws. The Promoter/Developer shall not be responsible towards any third party making payment/remittances on behalf of any Allottees and such third party shall not have any right in the application/allotment of the said apartment applied for herein in way and the Promoter/Developer shall be issuing the payment receipts in favour of the Allottees only.

**4. ADJUSTMENT/APPROPRIATION OF PAYMENTS**

The Allottees authorizes the Promoter/Developer to adjust/appropriate all payments made by him under any head(s) of dues against lawful outstanding, if any, in his name as the Promoter/Developer may in its sole discretion deem fit and the Allottees undertakes not to object/demand/direct the Promoter/Developer to adjust his payments in any manner.

5. **TIME IS ESSENCE**

Time is of essence for the Promoter/Developer as well as the Allottees. The Promoter/Developer shall abide by the time schedule for completing the project and handing over the Apartment to the Allottees and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottees shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter/Developer as provided in Schedule C ("Payment Plan").

6. **CONSTRUCTION OF THE PROJECT/APARTMENT**

The Allottees has seen the specifications of the Apartment and accepted the Payment Plan, floor plans, layout plans [annexed along with the Agreement] which has been approved by the competent authority, as represented by the Promoter/Developer. The Promoter/Developer shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in the Agreement, the Promoter/Developer undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Bidhannagar Municipal Corporation and shall not have an option to make any variation / alteration / modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter/Developer shall constitute a material breach of the Agreement.

7. **POSSESSION OF THE APARTMENT**

**Schedule for possession of the said Apartment:** The Promoter/Developer agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Promoter/Developer, based on the approved plans and specifications, assures to hand over possession of the Apartment not later than 48 months.

Unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottees agrees that the Promoter/Developer shall be entitled to the extension of time of delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottees agrees and confirm that, in the event it becomes impossible for the Promoter/Developer to implement the project due to Force Majeure Conditions,

then this allotment shall stand terminated and the Promoter/Developer shall refund to the Allottees the entire amount received by the Promoter/Developer from the allotment within 60 days from that date. After refund of the money paid by the Allottees, Allottees agrees that he shall not have any rights, claims etc. against the Promoter/Developer and that the Promoter/Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

**Procedure for taking possession-** The Promoter/Developer, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Apartment to the Allottees in terms of this Agreement to be taken within 30 (Thirty) days from the date of issue of such notice and the Promoter/Developer shall give possession of the Apartment to the Allottees. The Promoter/Developer agrees and undertakes to indemnify the Allottees in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter/Developer. The Allottees agree(s) to pay the maintenance charges as determined by the Promoter/Developer / association of Allottees, as the case may be. The Promoter/Developer on its behalf shall offer the possession to the Allottees in writing within 30 (thirty) days of receiving the occupancy certificate of the Project.

**Possession by the Allottees** -After obtaining the occupancy certificate and handing over physical possession of the Apartment to the Allottees, it shall be the responsibility of the Promoter/Developer to hand over the necessary documents and plans, including common areas, to the association of the Allottees or the competent authority, as the case may be, as per the local laws.

**Cancellation by Allottees** - The Allottees will have the right to cancel / withdraw his allotment in the Project as provided in the Act: Provided that where the Allottees proposes to cancel / withdraw from the project without any fault of the Promoter/Developer, the Promoter/Developer herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottees will be returned without any interest by the Promoter/Developer to the Allottees within 60 days of such cancellation or at the time that the Promoter/Developer/ Vendor is able to resell the said Apartment to another purchaser, whichever is later.

**Compensation** – The Promoter/Developer shall compensate the Allottees in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter/Developer fails to complete or is unable to give possession of the Apartment(i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a Promoter/Developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter/Developer shall be liable, on demand to the Allottees, in case the Allottees wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with interest at the rate specified in the rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottees do not intend to withdraw from the Project, the Promoter/Developer shall pay the Allottees interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Apartment.

**8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER / DEVELOPER**

The Promoter/Developer hereby represents and warrants to the Allottees as follows:

- (i) The Promoter/Developer has absolute, clear and marketable title with respect to the said Premises; the requisite rights to carry out development upon the said Premises and absolute, actual, physical and legal possession of the said Premises for the Project;
- (ii) The Promoter/Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Premises or the Project;[in case there are any encumbrances on the land provided details of such encumbrances including any rights, title, interest and name of party in or over such land];
- (iv) There are no litigations pending before any Court of law with respect to the said Premises, Project or the Apartment;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Premises and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter/Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Premises, Building and Apartment and common areas;

- (vi) The Promoter/Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottees created herein, may prejudicially be affected;
- (vii) The Promoter/Developer has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Premises, including the Project and the Apartment which will, in any manner, affect the rights of Allottees under this Agreement;
- (viii) The Promoter/Developer confirms that the Promoter/Developer is not restricted in any manner whatsoever from selling the Apartment to the Allottees and the common areas to the Association of the Allottees;
- (ix) At the time of execution of the conveyance deed the Promoter/Developer shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottees and the common areas to the Association of the Allottees;
- (x) The said Premises is not the subject matter of any HUF and that no part thereof is owned by any minor and / or no minor has any right, title and claim over the said Premises;
- (xi) The Promoter/Developer has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and / or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Premises) has been received by or served upon the Promoter/Developer in respect of the said Premises and / or the Project;
- (xiii) That the property is not Waqf property.

## 9. EVENTS OF DEFAULTS AND CONSEQUENCES

Subject to the Force Majeure clause, the Promoter/Developer shall be considered under a condition of Default, in the following events;

1. Promoter/Developer fails to provide ready to move in possession of the Apartment to the Allottees within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respect;
2. Discontinuance of the Promoter/Developer's business as a Promoter/Developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

In case of Default by Promoter/Developer under the conditions listed above, Allottees is entitled to the following;

- (i) Stop making further payments to Promoter/Developer as demanded by the Promoter/Developer. If the Allottees stops making payments, the Promoter/Developer shall correct the situation by completing the construction milestones and only thereafter the Allottees be required to make the next payment without any penal interest; or
- (ii) The Allottees shall have the option of terminating the Agreement in which case the Promoter/Developer shall be liable to refund the entire money paid by the Allottees under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice;

Provided that where an Allottees does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the Promoter/Developer, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Apartment.

3. The Allottees shall be considered under a condition of Default, on the occurrence of the following events:
  - (i) In case the Allottees fail to make payments for 3 (three) consecutive demands made by the Promoter/Developer as per the Payment Plan annexed hereto, despite having been issued notice in the regard the Allottees will be liable to pay interest to the Promoter/Developer on the unpaid amount at the rate specified in the Rules.
  - (ii) In case of Default by Allottees under the condition listed above continues for a period beyond consecutive month after notice from the

Promoter/Developer in this regard, the Promoter/Developer shall cancel the allotment of the Apartment in favour of the Allottees and refund the amount money paid to him by the Allottees by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

**10. CONVEYANCE OF THE SAID APARTMENT**

The Promoter/Developer, on receipt of complete amount of the Price of the Apartment under the Agreement from the Allottees, shall execute a conveyance deed and convey the title of the [ Apartment / Plot ] together with proportionate indivisible share in the Common Areas within 3 (three) months from the issuance of the occupancy certificate. However, in case the Allottees fails to deposit the Stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottees authorizes the Promoter/Developer to withhold registration of the conveyance deed in their favour till full and final settlement of all dues and stamp duty and registration charges to the Promoter/Developer is made by the Allottees. The Allottees will be solely responsible and liable for compliance of the provisions of the Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority (ies).

**11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT**

The Promoter/Developer shall be responsible to provided and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the Allottees. The cost of such maintenance has been excluded in the Total Price of the Apartment.

All other infrastructural facilities, including the equipment like lift, elevator, mechanical, electrical or electronic equipment, STP, etc., shall always be covered by appropriate annual maintenance agreements and insurance agreements with the authorized service providers and the costs of such AMC and Insurance shall be part of the maintenance charges payable by the occupants. Unless the possession is delivered to the Purchaser/Allottee, the Promoter/Developer/Vendor shall be the occupant in respect of any apartment/building.

Provided that the Neon Light Sign affixed to the building by the Developer shall be maintained by the association of all owners after the building is handed over by the Developer to the owners' association to be formed.

**12. DEFECT LIABILITY**

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter/Developer as per the agreement for sale relating to such development is brought to the notice

of the Promoter/Developer within a period of 5(five) years by the Allottees from the date of handing over possession, it shall be the duty of the Promoter/Developer to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter/Developer's failure to rectify such defects within such time, the aggrieved Allottees will be entitled to receive appropriate compensation in the manner as provided under the Act.

Notwithstanding anything contained in the above clause the following exclusions are made.

- a. Equipment (lifts, generator, motors, STP, transformers, gym equipment etc.) which carry manufacturer's guarantees for a limited period. Thereafter the welfare association /society shall take annual maintenance contract with the suppliers. The Promoter/Developer/Vendor Shall transfer manufacturers guarantees/ warranties to the Purchaser/Allottee or association of Purchasers/Allottees as the case may be.
- b. Fittings related to plumbing, sanitary, electrical, hardware, etc. having natural wear and tear.
- c. Allowable structural and other deformations including expansion quotient.
- d. The terms of work like painting etc. which are subject to wear and tear.

The Purchasers/allottees shall maintain the apartments in good tenantable conditions and carry out the internal repairs for the upkeep of the apartments. The association of the Purchasers/allottees or its assigns shall maintain the services and amenities in good condition and covered with proper AMC and insurance. The obligation of the developer shall be subject to proper maintenance and upkeep of the apartments/ services and amenities by the Purchaser/allottee or the association of the Purchasers/allottees as the case may be.

### 13. **NOMINATION**

The Purchasers/Allottees shall be entitled, with the **prior written consent** of the Promoter/Developer/Vendor, to **nominate** any individual or legal entity ("Nominee") to receive the transfer of the Property and/or to perform the obligations of the Purchasers/Allottees under this Agreement. Such nomination may be made at any time prior to the execution of the Deed of Conveyance, subject to the conditions set forth herein.

In consideration of such nomination, the Purchasers/Allottees shall be liable to pay **Nomination Charges** calculated at the rate of **3% (three percent)** of the total consideration for the Flat and Car Parking Space or sale price to the Nominee whichever is higher. The nomination shall be deemed effective **only upon:-**

(i) the Promoter/Developer/Vendor providing its written consent; and

(ii) the full payment of the applicable Nomination Charges by the Purchasers/Allottees.

Provided further, that no such nomination or transfer shall be permitted **within a period of 18 (eighteen) months** from the date of execution of this Agreement.

14. **RIGHT OF ALLOTTEES TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES**

The Allottees hereby agree to purchase the Apartment on the specific understanding that their right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of Allottees (or the maintenance agency appointed by it) and performance by the Allottees of all their obligations in respect of the terms and conditions specified by the maintenance agency or the association of Allottees from time to time.

15. **RIGHT TO ENTER THE APARTMENT FOR REPAIRS**

The Promoter/Developer / maintenance agency / association of Allottees will have rights of unrestricted access of all Common Areas, garages / closed parking's and parking.

Spaces for providing necessary maintenance services and the Allottees agrees to permit the association of Allottees and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

16. **USAGE**

**Use of Service Areas:** The service areas, if any, as located within the '**GLS SONAR TORI PHASE II**' (project name), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms and equipment's etc. and other permitted uses as per sanctioned plans. The Allottees will not be permitted to use the services areas in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottees formed by the Allottees for rendering maintenance services.

17. **GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:**

Subject to Clause 12 above, the Allottees shall, after taking possession, be solely responsible to maintain the Apartment at their own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or changes or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Allottees further undertake, assure and guarantee that they would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees will also not change the colour scheme of the outer walls or painting of the exterior side or the windows or carry out any change in the exterior elevation or design. Further the Allottees shall not store and hazardous or combustible goods in the Apartment or places any heavy material in the common passages or staircase of the Building. The Allottees will plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter/Developer and thereafter the association of Allottees and / or maintenance agency appointed by association of Allottees. The Allottees shall be responsible for any loss or damages arising out of breach of any or the aforesaid conditions.

**18. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE**

The Allottees are entering into this Agreement for the allotment of an Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottees hereby undertake that they shall comply with and carry out, from time to time after they have taken over for occupation and use the said Apartment, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Apartment at their own cost.

**19. ADDITIONAL CONSTRUCTIONS**

The Promoter/Developer undertakes that it has no right to make additions or to put-up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authority (ies) except for as provided in the Act. However, the developer shall have the right to amalgamate the said adjacent plots for betterment of the said project for which the allottees shall not raise any objection to such amalgamation of the plots of land for execution of the said project.

**20. PROMOTER/DEVELOPER SHALL NOT MORTGAGE OR CREATE CHARGE**

After the Promoter/Developer executes this Agreement he shall not mortgage or create a charge on the Apartment/Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottees who have taken or agreed to take such Apartment/Unit. However, the developer shall have the right mortgage the developer allocation for which the allottees shall not raise any objection to the same and the developer shall solely be liable to release the mortgage by repaying the bank loan, if any.

**21. APARTMENT OWNERSHIP ACT**

The Promoter/Developer has assured the Allottees that the project in its entirety is in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972. The Promoter/Developer showing compliance of various laws/regulations as applicable in the State of West Bengal.

Provided that the original title deeds of the Schedule Project Land are in the custody of the Promoter/Developer/Vendor herein. Since the original title deeds regarding this project forms part and parcel of larger extent of the land parcel which is owned by the developer, the developer will retain the original title deeds.

**22. BINDING EFFECT**

Forwarding this Agreement to the Allottees by the Promoter/Developer does not create a binding obligation on the part of the Promoter/Developer or the Allottees until, firstly, the Allottees sign and deliver this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottees and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter/Developer. If the Allottees fail to execute and deliver to the Promoter/Developer this Agreement within 30 (thirty) days for the date of its receipt by the Allottees and/or appear before the Registrar/Sub-Registrar /registrar of Assurance for its registration as and when intimated by the Promoter/Developer, then the Promoter/Developer shall serve a notice to the Allottees for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottees, application of the Allottees shall be treated as cancelled and all sums deposited by the Allottees in connection therewith including the booking amount shall be returned to the Allottees without any interest or compensation whatsoever.

**23. ENTIRE AGREEMENT**

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment, as the case may be.

**24. RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

**25. PROVISIONS OF THIS AGREEMENT APPLICABLE ON SUBSEQUENT ALLOTTEE**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purpose.

**26. WAIVER NOT ALIMITATION TO ENFORCE**

The Promoter/Developer may, at its sole option and discretion, without prejudice to its rights as set out in the Agreement, waive the breach by the Allottees in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottees that exercise of discretion by the Promoter/Developer in the case of one Allottees shall not be construed to be a precedent and / or binding on the Promoter/Developer to exercise such discretion in the case of other Allottees.

Failure on the part of the Promoter/Developer to reinforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

**27. SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonable inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**28. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottees have to make any payment, in common with other Allottees (s) in Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments in the Project.

**29. FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction

**30. PLACE OF EXECUTION**

The execution of this Agreement shall be completed only upon its execution by the Promoter/Developer through its authorized signatory at the places which has been agreed by the Promoter/Developer and the Allottees, at GLS Tower, DE-139, Street No.336, Newtown, Kolkata-700156 after the Agreement is duly executed by the Allottees and the Promoter/Developer or simultaneously with the execution the said Agreement shall be registered at any of the jurisdiction of the Sub-Registrar/Registrar of the Concerned Registering Authority this Agreement shall be deemed to have been executed.

**31. NOTICES**

That all notices to be served on the Allottees and the Promoter/Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottees or the Promoter/Developer by Registered Post at their respective addresses specified below:

**ALLOTTEES’S NAME:**

**(1) MR. \_\_\_\_\_ & (2) MRS. \_\_\_\_\_ (ALLOTTEES)**

....., **(Address of the Allottees)**

**PROMOTER/DEVELOPER’S/OWNER’S NAME:**

**M/S. GLS REALTY PRIVATE LIMITED**

Having its corporate office at GLS Tower, Street no.336, Post Office and Police Station - New Town, Kolkata- 700 156, (Promoter/Developer Address)

It shall be the duty of the Allottees and the Promoter/Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter/Developer or the Allottees, as the case may be.

**32. JOINT ALLOTTEES**

That in case there are Joint Allottees all communications shall be sent by the Promoter/Developer to the Allottees whose name appears first and at the address given by them which shall for all intents and purposes to consider as properly served on all the Allottees.

**33. GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

**34. DISPUTE RESOLUTION**

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicable by mutual discussion, failing which the same shall be settled through the Adjudicating Officer appointed under the Act.

**IN WITNESS WHEREOF** parties hereinabove named have set their respective hands and signed this Agreement for Sale at Kolkata in the presence of attesting witness, signing as such on the day first above written.

**SIGNED AND DELIVERED BY THE WITHIN NAMED**

Allottees:

(1) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

(2) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

**SIGNED AND DELIVERED BY THE WITHIN NAMED**

Promoter/Developer:

(1) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

At Kolkata on \_\_\_\_\_ in the presence of:

**WITNESSES:**

(1)Signature \_\_\_\_\_ (2) Signature \_\_\_\_\_

Name \_\_\_\_\_ Name \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

**SCHEDULE A**

**PART – I**

**WHEREAS :-**

**PART – A**

1. one Sri. Mukunda Pramanik and Smt. Bulu Pramanik were the recorded owners / occupiers of **ALL THAT** piece or parcel of Shali land measuring an area of **10 Decimal** be the same little more or less lying and situated at Mouja-Thakdari, JL. No. 19, R.S. No 216, Touzi No. 172, comprised in L. R. Khatian No. 2042 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town, District North 24 Parganas, West Bengal.
2. while seize and possessed as owners / occupiers **of ALL THAT** piece or parcel of Shali land measuring an area of 10 Decimal be the same little more or less lying and situated at Mouja- Thakdari, J.L. No 19. R.S. No.216, Touzi No. 172, comprised in L. R. Khatian No. 682/1 519/1 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag

No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, the said **Mukunda Pramanik and Bulu Pramanik** by virtue of a Deed of Conveyance transferred, sold & conveyed the said land unto and infavour of **Smt. PARI MANDAL** the same had been registered before the D.S.R. II, Barasat, District: North 24 Parganas and recorded in Book No. 1, CD Volume No 15 pages from 777 to 791 being No. **07515** for the year 2007.

3. while seize and possessed as an Owner of **ALL THAT** piece or parcel of Shali land measuring an area of **10 Decimal** be the same little more or less lying and situated at Mouja-Thakdari, J.L. No. 19, R.S No.216, Touzi No. 172, comprised in L. R. Khatian No. 2042 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, **Smt. PARI MANDAL** by virtue of a Deed of Conveyance dated 01.09.2022 transferred, sold & conveyed the said land unto and infavour of **GLS REALTY PRIVATE LIMITED** and the same registered before the office of A.D.S.R., Rajarhat, District: North 24 Parganas and recorded in **Book No. I, CD Volume No. 1523-2022 pages from 562451 to 562469 Being No. 152314086 for the year 2022,**
4. By virtue of the abovementioned Deed of Conveyance GLS Realty Private Limited became the sole and absolute owner of **ALL THAT** piece or parcel of Shali land measuring an area of **10 Decimal** be the same little more or less lying and situated at Mouja-Thakdari, J.L. No. 19, R.S No.216, Touzi No. 172, comprised in L. R. Khatian No. 2042 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation and duly mutated its name in the record of concern B.L& L.R.O by paying usual rents and taxes.

#### **PART - B**

1. One **Sri. SANAT PRAMANIK** is sized and possessed of and/or otherwise sufficiently entitled to **ALL THAT** piece or parcel of Shali land measuring an area of **3 Decimal** be the same little more or less in 0.7333 share out of the total area of land measuring 45 Decimal lying and situated at Mouja-Thakdari, J.L. No. 19, R.S. No. 216, Touzi No. 10, comprised in 1 R. Khatian No. 1914 appertaining to R.S. Dag No. 712 corresponding to L R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Mahishbathan II Gram Panchayat now Bidhannagar Municipal Corporation, District: North 24 Parganas;
2. while seize and possessed as an Owner of **ALL THAT** piece or parcel of Shali land measuring an area of **3 Decimal** be the same little more or less lying and situated at Mouja-Thakdari, J.L. No. 19, R.S. No 216, Touzi No. 10, comprised in L. R. Khatian No

1914 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station-Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, **Sri. SANAT PRAMANIK** by virtue of a Deed of Sale dated 15.12.2021 transferred, sold & conveyed the land unto and in favour of **GLS REALTY PRIVATE LIMITED** and the same registered before the office of **A.R.A -IV, Kolkata** and recorded in **Book No. 1, CD Volume No. 1904-2022 pages from 65799 to 65825 Being No. 190416680 for the year 2021;**

3. By virtue of the abovementioned Deed of Conveyance GLS Realty Private Limited became the sole and absolute owner of **ALL THAT** piece or parcel of Shali land measuring an area of **3 Decimal** be the same little more or less lying and situated at Mouja-Thakdari, J.L. No. 19, R.S. No 216, Touzi No. 10, comprised in L. R. Khatian No 1914 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station-Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, and duly mutated its name in the record of concern B.L& L.R.O by paying usual rents and taxes.

#### **PART – C**

1. one Sri. Gunamani Pramanik was the recorded owner/occupier of **ALL THAT** piece or parcel of Shali land measuring an area of **6 Decimal** be the same little more or less lying and situated at Mouja Thakdari, J.L. No. 19, touzi no. 10, R.S. No. 216, comprised in R.S. Khatian no 639 corresponding to L.R. Khatian No. 816 thereafter 210/1 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town, Mahishbathan II Gram Panchayat now Bidhannagar Municipal Corporation, District North 24 Parganas;
2. while seize and possessed as an owner / occupier of **ALL THAT** piece or parcel of Shali land measuring an area of **6 Decimal** be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, touzi no. 10, R.S. No. 216, comprised in R.S. Khatian no 639 corresponding to L. R. Khatian No. 816 thereafter 210/1 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station Rajarhat now New Town, Mahishbathan II Gram Panchayat, District North 24 Parganas, by virtue of a Bengali Indenture of Sale transferred, sold & conveyed the land unto and infavour of **Sri. SWAPAN KUMAR NASKAR** the same had been registered before the A.D.S.R. Bidhanagar, District: North 24 Parganas and recorded in Book No. 1, CD Volume No. 10 pages from 9454 to 9465 Being No. **07097** for the year 2013;
3. SWAPAN KUMAR NASKAR after purchase the said Land mutated his name in the record of Rights under L. R. Khatian No. 2325 and paying rent and taxes regularly and possessed the same free from all encumbrances.

4. while seize and possessed as an Owner of **ALL THAT** piece or parcel of Shali land measuring an area of **6 Decimal** be the same little more or less lying and situated at Mouja- Thakdari, JL No. 19. RS No. 216, comprised in R.S. Khatian no 639 corresponding to L. R. Khatian No. 2325 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, **Sri. SWAPAN KUMAR NASKAR** by virtue of a Deed of Sale dated 24.11.2021 transferred, sold & conveyed the said land unto and in favour of **GLS REALTY PRIVATE LIMITED** and the same registered before the office of the **A.D.S.R., Rajarhat, District: North 24 Parganas and recorded in Book No. 1, CD Volume No. 1523-2021 pages from 699151 to 699175 Being No. 152316474 for the year 2021;**
5. By virtue of the abovementioned Deed of Conveyance GLS Realty Private Limited became the sole and absolute owner of **ALL THAT** piece or parcel of Shali land measuring an area of **6 Decimal** be the same little more or less lying and situated at Mouja- Thakdari, JL No. 19. RS No. 216, comprised in R.S. Khatian no 639 corresponding to L. R. Khatian No. 2325 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, and duly mutated its name in the record of concern B.L& L.R.O by paying usual rents and taxes.

**PART – D**

1. One Dwarika Nath Mondal was a recorded owner of a plot of Sali land measuring an area of 77 Sataks of Land be the same little more or less lying and situated at Mouja Thakdari, J.L. No. 19, Re. Sa. No. 216 comprised in Praja Khatian No. 571 corresponding to Khatian No. 574 Jamindari Khatian Nos. 562, 535 annual rent Rs. 9.47 comprised in C.S. Dag No. 643 land measuring an area of 77 Sataks of Land be the same little more or less under Police Station New Town formerly Rajarhat in the District of North 24 Parganas;
2. Dwarika Nath Mondal died intestate leaving behind him his only son Sitanath Mondal and the said Sitanath Mondal became the absolute owner of the said plot of land measuring an area of 77 Sataks of Land be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, Re.Sa. No. 216 comprised in Praja Khatian No. 571 corresponding to Khatian No. 574 Jamindari Khatian Nos. 562, 535 rent Rs. 9.47 comprised in C.S. Dag No. 643 land measuring an area of 77 Sataks of Land be the same little more or less under Police Station- New Town formerly Rajarhat in the District of North 24 Parganas;
3. Sitanath Mondal being the lawful owner of the said plot of land measuring an area of 77 Sataks of Land be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, Re. Sa. No. 216 comprised in Praja Khatian No. 571

corresponding to Khatian No. 574 Jamindari Khatian Nos. 562, 535 rent Rs. 9.47 comprised in C.S. Dag No. 643 land measuring an area of 77 Sataks of Land be the same little more or less under Police Station- New Town formerly Rajarhat in the District of North 24 Parganas sale, conveyed and transferred the said plot of land unto and in favour of SATADAL JAMINI PRAMANIK alias SATADAL BASINI PRAMANIK and registered before SRO, Cossipure, Dum Dum and recorded in Book No. I Volume No. 37 pages from 194 to 195 being No. 2563 dated 18.11.1943 for the year 1943 and consideration mentioned therein;

4. Shital Mondal was a recorded owner of a plot of land meaning an area of 45 Sataks as Sali Land + 2 Sataks as Path total measuring an area of 47 Sataks be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, Re. Sa. No. 216 comprised in Praja Khatian No. 623 corresponding to Khatian No. 624 Jamindari Khatian Nos. 613, annual rent Rs. 4.50 comprised in C.S. Dag No. 650 under Police Station- New Town formerly Rajarhat in the District of 24 Parganas NOW 24 Parganas North;
5. Shital Mondal died intestate leaving behind him his only son Kalipada Mondal and the said Kalipada Mondal became the absolute owner of the plot of land left by his father Shital Mondal since deceased;
6. Sitanath Mondal son of Late Dwarikanath Mondal and Kalipada Mondal son of Late Shital Mondal jointly sold conveyed and transferred a plot of land measuring an area of 45 Sataks and 2 Sataks as Path of land be the same little more or less as on 18.11.1943 and registered before SRO, Cossipure Dum Dum and recorded in Book No. I Volume No. 33 pages from 280 to 281 Being No. 2564 for the year 1943 and consideration mentioned therein unto and in favour of SMT. SATADAL JAMINI PRAMANIK NEE SATADAL BASINI PRAMANIK;
7. **SMT. SATADAL JAMINI PRAMANIK NEE SATADAL BASINI PRAMANIK**, after purchasing the said plot of Land, recorded her name in the record of B.L. & L.R.O in R.S. settlement in R.S. Khatian No. 760 appertaining to R.S. Dag No. 704 UNDER Section 4 land measuring an area of 77 Sataks of Sali Land and land measuring an area of 45 Sataks of Sali Land consisting in R.S. Dag No. 712;
8. Smt. Satadal Jamini Pramanik alias Satadal Basini Pramanik became the owner of 1.22 Acres of Land be the same little more or less and also recorded her name in the record of R.S. record of right in R.S. Khatian No. 639 appertaining to R.S. Dag No. 712 land measuring an area of 45 Sataks of land and R.S. Khatian No. 760 appertaining to R.S. Dag No. 704 Land measuring an area of 73.7 Satals out of 77 Sataks of Land under Police Station- Rajarhat in the District of North 24 Parganas;
9. Smt. Satadal Jamini Pramanik alias Satadal Basini Pramanik sold conveyed and transferred the said plot of land measuring an area of **1 Acre 18.7 Decimals** out of

**1.22 Acres** be the same little more or less unto and in favour of Santi Ram Pramanik son of Late Ghanteswar Pramanik Land measuring an area of 39.5 Sataks of Sali Land, Nripen Pramanik son of Late Ghanteswar Pramanik Land measuring an area of 29.7 Sataks of Sali Land, Manabendra Pramanik Land measuring an area of 6.60 Satak of Land; Mukunda Pramanik, Manakanta Pramanik Smt. Bulu Pramanik and Anudhwaj Pramanik are the owners of a plot of land measuring and area of 20 Cotthas equivalent to 33 Sataks of Land and Smt. Gunamani Pramanik are the owner of 9.90 Sataks of Land be the same little more or less and registered before A.D.S.R.O., Bidhannagar, Salt Lake City and recorded in Book No. 1 Volume No. 29 pages from 213 to 224 Being No. 1299 for the year 1996;

10. Santi Ram Pramanik son of Late Ghanteswar of Late Ghanteswar Pramanik Pramanik Nripen Pramanik son Manabendra Pramanik; Mukunda Pramanik, Manakanta Pramanik, Smt. Bulu Pramanik and Anudhwaj Pramanik and Smt. Gunamani Pramanik are the owners of the said plot of land more fully described in the **SCHEDULE** hereunder written and amicable settled and verbally partition the property by mates and bounds and by virtue of Purchase vide Deed No. 1299/1996 all of them enjoyed as per settled and/or partition of the property and divided the said property in some small plot of land and marked in English Alphabet A, B, C to T and a Master Plan is annexed therewith;
11. Nripen Pramanik being the owner of a plot of Total land measuring an area of 29.7 Satak out of which land measuring an area of 21 satak be the same little more or less comprised in ER settlement as L.R. Khatian No. 436/1 comprised in R.S. Dag No. 712 corresponding to L.R. Dag No. 712 and land measuring an area of 8.7 Satak be the same little more or less comprised in L.R. settlement as comprised in R. S. / L.R. Dag No. 704 lying and situated at Mouja- Thakdari, under Police Station New Town formerly Rajarhat in the District of North 24 Parganas;
12. While thus seize and possessed otherwise well and sufficiently entitled of land measuring an area of 21 Sataks in R.S. / L.R. Dag No. 712 recorded under L. R. Khatian No. 436/1, Mouza- Thakdari. J.L. No. 19, the said Nripen Pramanik died intestate leaving behind him his 3 sons namely Sri. Manabendra Pramanik, Sri. Sanat Pramanik, Mohan Pramanik and 3 daughters namely Smt. Sushiila Mandal, Smt. Shankari Mandal, Shobha Pramanik and his wife Smt. Manju Pramanik as his legal heirs and successors and after his death, the Legal heirs of Nripen Pramanik sold some portion of land measuring an area of total 21 Sataks and jointly enjoying the remaining land measuring an area of 14 Sataks i.e. 2 Satak each;
13. While seize and possessed of undivided land measuring an area of 4 satak Sri. Manabandra Pramanik and Smt. Manju Pramanik transferred / gifted an area of 1.30 Satak of land be the same little more or less by virtue of a Deed of Gift unto and infavour of Sri. Mohan Pramanik, the same had been registered before the DSR-II,

Barasat, District North 24 Parganas and recorded in Book No. 1, CD Volume No. 53 pages from 2091 to 2103 Being No. 15335 dated 17.10.2012 for the year 2012 AND they have recorded their names in the record of B.L. & L.R.O in R.S. settlement in L.R. Khatian No. 1633 appertaining to R.S/L.R. Dag No. 712 & R.S Khatian No. 1013 appertaining to R.S Dag No.712;

14. the said Mohan Pramanik become the owner of a plot of land measuring an area of 1.30 Sataks of land by virtue of Deed of Gift and land measuring an area of 2 Sataks of Land by virtue of inheritance from his father Nripen Pramanik and the said Mohan Pramanik become the owner of a plot of land measuring an total area of 3.3 Sataks ie 2 (Two) Cotthas 0 (Zero) Chittack 0(Zero) Sq. Ft. of Land be the same little more or less;
15. Thereafter, the said Mohan Pramanick recorded his name in the record of B.L. & L.R.O in L. R. Khatian No. 1633 appertaining to R.S. Dag No: 712 corresponding to L.R. Dag No. 712 under Police Station Rajarhat in the District of North 24 Parganas.
16. While seize and possessed as an Owner of **ALL THAT** piece or parcel of Sali land measuring an area of **3.30 Decimal i.e. 2 (Two) Cottha 0 (Zero) Chittack 0 (Zero) sq. ft.** be the same little more or less being Plan Plot No. H/2 lying and situated at Mouja-Thakdari, J.L. No. 19, R.S. No.216, Touzi No. 2998, comprised in L. R. Khatian No. 1633 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, **SRI. MOHON PRAMANIK** by virtue of a Deed of Conveyance dated 30.04.2024 transferred, sold & conveyed the land unto and infavour of **GLS REALTY PRIVATE LIMITED** the same had been registered before the **A.D.S.R., Rajarhat, District: North 24 Parganas and recorded in Book No. I, CD Volume No. 1523-2024 pages from 258195 to 258215 Being No.152307054 for the year 2024;**
17. By virtue of the abovementioned Deed of Conveyance GLS Realty Private Limited became the sole and absolute owner of **ALL THAT** piece or parcel of Sali land measuring an area of **3.30 Decimal i.e. 2 (Two) Cottha 0 (Zero) Chittack 0 (Zero) sq. ft.** be the same little more or less being Plan Plot No. H/2 lying and situated at Mouja- Thakdari, J.L. No. 19, R.S. No.216, Touzi No. 2998, comprised in L. R. Khatian No. 1633 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, and duly mutated its name in the record of concern B.L& L.R.O by paying usual rents and taxes.

#### PART – E

1. **WHEREAS** One Dwarika Nath Mondal was a recorded owner of a plot of Sali land measuring an area of 77 Sataks of Land be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19. Re: Sa. No 216 comprised in Praja Khatian

No. 571 corresponding to Khatian No: 574 Jamindari Khatian Nos. 562, 535 annual rent Rs. 9.47 comprised in C.S. Dag No. 643 land measuring an area of 77 Sataks of Land be the same little more or less under Police Station- New Town formerly Rajarhat in the District of North 24 Parganas;

2. Dwarika Nath Mondal died intestate leaving behind him his only son Sitanath Mondal and the said Sitanath Mondal became the absolute owner of the said plot of land measuring an area of 77 Sataks of Land be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, Re.Sa. No. 216 comprised in Praja Khatian No. 571 corresponding to Khatian No. 574 Jamindari Khatian Nos. 562, 535 rent Rs. 9.47 comprised in C.S. Dag No. 643 land measuring an area of 77 Sataks of Land be the same little more or less under Police Station- New Town formerly Rajarhat in the District of North 24 Parganas;
3. Sitanath Mondal being the lawful owner of the said plot of land measuring an area of 77 Sataks of Land be the same little more or less lying and situated Mouja- Thakdari, J.L. No. 19, Re.Sa. No. 216 comprised in Praja Khatian No. 571 corresponding to Khatian No. 574 Jamindari Khatian Nos. 562, 535 rent Rs. 9.47 comprised in C.S. Dag No. 643 land measuring an area of 77 Sataks of Land be the same little more or less under Police Station- New Town formerly Rajarhat in the District of North 24 Parganas sale, conveyed and transferred the said plot of land unto and in favour of SATADAL JAMINI PRAMANIK alias SATADAL BASINI PRAMANIK and registered before SRO, Cossipure, Dum Dum and recorded in Book No. 1 Volume No. 37 pages from 194 to 195 being No. 2563 dated 18.11.1943 for the year 1943 and consideration mentioned therein;
4. Shital Mondal was a recorded owner of a plot of land meaning an area of 45 Sataks as Sali Land 2 Sataks as Path total measuring an area of 47 Sataks be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19. Re.Sa. No: 216 comprised in Praja Khatian No. 623 corresponding to Khatian No. 624 rent Rs. 4.50 comprised in C.S. Dag No. 650 under Police Station New Town formerly Rajarhat in the District of Jamindari Khatian Nos. 613, 24 Parganas NOW 24 Parganas North.
5. Shital Mondal died intestate leaving behind him his only son Kalipada Mondal and the Kalipada Mondal became the absolute owner of the plot of land left by his father Shital Mondal since deceased;
6. Sitanath Mondal son of Late Dwarikanath Mondal and Kalipada Mondal son of Late Shital Mondal jointly sold conveyed and transferred a plot of land measuring an area of 45 Sataks and 2 Sataks as Path of land be the same little more or less as on 18.11.1943 and registered before SRO, Cossipure Dum Dum and recorded in Book No. I Volume No. 33 pages from 280 to 281 Being No. 2564 for the year 1943 and

consideration mentioned therein unto and in favour of SMT.SATADAL JAMINI PRAMANIK NEE SATADAL BASINI PRAMANIK;

7. SMT. SATADAL JAMINI PRAMANIK NEE SATADAL BASINI PRAMANIK, after purchasing the said plot of Land, recorded her name in the record of B.L. & L.R.O in R.S. settlement in R.S. Khatian No. 760 appertaining to R.S. Dag No. 704 UNDER Section 4 land measuring an area of 77 Sataks of Sali Land and land measuring an area of 45 Sataks of Sali Land consisting in R.S. Dag No. 712,
8. Smt. Satadal Jamini Pramanik alias Satadal Basini Pramanik became the owner of 1.22 Acres of Land be the same little more or less and also recorded her name in the record of R.S. record of right in R.S.Khatian No. 639 appertaining to R.S. Dag No. 712 and R.S Khatian No. 760 appertaining to R.S. Dag No. 704 under Police Station-Rajarhat in the District of North 24 Parganas,
9. Smt. Satadal Jamini Pramanik alias Satadal Basini Pramanik sold conveyed and transferred the said plot of land measuring an area of 1Acre 18.7 Decimals out of 1.22 Acres be the same little more or less unto and in favour of Santi Ram Pramanik son of Late Ghanteswar Pramanik Land measuring an area of 39.5 Sataks of Sali Land, Nripen Pramanik son of Late Ghanteswar Pramanik Land measuring an area of 29.7 Sataks of Sali Land, Manabendra Pramanik Land measuring an area of 6.60 Satak of Land; Mukunda Pramanik, Manakanta Pramanik Smt. Bulu Pramanik and Anudhwaj Pramanik are the owners of a plot of land measuring and area of 20 Cotthas equivalent to 33 Sataks of Land and Smt. Gunamani Pramanik are the owner of 9.90 Sataks of Land be the same little more or less and registered before ADSRO, Bidhannagar, Salt Lake City and recorded in Book No. I Volume No. 29 pages from 213 to 224 Being No. 1299 for the year 1996;
10. Santi Ram Pramanik son of Late Ghanteswar Pramanik Nripen Pramanik son of Late Ghanteswar Pramanik Manabendra Pramanik; Mukunda Pramanik, Manakanta Pramanik, Smt. Bulu Pramanik and Anudhwaj Pramanik and Smt. Gunamani Pramanik are the owners of the said plot of land more fully described in the **SCHEDULE** thereunder written and amicably settled and verbally partitioned the property by mates and bounds and by virtue of Purchase vide Deed No 1299/1996 all of them enjoyed as per settled and/or partition of the property and divided the said property in some small plot of land and marked in English Alphabet A, B, C to T and a Master Plan is annexed there with;
11. Nripen Pramanik being the owner of a plot of Total land measuring an area of 29.7 Satak: out of which land measuring an area of 21 satak be the same little more or less comprised in L.R. settlement as L.R. Khatian No. 436/1 comprised in L.R. Dag No. 712 and land measuring an area of 8.7 Satak be the same little more or less comprised in L.R. settlement as comprised in R. S. / L.R. Dag No. 704 lying and situated at Mouja-

Thakdari under Police Station- New Town formerly Rajarhat in the District of North 24 Parganas;

12. While thus seize and possessed otherwise well and sufficiently entitled of land measuring an area of 21 Sataks in R.S. / L.R. Dag No. 712 recorded under L. R. Khatian No. 436/1, Mouja- Thakdari, J.L. No. 19, Nripen Pramanik died intestate leaving behind him his 3 sons namely Sri. Manabendra Pramanik, Sri. Sanat Pramanik, Mohan Pramanik and 3 daughters namely Smt. Sunila Mandal, Smt. Shankari Mandal, Shobha Pramanik and his wife Smt. Manju Pramanik as his legal heirs and successors and after his death, the Legal heirs of Nripen Pramanik sold some portion of land measuring an area of total 21 Sataks and jointly enjoying the remaining land measuring an area of 14 Sataks i.e. 2 Satak each;
13. While seize and possessed of undivided land measuring an area of 4 satak Sri. Manabandra Pramanik and Smt. Manju Pramanik transferred gifted an area of 1.44 satak of land be the same little more or less by virtue of a Deed of Gift unto and infavour of Smt. Sushila Mondal, Smt. Sankari Mondal and Smt. Shobha Pramanick, the same had been registered before the DSR-II, Barasat, District North 24 Parganas and recorded in Book No. 1, CD Volume No. 53 pages from 2134 to 2149 Being No. 15339 dated 17.10.2012 for the year 2012 AND they recorded their names in the record of B.L. & L.R.O in R.S. settlement in L. R. Khatian No. 1911 appertaining to R.S. Dag No. 712 & R.S. Khatian No. 1013 appertaining to R.S. Dag No. 712;
14. Smt. Sushila Mondal, Smt. Sankari Mondal while jointly seize and possessed of undivided land measuring an area of 4.959 satak, Smt. Sushila Mondal, Smt. Sankari Mondal gifted an area of land measuring about 1 (One) Cottha 1 (One) Chittack 37 (Thirty Seven) sq. ft. be the same little more or less by a Deed of Gift to Smt. Shobha Pramanick and registered before A.D.S.R., Rajarhat, District North 24 Parganas and recorded in Book No. 1, Volume No. 1523 pages from 7059 to 7075 Being No. 152300167 dated 10.01.2017 for the year 2017;
15. Smt. Shobha Pramanick became the owner of land measuring an area of 8 (Eight) Chittacks 41 (Forty One) sq. ft. be the same little more or less by virtue of inheritance from her father Nripen Pramanik and land measuring an area of 1 (One) Cottha 1 (One) Chittack 37 (Thirty Seven) sq. ft. be the same little more or less by way of Gift from her Brothers and Sister, total land measuring an area of 1 (One) Cottha 10 (Ten) Chittacks 33 (Thirty Three) sq. ft. be the same little more or less and after physical measurement it was found that the actual area of land is 1 (One) Cottha 12 (Twelve) Chittacks 30 (Thirty) sq. ft. at Mouja Thakdari, J.L.No. 19, under Police Station- Rajarhat now New Town in the District of North 24 Parganas;

16. Thereafter, Smt. Shobha Pramanick recorded her name in the record of B.L. & L.R.O in L. R. Khatian No. 1911 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712;
17. While seize and possessed as an Owner of **ALL THAT** piece or parcel of Sali land measuring an area of **2.96 Decimal** i.e. **1 (One) Cottha 12 (Twelve) Chittack 30 (Thirty) sq. ft.** be the same little more or less being Plan Plot No. K/3 lying and situated at Mouja-Thakdari, Jil. No. 19, R.S. No.216, Touzi No. 2998, comprised in L. R. Khatian No. 1911 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, **SMT. SHOBHA PRAMANICK** by virtue of a Deed of Conveyance dated 06.05.2024 transferred, sold & conveyed the land unto and in favour of **GLS REALTY PRIVATE LIMITED** the same had been registered before the **A.D.S.R., Rajarhat, District North 24 Parganas and recorded in Book No. 1, CD Volume No. 1523-2024 pages from 258173 to 258194 Being No. 152307304 for the year 2024;**
18. By virtue of the abovementioned Deed of Conveyance GLS Realty Private Limited became the sole and absolute owner of **ALL THAT** piece or parcel of Sali land measuring an area of **2.96 Decimal** i.e. **1 (One) Cottha 12 (Twelve) Chittack 30 (Thirty) sq. ft.** be the same little more or less being Plan Plot No. K/3 lying and situated at Mouja- Thakdari, Jil. No. 19, R.S. No.216, Touzi No. 2998, comprised in L. R. Khatian No. 1911 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, and duly mutated its name in the record of concern B.L& L.R.O by paying usual rents and taxes.

#### PART – F

1. Dwarika Nath Mondal was a recorded owner of a plot of Sali land measuring an area of 77 Sataks be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, Re. Sa. No. 216 comprised in Praja Khatian No. 571 corresponding to Khatian No. 574 Jamindari Khatian Nos. 562, 535 rent Rs. 9.47 comprised in C.S. Dag No. 643 land measuring an area of 77 Sataks of Land be the same little more or less under Police Station- New Town formerly Rajarhat in the District of North 24 Parganas;
2. Dwarika Nath Mondal died intestate leaving behind him his only son Sitanath Mondal and the said Sitanath Mondal become the absolute owner of the the said plot of land left by his father Dwarika Nath Mondal since deceased;
3. Sitanath Mondal become the absolute owner of a plot of land measuring an area of 77 Sataks of Sali Land be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, Re. Sa. No. 216 comprised in Praja Khatian No. 571 corresponding to Khatian No. 574 Jamindari Khatian Nos. 562, 535 rent Rs. 9.47

comprised in C.S. Dag No. 643 land measuring an area of 77 Sataks of Land be the same little more or less under Police Station- New Town formerly Rajarhat in the District of North 24 Parganas;

4. Shital Mondal was also a recorded owner of a plot of land measuring an area of 45 Staks + 2 Stataksas Pth total land measuring an area of 77 Sataks of land be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, Re. Sa. No. 216 comprised in Praja Khatian No. 623 corresponding to Khatian No. 624 Jamindari Khatian Nos. 613 rent Rs: 4.50 comprised in C.S. Dag No. 650 under Police Station- New Town formerly Rajarhat District of 24 Parganas formerly North 24 Parganas;
5. Sitanath Mondal and Kalipada Mondal jointly sold conveyed and transferred the said property measuring an area of 45 Sataks of Sali Land be the same little more or less unto and in favour of Satadal Jamini Pramanik alias Satadal Basini Pramanik and registered before Cosipore Dum Dum and recorded in Book No. I Volume No. 33 pages from 280 to 281 Being No. 2564 for the year 1943 and consideration mentioned therein;
6. Smt. Satadal Jamini Pramanik alias Satadal Basini Pramanik became the owner of a plot of land measuring an area of 77+45 sataks in R.S. Khatian No. 712 and in L.R. Khatian No. Kri-816 L.R. Dag No. 712 land measuring an area of 45 Sataks of Sali Land and L.R. Dag No. 704 land measuring an area of 77 Sataks of Sali Land be the same little more or less;
7. Smt. Satadal Jamini Pramanik alias Satadal Basini Pramanik became the owner of 1.22 Acres of Land be the same little more or less and also recorded her name in the record of R.S. record of right in R.S.Khatian No. 639 appertaining to R.S. Dag No. 712 under Police Station- Rajarhat in the District of North 24 Parganas;
8. Smt. Satadal Jamini Pramanik alias Satadal Basini Pramanik sold conveyed and transferred the said plot of land measuring an area of 73.70 Decimals out of 77 Decimals be the same little more or less unto and in favour of Santi Ram Pramanik son of Late Ghanteswar Pramanik Land measuring an area of 39.5 Sataks of Sali Land, Nripen Pramanik son of Late Ghanteswar Pramanik Land measuring an area of 29.7 Sataks of Sali Land, Manabendra Pramanik Land measuring an area of 6.60 Sataks of Land; Mukunda Pramanik, Manakanta Pramanik, Smt. Bulu Pramanik and Anudhwaj Mandal are the owners of a plot of land measuring an area of 20 Cotthas and Smt. Gunamani Pramanik are the owner of 9.90 Sataks of Land be the same little more or less and registered before ADSRO, Bidhannagar, Salt Lake City and recorded in Book No. I Volume No. 29 pages from 213 to 224 Being No. 1299 for the year 1996;
9. Santi Ram Pramanik son of Late Ghanteswar Pramanik Nripen Pramanik son of Late Ghanteswar Pramanik Manabendra Pramanik; Mukunda Pramanik, Manakanta Pramanik, Smt. Bulu Pramanik and Anudhwaj Mandal and Smt. Gunamani Pramanik

are the owners of the said plot of land more fully described in the SCHEDULE hereunder written by virtue of purchase and prepared a Master Plan and divided the said plot of land in some small plots and marked in English Alphabet as A,B,C to T and amicably settled and verbally partitioned the property by metes and bounds and all of them enjoyed as per settled and/or partition of the property;

10. Nripen Pramanik died intestate leaving behind him his wife Smt Manju Pramanik 3 sons namely Mohan Pramanik, Manabendra Pramanik and Sanat Pramanik and 3 daughters namely Sova Pramanik, Sushila Mondal and Sankari Mondal and the said Smt Manju Pramanik, Mohan Pramanik, Manabendra Pramanik Sanat Pramanik. Sova Pramanik, Sushila Mondal and Sankari Mondal are the joint owners of the property left by the said Nripen Pramanik since deceased;
11. Sova Pramanik, Sushila Mondal and Sankari Mondal become the owners of 3/7th share of land and sold conveyed and transferred a portion of Land measuring an area of 1 (One) Cottha 4 Chittacks of Sali Land be the same little more or less lying and situated at MOUJA THAKDARI, J.L. No. 19, Re.Sa. No.216 comprised in L.R. Khatian No. 436/1 appertaining to R.S. / L.R. Dag No. 712 under Police Station New Town in the District of North 24 Parganas unto and in favour of (1) SOMNATH POREL son of Sri Ashok Porel and (2) SMT. SWAPNA POREL wife of Sri Somnath Porel and registered before ADSRO, Rajarhat and recorded in Book No.1 Volume No. 1523-2017 pages from 7117 to 7138 Being No. 00166 for the year 2017 and consideration mentioned therein;
12. Somnath Porel and Smt. Swapna Porel become the joint owners of the said plot of land measuring an area of 1 Cottha 4 Chittacks be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19 RE.Sa. No. 216 comprised in L.R. Khatian No. 436/1 appertaining to R.S. /L.R. Dag No. 712 under Police Station New Town in the District of North 24 Parganas by virtue of purchase and recorded their names in the record of B.L. & L.R.O records of rights in L.R. Khatian No.2393 and 2394 appertaining to L.R. Dag No. 712 under Police Station- New Town District of North 24 Parganas;
13. While seized and possessed as an Owners of **ALL THAT** piece or parcel of Shali land measuring an area of **1 (One) Cottha 4 (Four) Chittack 0 (Zero) sq. ft.** ie **2.06 Decimal** be the same little more or less being Plan Plot no. K/2, lying and situated at Mouja- Thakdari, J.L No. 19, R.S. No.216, Touzi No. 2998, L. R. Khatian No. 2393 & 2394 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, **Sri. SOMNATH POREL & Smt. SWAPNA POREL** jointly exchanged & transferred the ownership of the abovementioned land by virtue of a Deed of Exchange dated 10.05. 2024 unto and in favour of **GLS REALTY PRIVATE LIMITED** the same had been registered before the A.D.S.R., Rajarhat, District: North 24 Parganas

and recorded in Book No. 1, CD Volume No. 1523-2024 pages from 260987 to 261010 Being No. 152307728 for the year 2024.

14. By virtue of the abovementioned Deed of Exchange GLS Realty Private Limited became the sole and absolute owner of **ALL THAT** piece or parcel of Shali land measuring an area of **1 (One) Cottha 4 (Four) Chittack 0 (Zero) sq. ft. i.e. 2.06 Decimal** be the same little more or less being Plan Plot no. K/2, lying and situated at Mouja- Thakdari, J.L No. 19, R.S. No.216, Touzi No. 2998, L. R. Khatian No. 2393 & 2394 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, and duly mutated its name in the record of concern B.L& L.R.O by paying usual rents and taxes.

#### PART – G

1. the said Dwarika Nath Mondal died intestate leaving behind him his only son Sitanath Mondal and the said Sitanath Mondal became the absolute owner of the said plot of land measuring an area of 77 Sataks of Land be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, Re. Sa. No. 216 comprised in Praja Khatian No. 571 corresponding to Khatian No. 574 Jamindari Khatian Nos. 562, 535 rent Rs. 9.47 comprised in C.S. Dag No. 643 land measuring an area of 77 Sataks of Land be the same little more or less under Police Station- New Town formerly Rajarhat in the District of North 24 Parganas;
2. Sitanath Mondal being the lawful owner of the said plot of land measuring an area of 77 Sataks of Land be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, Re.Sa. No. 216 comprised in Praja Khatian No. 571 corresponding to Khatian No. 574 Jamindari Khatian Nos. 562, 535 rent Rs. 9.47 comprised in C.S. Dag No. 643 land measuring an area of **77 Sataks** of Land be the same little more or less under Police Station- New Town formerly Rajarhat in the District of North 24 Parganas sale, conveyed and transferred the said plot of land unto and in favour of SATADAL JAMINI PRAMANIK alias SATADAL BASINI PRAMANIK AND registered before SRO, Cossipure, Dum Dum and recorded in Book No. I Volume No. 37 pages from 194 to 195 Being No.2563 dated 18.11.1943 for the year 1943 and consideration mentioned therein;
3. Shital Mondal was also a recorded owner was a recorded owner of a plot of land meaning an area of 45 Sataks as Sali Land + 2 Sataks as Path total measuring an area of 47 Sataks be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19. Re.Sa. No. 216 comprised in Praja Khatian No. 623 corresponding to Khatian No. 624 Jamindari Khatian Nos. 613, rent Rs. 4.50 comprised in C.S. Dag No. 650 under Police Station- New Town formerly Rajarhat in the District of 24 Parganas NOW 24 Parganas North;

4. Shital Mondal died intestate leaving behind him his only son Kalipada Mondal and the Kalipada Mondal became the absolute owner of the plot of land left by his father Shital Mondal since deceased;
5. Sitanath Mondal son of Late Dwarikanath Mondal and Kalipada Mondal son of Late Shital Mondal jointly sold conveyed and transferred a plot of land measuring an area of 45 Sataks and 2 Sataks as Path of land be the same little more or less as on 18.11.1943 and registered before SRO, Cossipore Dum Dum and recorded in Book No. 1 Volume No. 33 pages from 280 to 281 Being No. 2564 for the year 1943 and consideration mentioned therein unto and in favour of SMT. SATADAL JAMINI PRAMANIK NEE SATADAL BASINI PRAMANIK;
6. SMT. SATADAL JAMINI PRAMANIK NEE SATADAL BASINI PRAMANIK, after purchasing the said plot of Land, recorded her name in the record of B.L. & L.R.O in R.S. settlement in R.S. Khatian No. 760 appertaining to R.S. Dag No. 704 UNDER Section 4 land measuring an area of 77 Sataks of Sali Land and land measuring an area of 45 Sataks of Sali Land consisting in R.S. Dag No. 712;
7. Smt. Satadal Jamini Pramanik alias Satadal Basini Pramanik became the owner of 1.22 Acres of Land be the same little more or less and also recorded her name in the record of R.S. record of right in R.S.Khatian No. 639 appertaining to R.S. Dag No. 712 and R.S Khatian No. 760 appertaining to R.S. Dag No. 704 under Police Station Rajarhat in the District of North 24 Parganas;
8. Smt. Satadal Jamini Pramanik alias Satadai Basini Pramanik sold conveyed and transferred the said plot of land measuring an area of 1Acre 18.7 Decimals out of 1.22 Acres be the same little more or less unto and in favour of Santi Ram Pramanik son of Late Ghanteswar Pramanik Land measuring an area of 39.5 Sataks of Sali Land, Nripen Pramanik son of Late Ghanteswar Pramanik Land measuring an area of 29.7 Sataks of Sali Land, Manabendra Pramanik Land measuring an area of 6.60 Satak of Land; Mukunda Pramanik, Manakanta Pramanik Smt. Bulu Pramanik and Anudhwaj Pramanik are the owners of a plot of land measuring and area of 20 Cotthas equivalent to 33 Sataks of Land and Smt. Gunamani Pramanik are the owner of 9.90 Sataks of Land be the same little more or less and registered before ADSRO, Bidhannagar, Salt Lake City and recorded in Book No. 1 Volume No. 29 pages from 213 to 224 Being No. 1299 for the year 1996;
9. the said Santi Ram Pramanik son of Late Ghanteswar of Late Ghanteswar Pramanik Pramanik Nripen Pramanik son Manabendra Pramanik; Mukunda Pramanik, Manakanta Pramanik, Smt. Bulu Pramanik and Anudhwaj Pramanik and Smt. Gunamani Pramanik are the owners of the said plot of land more fully described in the SCHEDULE thereunder written and amicable settled and verbally partition the property by mates and bounds and by virtue of Purchase vide Deed No. 1299/1996

all of them enjoyed as per settled and/or partition of the property and divided the said property in some small plot of land and marked in English Alphabet A, B, C to T and a Master Plan is annexed therewith;

10. Smt. Gunamani Pramanik became the owner of a plot of land measuring an area of **9.9 Sataks** of Land and sold conveyed and transfer a plot of land unto and in favour of **Sushanta Mondal** son of Late Satyendra Nath Mondal **ALL THAT** a Sali Land measuring an area of **2 (Two) Cotthas 8 (Eight) Chittacks 0 (zero) sq.ft** of Land be the same little more or less under Police Station- Rajarhat at present New Town in the District of North 24 Parganas and registered before DSR-II. Barasat and recorded in Book No. I Being No. 7871 for the year 2002;
11. Sushanta Mondal recorded his name in the record of B.L. & L.R.O in L.R. record of rights in L.R. Khatian No. **1688 appertaining to L. R. Dag No. 712.**
12. While seize and possessed as an Owner of **ALL THAT** piece or parcel of Sali land measuring an area of **4.13 Decimal** i.e. **2 (Two) Cottha 8 (Eight) Chittack 0 (Zero) sq. ft.** be the same little more or less, being Plan Plot No. **F**, lying and situated at Mouja-Thakdari, J.L. No. 19, R.S. No.216, Touzi No. 2998, comprised in Praja Khatian No. 571 corresponding to Khatian no. 574 corresponding to C.S. Khatian No. 562 and 535 corresponding in L. R. Khatian No. 1688 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, **Sri. SUSANTA MANDAL** by virtue of a Deed of Conveyance transferred, sold & conveyed unto and in favour of **GLS REALTY PRIVATE LIMITED** the same had been registered before the A.D.S.R., Rajarhat, District North 24 Parganas and recorded in Book No. 1, CD Volume No. 1523-2024 pages from 258131 to 258151 Being No. 152307055 dated 30.04.2024 for the year 2024;
13. By virtue of the abovementioned Deed of Conveyance GLS Realty Private Limited became the sole and absolute owner of **ALL THAT** piece or parcel of Sali land measuring an area of **4.13 Decimal** i.e. **2 (Two) Cottha 8 (Eight) Chittack 0 (Zero) sq. ft.** be the same little more or less, being Plan Plot No. **F**, lying and situated at Mouja-Thakdari, J.L. No. 19, R.S. No.216, Touzi No. 2998, comprised in Praja Khatian No. 571 corresponding to Khatian no. 574 corresponding to C.S. Khatian No. 562 and 535 corresponding in L. R. Khatian No. 1688 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, and duly mutated its name in the record of concern B.L& L.R.O by paying usual rents and taxes.

#### **PART – H**

1. **WHEREAS** One Dwarika Nath Mondal was a recorded owner of a plot of Sali land measuring an area of 77 Sataks of Land be the same little more or less lying and

situated at **MOUJA THAKDARI**, J.L. No. 19, Re. Sa. No. 216 comprised in Praja Khatian No. 571 corresponding to Khatian No. 574 Jamindari Khatian Nos. 562, 535 annual rent Rs. 9.47 comprised in C.S. Dag No. 643 land measuring an area of 77 Sataks of Land be the same little more or less under Police Station- New Town formerly Rajarhat in the District of North 24 Parganas;

2. Dwarika Nath Mondal died intestate leaving behind him his only son Sitanath Mondal and the said Sitanath Mondal became the absolute owner of the said plot of land measuring an area of 77 Sataks of Land be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, Re.Sa. No. 216 comprised in Praja Khatian No. 571 corresponding to Khatian No. 574 Jamindari Khatian Nos. 562, 535 rent Rs. 9.47 comprised in C.S. Dag No. 643 land measuring an area of 77 Sataks of Land be the same little more or less under Police Station- New Town formerly Rajarhat in the District of North 24 Parganas;
3. Sitanath Mondal being the lawful owner of the said plot of land measuring an area of 77 Sataks of Land be the same little more or less lying and situated at **MOUJA THAKDARI**, J.L. No. 19, Re.Sa. No. 216 comprised in Praja Khatian No. 571 corresponding to Khatian No. 574 Jamindari Khatian Nos. 562, 535 rent Rs. 9.47 comprised in C.S. Dag No. 643 land measuring an area of **77 Sataks** of Land be the same little more or less under Police Station New Town formerly Rajarhat in the District of North 24 Parganas sale, conveyed and transferred the said plot of land unto and in favour of SATADAL JAMINI PRAMANIK alias SATADAL BASINI PRAMANIK and registered before SRO, Cossipure. Dum Dum and recorded in Book No. 1 Volume No. 37 pages from 194 to 195 Being No. 2563 dated 18.11.1943 for the year 1943 and consideration mentioned therein;
4. Shital Mondal was also a recorded owner was a recorded owner of a plot of land meaning an area of 45 Sataks as Sali Land + 2 Sataks as Path total measuring an area of 47 Sataks be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, Re. Sa. No. 216 comprised in Praja Khatian No. 623 corresponding to Khatian No. 624 Jamindari Khatian Nos. 613, rent Rs. 4.50 comprised in C.S. Dag No. 650 under Police Station New Town formerly Rajarhat in the District of 24 Parganas NOW 24 Parganas North;
5. Shital Mondal died intestate leaving behind him his only son Kalipada Mondal and the Kali Kalipada Mondal became the absolute owner of the plot of land left by his father Shital Mondal since deceased;
6. Sitanath Mondal son of Late Dwarika Nath Mondal and Kalipada Mondal son of Late Shital Mondal jointly sold conveyed and transferred a plot of land measuring an area of 45 Sataks+ 2 Sataks as Path of land be the same little more or less as on 18.11.1943 and registered before SRO, Cossipore Dum Dum and recorded in Book

No. I Volume No. 33 pages from 280 to 281 Being No. 2564 for the year 1943 and consideration mentioned therein unto and in favour of SMT. SATADAL JAMINI PRAMANIK NEE SATADAL BASINI PRAMANIK,

7. SMT. SATADAL JAMINI PRAMANIK NEE SATADAL BASINI PRAMANIK, after purchasing the said plot of Land, recorded her name in the record of B.L. & L.R.O in R.S. settlement in R.S. Khatian No. 760 appertaining to R.S. Dag No. 704 UNDER Section 4 land measuring an area of 77 Sataks of Sali Land and land measuring an area of 45 Sataks of Sali Land consisting in R.S. Dag No. 712;
8. Smt. Satadal Jamini Pramanik alias Satadal Basini Pramanik became the owner of 1.22 Acres of Land be the same little more or less and also recorded her name in the record of R.S. record of right in R.S. Khatian No. 639 appertaining to R.S. Dag No. 712 and R.S Khatian No. 760 appertaining to R.S. Dag No. 704 under Police Station-Rajarhat in the District of North 24 Parganas;
9. Smt. Satadal Jamini Pramanik alias Satadal Basini Pramanik sold conveyed and transferred the said plot of land measuring an area of 1Acre 18.7 Decimals out of 1.22 Acres be the same little more or less unto and in favour of Santi Ram Pramanik son of Late Ghanteswar Pramanik Land measuring an area of 39.5 Sataks of Sali Land, Nripen Pramanik son of Late Ghanteswar Pramanik Land measuring an area of 29.7 Sataks of Sali Land, Manabendra Pramanik Land measuring an area of 6.60 Satak of Land; Mukunda Pramanik, Manakanta Pramanik, Smt. Bulu Pramanik and Anudhwaj Pramanik are the owners of a plot of land measuring and area of 20 Cotthas equivalent to 33 Sataks of Land and Smt. Gunamani Pramanik are the owner of 9.90 Sataks of Land be the same little more or less and registered before ADSRO, Bidhannagar, Salt Lake City and recorded in Book No. I Volume No. 29 pages from 213 to 224 Being No. 1299 for the year 1996;
10. AND WHEREAS the said Santi Ram Pramanik son of Late Ghanteswar Pramanik, Nripen Pramanik son of Late Ghanteswar Pramanik, Manabendra Pramanik Mukunda Pramanik, Manakanta Pramanik, Smt. Bulu Pramanik and Sri. Anudhwaj Pramanik and Smt. Gunamani Pramanik are the owners of the said plot of land more fully described in the **SCHEDULE** hereunder written and amicable settled and verbally partition the property by mates and bounds and by virtue of Purchase vide Deed No. 1299/1996 all of them enjoyed as per settled and/or partition of the property and divided the said property in some small plot of land and marked in English Alphabet A, B, C to T and a Master Plan is annexed herewith;
11. **AND WHEREAS** the vendor namely Santiram Pramanik became the owner of 39.5 Sataks of Land and he sold some plot of land in different party and the remaining portion of Land measuring an area of 4 Cotthas he become the owner and due to requirement of Lawful money, declare to sell a portion of a plot of land measuring an

area of **2 (Two) Cotthas 0 (Zero) Chittacks 0 (Zero) sq. ft.** of Land being Plan **Plot No. "E/1"** measuring about **8 (Eight) Chittacks** & **"E/2"** measuring about **1(One) Cottha 8 (Eight) Chittacks** total area of **2 (Two) Cottha 0(Zero) Chittacks 0 (Zero) sq. ft.** be the same little more or less lying and situated at Mouja Thakdari, J.L. No. 19, Re. Sa. No. 216 comprised in C.S. Khatian No. 623 corresponding to Khatian No. 624 Jamindari Khatian No. 613 annual rent Rs. 4.50 comprised in C.S. Dag No. 650 under Police Station- Rajarhat now New Town in the District of North 24 Parganas;

12. Santiram Pramanik recorded his name in the record of BL and LRO in L.R. Khatian No. 826/2 in L.R. Dag No. 704;
13. **AND WHEREAS** while seize and possessed as an Owner of **ALL THAT** piece or parcel of Sali Land being **Plot No. "E/1"** measuring about **8 (Eight) Chittacks** & **"E/2"** measuring about **1(One) Cottha 8 (Eight) Chittacks** total area of Land **2 (Two) Cotthas 0 (Zero) Chittacks 0 (Zero) sq. ft.** lying and situated at Mouja-Thakdari, J.L. No. 19, Re. Sa. No. 216 comprised in Praja Khaitan No. 571 corresponding to Khatian No. 574 corresponding to C.S. Khatian Nos.562 and 535 corresponding to R.S. Khatian No. 760 corresponding to L.R. Khatian No.816 corresponding to L.R. Khatian No. **826/2** Land measuring an area of **2 (Two) Cotthas 0 (Zero) Chittacks 0 (Zero) sq. ft.** appertaining to C.S. Dag No. 643 corresponding to **R.S. Dag No. 704** corresponding to **L.R. Dag No.704** under Police Station- New Town formerly Rajarhat within local limits of **BIDHANNAGAR MUNICIPAL CORPORATION, WARD NO. 27** in the District of North 24 Parganas, **Sri. SANTI RAM PRAMANIK** by virtue of a Deed of Conveyance transferred, sold & conveyed unto and infavour of **GLS REALTY PRIVATE LIMITED** the same had been registered before the A.D.S.R., Rajarhat, District North 24 Parganas and recorded in Book No. I, CD Volume No. 1523-2024 pages from 255003 to 255021 Being No. 152307051 dated 30.04.2024 for the year 2024.

#### **PART – I**

1. **WHEREAS** one Sri. Nripen Pramanik was the recorded owner / occupier of **ALL THAT** piece or parcel of Shali land measuring an area of **21 Satak** be the same little more or less comprised in L.R. settlement as **L.R. Khatian No. 436/1 comprised in R.S. Dag No. 712 corresponding to L.R. Dag No. 712** and land measuring an area of **8.7 Satak** be the same little more or less comprised **in L.R. settlement as comprised in R. S. / L.R. Dag No. 704** lying and situated at Mouja- Thakdari, under Police Station-New Town formerly Rajarhat within the limits of Mahishbathan II Gram Panchayat, District: North 24 Parganas;
2. while thus seize and possessed otherwise well and sufficiently entitled of land measuring an area of **21 Sataks in R.S. / L.R. Dag No. 712** recorded under L. R. **Khatian No. 436/1, Mouja- Thakdari, J.L. No. 19**, the said Nripen Pramanik died intestate leaving behind him his 3 sons namely Sri. Manabendra Pramanik, Sri. Sanat

Pramanik, Mohan Pramanik and 3 daughters namely Smt. Sushila Mandal, Smt. Shankari Mandal, Shobha Pramanik and his wife Smt. Manju Pramanik as his legal heirs and successors and after his death, the Legal heirs of Nripen Pramanik sold some portion of land measuring an area of total 21 Sataks and jointly enjoying the remaining land measuring an area of 14 Sataks ie. 2 Satak each;

3. while seize and possessed of undivided land measuring an area of 4 satak Sri. Manabandra Pramanik and Smt. Manju Pramanik transferred / gifted an area of 1.44 Satak of land be the same little more or less by virtue of a Deed of Gift unto and infavour of Smt. Shobha Pramanik, Smt. Sushila Mondal and Smt. Shankari Mondal the same had. been registered before the DSR-II, Barasat, District North 24 Parganas and recorded in Book No. 1, CD Volume No. 53 pages from 2134 to 2149 Being No. 15339 dated 17.10.2012 for the year 2012 AND they have recorded their names in the record of B.L. & L.R.O in L. R. settlement in L. R. Khatian No. 1911, 1912 & 1913 corresponding to R.S/L.R. Dag No. 712;
4. the said Smt. Shobha Pramanik, Smt. Sushila Mondal and Smt. Shankari Mondal being an absolute owners and sufficiently entitled of **ALL THAT** piece or parcel of Shali land measuring an area of **1 (One) Cottha 3 (Three) Chittack 21 (Twenty-one) sq. ft. i.e. 2.011 Decimal** be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, R.S. No.216, Touzi No. 172, comprised in L. R. Khatian No. 1911, 1912 & 1913 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Mahishbathan II Gram Panchayat now Bidhannagar Municipal Corporation District: North 24 Parganas by virtue of a Bengali Saf Bikroy Kobala Deed transferred, sold & conveyed the land unto and infavour of Sri Biswajit Rom son of Jagadish Chandara Rom and same had been registered before the A.D.S.R., Rajarhat, District: North 24 Parganas and recorded in Book No. 1. CD Volume No. 1523-2015 pages from 1712 to 1713 being No. **152305872** dated 21.05.2015 for the year 2015;
5. while seize and possessed as an Owner of **ALL THAT** piece or parcel of Shali land measuring an area of **1 (One) Cottha 3 (Three) Chittack 21 (Twenty-one) sq. ft. i.e. 2.011 Decimal** be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, R.S. No.216, Touzi No. 172, comprised in L. R. Khatian No. 2244 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, **Sri. BISWAJIT ROM** exchanged & transferred the ownership of the abovementioned land by virtue of a Deed of Exchange unto and infavour of **GLS REALTY PRIVATE LIMITED** the same had been registered before the A.D.S.R., Rajarhat, District: North 24 Parganas and recorded in Book No, I, CD Volume No. 1902-2022 pages from 271821 to 271841 Being No. **190206990** dated 23.06.2022 for the year 2022;

6. By virtue of the abovementioned Deed of Exchange GLS Realty Private Limited became the sole and absolute owner of **ALL THAT** piece or parcel of Shali land measuring an area of **1 (One) Cottha 3 (Three) Chittack 21 (Twenty-one) sq. ft. i.e. 2.011 Decimal** be the same little more or less lying and situated at Mouja- Thakdari, J.L. No. 19, R.S. No.216, Touzi No. 172, comprised in L. R. Khatian No. 2244 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 under Police Station- Rajarhat now New Town within local limits of Bidhannagar Municipal Corporation, and duly mutated its name in the record of concern B.L& L.R.O by paying usual rents and taxes.

**PART – J**

1. An Indenture of Sale dated 26th day of September 2012 made between Smt Manju Pramanick thereafter referred to as the Vendor sold, convey, transferred, absolutely forever of **ALL THAT** piece of parcel of land measuring an area 4 (four) Cottahs be the same a little more or less being as Dag No. 712 under L.R. Khatian No. 436/1 in Mouza- Thakdari, J L No. 19, R.S No. 216, Touzi No. 145, Police Station New Town, now New Town, Sub-Registration Office- Bidhannagar in the District of North 24 Parganas unto and in favour of Smt. Jayanti Mondal, the land owner herein, which was registered at the Office of the Sub-Registration at Bidhannagar, Vide Book No. I, Volume No. 17, page no. 10320 to 10335, Being No. 12358 at or for consideration mentioned for the said Deed of Conveyance;
2. by virtue of the deed of Sale dated 26.09.2012 the said Jayanti Mondal seized and possessed of the land measuring an area 4 (four) cottahs be the same a little more or less, being Dag No. 712, L.R Khatian No. 436/1, Touzi No. 145, J.L No19, R.S No-216 in Mouza Thakdari, Police Station -New Town within the local limit Mahisbathan No 2 Gram Panchayat in Sub-Registration Office-Bidhan Nagar, Salt Lake City now New Town in the district of North 24 Parganas;
3. by virtue of the said Deed of Conveyance **Jayanti Mondal** mutated its name in the local BL & LRO records in L. R. Khatian No. 1918 appertaining to R.S. Dag No. 712 corresponding to L. R. Dag No. 712 and paying rent and taxes regularly and possessed the same free from all encumbrances.
4. **Jayanti Mondal** executed and registered a Development Agreement dated 6<sup>th</sup> May 2013, with GLS Realty Pvt. Ltd. which was duly registered at the office of the Additional District Sub Registrar, Rajarhat, North 24 Parganas and recorded in Book No.- I, Volume No. 7, Pages from 14986 to 15023, Being No. 05167 for the year 2013 with certain terms and condition as mentioned therein and thereafter **Jayanti Mondal** executed and registered a General 6<sup>th</sup> May 2013, in favour of SRI. Lakshmi Kanta Kar, son of late Dharendra Nath Kar and the same was duly registered at the office of the Additional District Sub Registrar, Rajarhat, North 24 Parganas and

recorded in Book No.- I, Volume No. 7, Pages from 14954 to 149567, Being No. 05169 for the year 2013 with certain terms and condition as mentioned therein.

5. The owners herein entered in to a DEED OF AMALGAMATION dated 29<sup>th</sup> November, 2024, executed and registered at the office of the Additional Registrar of Assurances – IV, Kolkata and the same was recorded in Book NO. –I, Volume No. 1904-2024, Page from 897993 to 898047, Being Number – 190417773 for the year 2024, with certain terms and conditions as mentioned therein.
6. Therefore, GLS Realty Private Limited acquire the right to develop multi-storied building in **ALL THAT** piece or parcel of total measuring an area of about **40.897 Decimals i.e. 1 Bigha 4 Cottha 11 Chittack 38 sq. ft.** be the same little more or less appertaining to L.R. Khatian no. 1918, 2762, 2791, 2842. 2874 & 2875 under R.S. & L.R. Dag No. 712 & appertaining to L.R Khatian no. 2762 under R.S. & L.R. Dag No. 704 laying and situated at Mouza-Thakdari, J. L. No. 19, R.S. No. 216, Touzi No. 2998, P.O. Krishnapur, P.S.- New Town, A.D.S.R. Office at Rajarhat, New Town, District: North 24 Parganas, Ward No. 27 within the local limits of Bidhannagar Municipal Corporation, which is morefully and particularly mentioned in the Schedule A (Part- II) hereunder written.

#### **SCHEDULE A**

##### **PART II**

##### **DESCRIPTION OF THE PREMISES**

**ALL THAT** piece or parcel of total measuring an area of about **40.897 Decimals i.e. 1 Bigha 4 Cottha 11 Chittack 38 sq. ft.** be the same little more or less out of which **40.071 Decimals** appertaining to L.R. Khatian no. 1918, 2762, 2791, 2842, 2874 & 2875 under R.S. & L.R. Dag No. 712 & **0.826 Decimals** appertaining to L.R Khatian no. 2762 under R.S. & L.R. Dag No. 704 laying and situated at Mouza-Thakdari, J. L. No. 19, R.S. No. 216, Touzi No. 2998, P.O. Krishnapur, P.S.- New Town, A.D.S.R. Office at Rajarhat, New Town, District: North 24 Parganas, Ward No. 27 within the local limits of Bidhannagar Municipal Corporation, butted and bounded in the following manners that is to say:

**The Property situated at Thakdari Road.**

ON THE NORTH: 22 ft Wide Thakdari Main Road;

ON THE SOUTH : Part of Dag No. 704;

ON THE EAST: Land of Bijoy Pramanik & Hriday Pramanik,

ON THE WEST: Dag no 711 & Part of Dag No. 704.

**SCHEDULE- B****DESCRIPTION OF THE APARTMENT AND COVERED PARKING****PART-I**

**ALL THAT** the residential **Flat No.** \_\_\_\_\_ having carpet area of \_\_\_\_\_ **sq. ft.** Excluding Balcony area of \_\_\_\_\_ **sq. ft.** (having super built up area \_\_\_\_\_ **sq. ft.**), more or less, flooring tiles, situate on the \_\_\_\_\_ **Floor, Block-** \_\_\_\_\_ of "**GLS SONAR TORI PHASE II**" situated at the said Premises morefully described in the Schedule A (Part – II) hereinabove.

**PART-II**

**ALL THAT** Parking space purchased with the right to park One medium sized car in the covered car parking space, admeasuring \_\_\_\_\_ **sq. ft.** more or less Super Built Up Area, situate at the \_\_\_\_\_ floor of the building, situate in the complex namely "**GLS SONAR TORI PHASE II**".

**SCHEDULE 'C'****PAYMENT PLAN****PART-I**

"AGREED CONSIDERATION"

(a) Consideration for the Undivided Share and for Construction and completion of the said Apartment. **Rs.** \_\_\_\_\_/-

(b) Consideration for the right to park a car in the said parking space

**Rs.** \_\_\_\_\_/-

AGREED CONSIDERATION

**Rs.**...../-

(Rupees \_\_\_\_\_) only .

**PART-II****PAYMENT TERMS**

**Purchasers have agreed to and shall pay the consideration amount as per following manner:**

I. At the time of booking **Rs.** \_\_\_\_\_/-

- II. Within 15 Days execution of the Agreement 20% of the flat value less booking Amount plus 50% of legal Charges.
- III. At the time of Foundation (10%) of the total consideration.
- IV. At the time of Ground Floor casting (10%) of the total consideration.
- V. At the time of 1st Floor casting (10%) of the total consideration.
- VI. At the time of 2nd Floor casting (10%) of the total consideration.
- VII. At the time of 3rd Floor casting (10%) of the total consideration.
- VIII. At the time of 4th Floor casting (10%) of the total consideration.
- IX. At the time of Brick work (8%) of the total consideration.
- X. At the time of Plaster work (8%) of the total consideration.
- XI. At the time of Electric work (2%) of the total consideration.
- XII. At the time of registration or possession handover whichever is earlier (2%) of the total consideration plus 50% of legal Charges & all other extra charges.

**Note:**

1. The above mentioned amount excluded from Stamp Duty & Registration Charges.
2. GST rates may change as per government norms.
3. Electricity Meter deposit charges on actual.

**Goods & Service Tax Registration Number 19AAECG7724Q1ZV.**

**Any other Rates & Taxes as per W.B Government/ Central Government shall be payable wherever applicable.**

**PART – III**

All payments under Installment Payment Plan [IPP] shall be made within a maximum period of 10 [Ten] days of issue of demand letter otherwise interest applicable as per Rules shall be charged. In case payments is not made for two months from the demand date then the booking shall be cancelled at the sole discretion of “Promoter/Developer” i.e. “GLS REALTY PRIVATE LIMITED” and the Company shall deduct applicable taxes on the amount so received till such time and refund the balance payment without any interest thereon.

All payments received after due date will be first applied towards applicable interest and other sums, if any due and thereafter towards the installments. No payment will be received after due date without the payment of the applicable interest, if any.

**PART – IV**

The “**Promoter/Developer**” shall endeavor to construct the said Apartment and make the same ready for delivering the possession thereof not later than 42 months, from the date of booking subject to force majeure as mention in Application of Booking Form and/or reasons beyond the control of the “**Promoter/Developer**” in which circumstances Clause No. 7.6 shall be applicable. Further Clause No. 7.1 to 7.5 shall also be applicable with regards to the possession of the Said Apartment.

**PART – V****Section A: Additional Payments payable wholly by the Allottees**

- (a) All Statutory Rates and taxes, betterment and/or development charges and any other tax, duty, levy or charge that may be applicable, imposed or charged etc by the State/Central Government, if any, in connection with construction or transfer of the said Apartment infavour of the Allottees.
- (b) Stamp duty, registration fee and all other taxes, levy, miscellaneous and other allied expenses relating to this Agreement for Sale, the Deed of Conveyance and all other papers and documents that may be executed and/or registered relating to the Said Apartment as also the additional stamp duty, additional registration fee, Lawyer fee, penalty, interest or any other levy, if any, that may be imposed or payable in this regard at any time.
- (c) Charges levied by the “**Promoter/Developer**” for any additional or extra work done or any additional amenity or facility provided or any changes, additions, alterations or variation made in the Said Apartment including the costs, charges and expenses for revision of the Plans to the extent it relates to such changes, additions, alterations or variation.
- (d) Formation of the Association for the common purposes.
- (e) Betterment and/or development charges or other levies that may be charged regarding the Premises or the Buildings or the construction in terms hereof.
- (f) Making any changes, additions, alterations or variation in the Buildings and/or providing any additional or special provision, facility, fitting or amenity in the Buildings and/or the Premises, including the costs, charges and expenses for revision of the Plans to the extent it relates to such changes, additions, alterations or variation.
- (g) Legal fee payable to Promoter/Developer is all exclusive in the agreed consideration.

**PART – VI**

Additional consideration payable to the “**Promoter/Developer**” in case there be any increase in Carpet Area of the said Apartment upon construction being made and the measurement being certified by the “**Promoter/Developer**”. Such additional consideration shall be calculated at the same rate at which the Agreed Consideration has been computed.

**PART – VII**  
**“DEPOSITS”**

- (a) One Time Corpus Fund Deposit @ Rs. 33.60 /- per sq. ft.
- (b) Common area maintenance charges of 2 year @ Rs.2.80/- per sq. ft. plus GST.
- (c) Deposit for Corporation/Zila Parishad/Panchayet/Local Authority Taxes.
- (d) Deposit for electric supply for individual meters.
- (e) Formation of Association Charges @ Rs. 15 /- per sq.ft. plus GST.
- (f) Power Back up Charges Rs. 200 for 1BHK/ Rs. 300 for 2BHK / Rs.500 for 3BHK per month.
- (g) Deposit for any other item in respect of which payment is to be made by the Allottees under Part-I of this Schedule.
- (h) Legal charges will be 1% of the flat/unit value.

The amounts of the aforesaid Deposits shall be quantified by the “**Promoter/Developer**” at the appropriate time. The Allottees agrees and undertakes to pay all the aforesaid Deposits within 15 days of demand or before the Date of Possession, whichever is earlier, without raising any objection whatsoever regarding the same.

**SCHEDULE ‘D’**  
**SPECIFICATIONS, AMENITIES, FACILITIES**  
**(WHICH ARE PART OF THE APARTMENT)**

**(SPECIFICATIONS)**

**(SPECIFICATIONS)**

STRUCTURE	: RCC Frame Structure with infill/Masonry Brick Wall.
FLOORING	: Block, Bedroom, living, dining, verandah- vitrified tiles.
STAIRCASE & LOBBY	: Staircase & Floor lobbies in stone/tiles/marble.
WALL	: Internal: Putty. External: high quality weather

	proof/cement/texture paints,
LIFT	: Lift of reputed make (Manual).
ELECTRICAL POINTS	: Modular Switch, AC point in master bedroom & provision for other bedrooms, living/dining. Necessary electrical points with switch in all bedrooms, living/dining, kitchen and toilets. Concealed copper wiring. Door bell point at entrance door.
WINDOWS	: Aluminum sliding windows with clear glass Finish. Aluminum louvers for toilet.
KITCHEN	: Vitrified tiles floor with granite counter stainless sink. Ceramic tiles upto 2 feet above the counter. Electrical points for microwave oven, refrigerator and exhaust fan etc.
WATER SUPPLY	: 24 hours treated water supply.
SECURITY	: 24 hours security. Common area under CCTV Surveillance.
POWER BACKUP	: Provision for power back-up in common area
DOORS	: Tough timber frame and solid core flush door. Main Entrance: flush Door. Main door Fittings: Eye hole with locks. Internal Door: Flush door. Toilet Door: PVEC Door at toilet.
TOILET	: Anti skid vitrified tiles Ceramic tiles upto door height on the wall. CP fittings of reputed make. Plumbing provision for HOT/COLD water line. Electric point for geyser.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which approval of concerned authority will be required and also separate payment is required to be paid.

**THE SCHEDULE "E" ABOVE REFERRED TO**  
**(COMMON PORTIONS)**

**PART - I**

**A. COMMON PARTS and PORTIONS in the BUILDING.**

Lift in each block

CCTV surveillance.

#### **PART-II**

**B. COMMON PARTS and PORTIONS** in the **COMPLEX** are listed as under. These **COMMON PARTS** and **PORTIONS/FACILITIES** shall be shared by all the purchasers of current phase as well as by all the purchasers in the project of “**GLS SONAR TORI PHASE - I**”, Present purchasers will have no right to raise any objections on the usage of the under mentioned **COMMON PARTS** and **PORTIONS/FACILITIES** with the purchasers of future horizontal and /or vertical extension which may add on to the present sanction plan. It is further stated that the common area and amenities as stated below shall be in common to all the allottees of all the phases of Sonar Tori and every allottees of Sonar Tori shall use the common facilities without any objection raised by any allottee of any particular phase for the use of the same by other allottees of other phases.

AC Gymnasium

AC Community Hall

Children Play Area.

**RECEIPT**

**RECEIVED** a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) **only** from the above named Purchasers as an advance amount against the full and final consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) **only** .

**MEMO OF CONSIDERATION**

Sl.No.	Cheque No./DD No.	Date	Drawn on Bank & Branch	Amount (Rs.)
1.				
2.				
3.				
4.				
<b>TOTAL</b>				

(Rupees \_\_\_\_\_) **Only**

**WITNESSES**

1.

2.

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**SIGNATURE OF PROMOTER/DEVELOPER**

**Drafted and prepared by me:**