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certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.


District Sub-Register-1
Alipore, South 24-Parganas

12 FEB 2026

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT made this 12th day of February Two Thousand and Twenty Six

955747

DJSS Realty Private Limited
21 Rowland Road,
Kolkata - 700020

5/10/26
10 FEB 2026
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Road
2 & 3, K. S. Road, Koli

10 FEB 2026



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12 FEB 2026

BY AND BETWEEN:

(1) **MR. SAMBIT BASU, [PAN- ANCPB9442Q] [AADHAR NO.4067-8902-7498]**, son of Late Sabyasachi Basu, by faith Hindu, by nationality Indian, by occupation Business, residing at Samannoy Park, Post Office- Joteshibrampur, Police Station- Maheshtala, Kolkata-700141, **AND (2)MR. AMIT GHOSH, [PAN: AHNPG7172P] [AADHAR NO.9813-0417-7819]**, son of Mr. Tapan Ghosh, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, Resident of: Khuriberia, P.O. & P.S.: Bishnupur, District: 24 Parganas (South), State: West Bengal, PIN: 743503, hereinafter collectively referred to as to as the '**OWNERS**' (which term or expression shall, unless excluded by or repugnant to the subject or context or meaning thereof, mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**;

AND

DJSS REALTY PRIVATE LIMITED, [PAN AADCD8870H] a company within the meaning of the Companies Act 1956, having its registered office at 2, Rowland Road, P.O. Lala Lajpat Rai Sarani, P.S. Ballygunge, Kolkata 700 020, represented by its Director/ Authorized Signatory **SANJIV KUMAR DABRIWAL (PAN ADEPD7510M) (AADHAR NO. 3239 2782 9057)**, son of Dwarka Prasad Dabriwal, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 2, Rowland Road, P.O. Lala Lajpat Rai Sarani, P.S. Ballygunge, Kolkata 700 020 pursuant to the Board Resolution dated 11.09.2024, hereinafter referred to as '**the DEVELOPER**', (which term or expression shall, unless excluded by or repugnant to the subject or context or meaning thereof, mean and include its successor or successors in interest and assigns) of the **OTHER PART**;

"Parties" shall mean collectively the Owners and the Developer and "Party" means either the Owners or the Developer.

WHEREAS:

- A. The Owners claim to be seized, possessed and otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land admeasuring 6 Bighas, 12 Cottahs, 06 Chittacks and 42 Sq. ft. equivalent to 218.514 decimals be the same a little more or less, lying and situated at Mouza Hatishala, JL No.09, comprised in L.R. Dag Nos. 879(P), 968(P), 971(P), 972,973(P), 974(P) and 976(P), L.R Khatian nos. 4135, 4149, 3919, 4751, Police Station.-Hatishala (Previously known as Kolkata Leather Complex), District 24 Parganas (South), Pin code-700135, within the ambit of Beonta II No. Gram Panchayat, hereinafter referred to as the "**Project Land**" and morefully described in the **First Schedule** hereunder written.
- B. The Developer is carrying on business of construction and development of real estate and the Developer has infrastructure and expertise in this field and can also market the constructed spaces in the buildings proposed to be completed and/or constructed on the Project Land to intending transferees. The Developer has the necessary resources to complete the Project and to



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make arrangements for the funds required for the same and the Developer has the financial capability to carry out, complete and finish the Project.

- C. Pursuant to the decision of the Owners to develop the Project Land, discussions were held with the Developer for taking up the development of the Project Land by construction of new building(s) thereon, comprising of residential apartments, car parking spaces, other spaces and various common areas and facilities to be constructed thereat and/or any other spaces as per sanction and commercial exploitation of the same (**collectively known as the "Project"**).

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

ARTICLE - I
INTERPRETATION

- 1.1 In this Agreement, unless there be something contrary or repugnant to the subject or context,
- i) **"Agreed Ratio"** shall mean the ratio of sharing or distribution in Realizations (**i.e.34:66**) and several other matters referred to herein between the Owners and the Developer respectively as contained herein;
 - ii) **"Agreement"** shall mean this Agreement along with all annexures and schedules attached hereto and all instruments supplemental to or in amendment or furtherance or confirmation of this Agreement, entered into in writing, in accordance with its terms contained herein;
 - iii) **"Applicable Laws"** shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directives of any Governmental Authority or person acting under the authority of any Governmental Authority and/or of any statutory authority in India, whether in effect on the date of this Agreement or thereafter;
 - iv) **"Approvals"** shall mean and include any approvals, authorizations, permissions, no objection certificates, clearances, permits, sanctions, licenses, etc., in any form, whatsoever, including all renewals, revalidations, rectifications, revisions thereof and irrespective of its nomenclature which may be required under any Applicable Law from any Government Authority for sanction of Plans, construction, development, ownership, management, operation, implementation and completion of the Project, including any Completion Certificate and any Occupancy Certificate;

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- v) **"Architect"** shall mean any person or persons and/or firm or firms who may be appointed by the Developer from time to time at its own costs for preparation of drawing and designing of the Plans and planning and supervision of the construction of the Project on the Project Land and for all matters which are connected therewith and/or incidental thereto;
- vi) **"Built-up Area"** in respect of any unit shall mean the plinth area of such unit and include, the thickness of the external and internal walls thereof and the columns therein PROVIDED THAT if any walls or column be common between two units then only one-half of the area under such walls or column be included in each such unit.
- vii) **"Car Parking Areas"** shall mean areas either enclosed or unenclosed covered or open excluding open car parking areas reserved for common areas and facilities to park vehicles located at any level having sufficient drive way as sanctioned by the competent authority and includes all types of car parking areas sanctioned by the competent authority.
- viii) **"Carpet Area"** shall mean the net usable floor area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah areas and exclusive open terrace areas, but includes the area covered by the internal partition walls of the Unit, as more particularly defined in the Real Estate (Regulation & Development) Act, 2016.
- ix) **"Common Areas, Installations and Facilities"** shall mean the areas, facilities and amenities in the proposed building(s) to be constructed on the Project Land and such portions of the Project Land earmarked for common use and enjoyment of the Intending Transferees of the units and shall include corridors, stairways, landings, lobbies, entrances, exits / gates, passageways, driveways, pathways, lifts, shafts / ducts, drains, sewers, pits, machine room, store room, caretaker room, electrical wires, generators, transformers, electric meters or other equipment rooms, common toilets, other spaces, overhead tank, ultimate roof, water tanks / reservoirs, pumps, motors, tube wells, pipes, plumbing, water filtration plant, periphery walls, parapet walls, projections, foundation, columns, supports, facilities, whatsoever, required for the use, enjoyment, establishment, maintenance and/or management of the building(s) and other structures to be constructed on the Project Land and/or the common facilities or any of them, as the case may be;
- x) **"Common Expenses"** shall mean and include all expenses to be incurred for the management, maintenance, upkeep and administration of the building(s), other structures and the Project Land and in particular the Common Areas, Installations and Facilities and all other Common Purposes and for rendition of services in common to the purchasers / holders of Units therein.



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- xi) **"Common Purposes"** shall mean and include the purposes of managing, maintaining and up-keeping of the Complex (and in particular the Common Areas, Installations and Facilities), rendition of services in common to the Intending Transferees, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Intending Transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the Common Areas, Installations and Facilities, in common;
- xii) **"Completion"** in respect of the Project shall mean the completion of the development of the Project as evidenced by the completion/ occupancy certificate issued by the appropriate statutory authority.
- xiii) **"Complex"** shall mean the block(s) of buildings and other structures comprising of various independent units capable of being independently and exclusively held, used, owned and enjoyed by a person, to be constructed on the Project Land by the Developer in accordance with the Plans and, wherever the context so refers or permits, shall include the Parking Spaces, the Common Areas Installations and Facilities and other areas or spaces to be constructed by the Developer on the Project Land and shall also include the Project Land;
- xiv) **"Developer's Allocation"** according to the context shall mean **66% (Sixty Six percent)** of the Realizations which shall belong to the Developer and shall include all other properties and rights belonging to the Developer in terms hereof; **Developer's Exclusive Rights to Remaining Car Parking Spaces:** Save and except for the 80 (eight) numbers of car parking spaces allocated to the Owners as mentioned here in below, all remaining car parking spaces in the Project, including but not limited to any additional parking spaces that may arise during the development, and spaces in the Multi-Level Car Parking (MLCP), shall belong solely to the Developer under the agreed allocation ratio of 66%. The Developer shall bear the entire costs of constructions of Multi-Level Car Parking (MLCP) and shall have the exclusive right to use, allocate, sell, lease, or otherwise deal with these parking spaces at their sole discretion without any claim or interference from the Owners.
- xv) **"Encumbrance"** shall mean any mortgage, lien, charge, non-disposal or any other restrictive covenant or undertaking, right of pre-emption, easement, attachment or process of court, burdensome covenant or condition and/or any other arrangement which has the effect of constituting a charge or security interest or other third party right or interest or negative lien which could affect carrying out of the Project and/or the construction and development and/or ownership of the Complex;



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- xvi) **"Extras and Deposits"** shall mean the amounts mentioned in **THIRD SCHEDULE** hereunder written.
- xvii) **"Force Majeure"** shall mean any event preventing either Party from performing any or all of its obligations under this Agreement, which does not arise from and is not attributable to any acts, omission, breach or violation by such Party or any of its obligations under this Agreement but which arises from, or is attributable to acts of God, natural calamities, accidents, pandemic, epidemic, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented, including, without limitation, any abnormally inclement weather, flood, lightning, cyclone, typhoon, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder or other industrial action, strike, terrorist action, civil commotion, delays due to political unrest, municipal, general or other elections, any legislation, regulation, ruling or omissions (including delay or failure to grant any necessary permission or sanctions for reasons outside the control of either Party) or any Government or Court Order;
- xviii) **"Intending Transferees"** or **Transferees** shall according to the context, mean all persons who have from time to time entered into agreement with the Developer for the purpose of acquiring any unit in the Complex, and shall mean and include the parties hereto in respect of those units for which no transferee has entered into any agreement with the Developer.
- xix) **"Maintenance Organization/Association"** shall mean the Association of all unit owners to be formed in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972, responsible to carry out and look after the maintenance management and upkeep of the Complex and the Project Land particularly, and in general, the Common Areas, Installations and Facilities.
- xx) **"New Buildings"** shall mean the several buildings and other structures for Complex, to be constructed by the Developer on the Project Land.
- xxi) **"Owners' Allocation"** according to the context shall mean **34% (Thirty Four percent)** of the Realizations which shall jointly belong to the Owners and shall include all other properties and rights belonging to the Owners in terms hereof; **Owners' Car Parking Allocation:** It is hereby agreed that the Owners, under the agreed allocation ratio of 34%, shall be entitled to 80 (eight) numbers of car parking spaces in the Project. The Owners shall not claim any additional car parking spaces beyond what is provided herein.



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- xxii) **"Person"** means any individual, company, corporation, partnership, limited liability partnership, joint venture, trust, unincorporated organisation, government or governmental authority or agency or any other legal entity.
- xxiii) **"Prior Contracts"** shall mean Development Agreement dated 06.11.2024 between the Landowners and the Developer herein duly registered with the office of the District Sub Registrar-II, South 24 Parganas at Alipore and recorded in Book no. I, Volume no. 1602-2024, Pages 499019 to 499072, Being no. 160214786 for the year of 2024 and the Development Power of Attorney earlier granted by the Landowners unto and in favour of the Developer was duly registered with the office of the District Sub Registrar-II, South 24 Parganas at Alipore and recorded in Book no. I, Volume no. 1602-2024, Pages 498986 to 49905, Being no. 160214809 for the year of 2024(stands merged with the power of Attorney hereby granted).
- xxiv) **"Plans"** shall mean the plan for construction and development of the Project and the New Buildings on the Project Land to be prepared by the Architect and caused to be sanctioned by the Developer from the concerned municipal corporation, municipality or such other authority or department or body who may have jurisdiction in that behalf and shall include all modifications, alterations, additions, amendments, renewals, revalidations and/or extension thereof or thereto made or caused by the Developer;
- xxv) **"Project"** shall mean and include the planning and development of the Project Land or any part or parts thereof into by construction of the Complex thereon and the transfer of all units therein and the distribution of the Realizations and allocation of unsold areas and the administration of the Complex in matters relating to the Common Purposes, all in accordance with the terms and conditions of this Agreement.
- xxvi) **"Project Land"** shall mean all that piece and parcel of land measuring **6 Bighas 12 Cottahs 06 Chittacks 42Sq.ft.** equivalent to **218.514 decimals** be the same a little more or less, comprised in various Dagslying and situated at Mouza Hatishala, J.L. No. 9, P.S. Hatishala (previously Kolkata Leather Complex), within the local limits of the Beonta 2 No Gram Panchayet, District 24 Parganas South together with structure thereon erected on L.R. Dag No.976, as more fully mentioned and described in the **FIRST SCHEDULE** hereunder written.
- xxvii) **"Proportionate"** or **"Proportionately"** or **"Proportionate Share"** in so far as the matters of units and/or Intending Transferees and/or the Common Purposes are concerned, shall mean the proportion in which the total Carpet Area of any unit may bear to the total Carpet Area of all the units in the Project;



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- xxviii) **"Unsold Area"** shall mean those units to be identified and allocated to the Owners and the Developer under specified circumstances as mentioned in Clause 2.6 of Article-II hereto.
- xxix) **"Units"** shall mean the divided, demarcated and developed spaces or other constructed areas in the Complex to be constructed on the Project Land which are capable of being independently and exclusively held used occupied and/or enjoyed by the respective transferees and wherever the context so permits or intends shall include Car Parking Areas, terraces, roofs, gardens, open spaces and proportionate undivided indivisible impartible part or share in the Project Land and proportionate share in the common areas.
- xxx) **"Realizations"** shall mean and include the amounts received against transfer of the units from time to time including the consideration for transfer, Floor Rise Charges and Car Parking Charges, but shall not include any other amounts received on any head whatsoever including but not limited to Goods and Service Tax, Extras and Deposits and Club Development Charges, any interest on delayed payments by the Transferees, any additional charges received by the Developer for any additional work at the behest of any intending transferee;
- xxxi) **"Refundable Deposit"** shall mean the amount to be deposited by the Developer with the Owner for the purposes as hereinafter stated to be adjusted by the Developer from the Owners' Allocation.
- xxxii) **"Specifications"** shall mean the general specifications and/or the materials to be used for construction, erection and completion of the New Buildings as to be decided by the Developer in consultation with the Owners/Architect. However the Architect decision will be final and binding on the parties hereto.
- 1.2 Any reference to any act of Parliament or legislature whether general or specific shall include any modification, extension or re-enactment of it for the time being in force and all rules, instruments, orders, plans, regulations, bye laws permissions or directions any time issued under it.
- 1.3 Reference to any agreement, contract deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, modified, supplemented or novated in writing.
- 1.4 A reference to a statutory provision shall include a reference to any modification or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- 1.5 The **Schedules** to this Agreement shall have effect and be construed as an integral part of this Agreement.



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- 1.6 The paragraph headings herein shall not form part of this Agreement and the same have been given only for the sake of convenience and shall not be taken into account for the construction or interpretation of any of the terms or provisions of these presents.
- 1.7 Words importing **Singular Number** shall include the **Plural Number** and vice-versa.
- 1.8 Words importing **Masculine Gender** shall include the **Feminine Gender** and **Neuter Gender**; similarly, words importing **Feminine Gender** shall include **Masculine Gender** and **Neuter Gender**; likewise **Neuter Gender** shall include **Masculine Gender** and **Feminine Gender**.
- 1.9 Where any notice, consent, approval, permission or certificate is required to be given by any party to this Agreement such notice, consent, approval, permission or certificate must (except where otherwise expressly specified), be in writing.

ARTICLE – II **AGREEMENT AND CONSIDERATION**

- 2.1 The Owners have entered into the prior contracts and in partial modification thereof the parties are entering into the present Development Agreement with the Developer for development and construction of the Complex by the Developer for the mutual benefit of the parties whereby and where under the Owners have agreed that the Developer shall develop the Project Land by constructing the Complex thereat and the Parties have agreed to transfer the same in the manner mentioned hereunder and to share the Realizations from such transfer of the units and to define and allocate between them Unsold Areas, it being clarified that the Owners shall receive their share of the Realizations as consideration for transfer of proportionate shares in the land to the transferees and the Developer shall receive their share of the Realizations as consideration against development and construction on the Project Land. The Owners doth hereby permit and grant license and permission to the Developer to enter upon the Project Land with right and authority to build upon and commercially exploit the Project Land by carrying out constructions thereon in accordance with sanctions/permissions herein mentioned. With effect from the date hereof, the Developer shall be entitled to enter upon as a licensee and to undertake the work of construction on the Project Land and the Owners shall allow the right of such entry for the sole purpose of carrying out and completing the development and commercial exploitation of the Project Land. The legal domain of the Project Land shall continue to vest with the Owners till the time of transfer to Transferee(s) of Units in the Project.
- 2.2 The parties mutually agree that this Development Agreement is executed to give effect to certain limited and minor modifications to the prior contracts, without altering its fundamental structure, intent, or commercial understanding between the Parties.



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- 2.3 The Parties hereby agree and declare that:(a) save and except for the specific modifications expressly recorded herein, all terms, conditions, covenants, representations, warranties, rights, obligations, liabilities, and remedies contained in the Prior contracts shall remain valid, subsisting, binding, and enforceable in full force and effect as if the same had been restated verbatim in this Agreement;(b) this Agreement shall not operate as a rescission, termination, or extinguishment of the Prior contracts, but shall be deemed to be a limited novation and modification thereof, only to the extent specifically provided herein;the Prior contracts, together with this Deed of Novation, shall be read, construed, and enforced as one composite and continuing agreement, and in the event of any inconsistency, the provisions of this Deed of Novation shall prevail only to the limited extent of such inconsistency;all acts, deeds, matters, and things lawfully done or omitted to be done under the Prior contracts prior to the execution of this Deed of Novation shall be deemed to have been validly done and shall not be affected or prejudiced in any manner whatsoever; the Parties expressly confirm that no waiver, relinquishment, or dilution of any accrued or continuing rights or obligations under the Prior contracts is intended or shall be implied by execution of this Deed of Novation.For abundant caution, the Parties agree that this Deed of Novation is executed by way of clarification and limited substitution, and shall not be construed as creating a fresh or independent contract.
- 2.4 In as much as the construction on the Project Land is concerned, the Developer shall act as licensee of the Owners and shall be entitled to be in permissive possession of the Project Land as and by way of a licensee of the Owners as understood under Section 52 of the Indian Easements Act, 1882 to carry out the construction of the Complex save and except that the Developer shall not be entitled to create any possessory right over the Project Land which could be construed as transfer of the property within the meaning of any law. The Developer shall not be entitled to use the Project Land for any other purposes other than the purpose of construction.
- 2.5 In consideration of the mutual promises and obligations of the parties contained herein, the Owners hereby agree to provide the entirety of the Project Land and to allow the same to be henceforth used for the purpose of development of the same by the Developer and in consideration thereof, the Developer has agreed to cause to be constructed the said Complex. The Owners agree to grant, sell and transfer proportionate undivided share in the Project Land and their entire share, right, title and interest in the Complex and all units therein to the Intending Transferees and the Developer agrees to grant sell and transfer the units to such Intending Transferees for mutual benefit and consideration and on the terms and conditions hereinafter contained.
- 2.6 The Developer undertakes to develop and shall commence, execute and complete the development of the Project Land in compliance with the terms, covenants and conditions herein contained set forth in this Agreement.



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- 2.7 Except any Unsold Areas, the Realizations from the Complex and all units therein shall be shared in the Agreed Ratio by the Owners and the Developer and any transfer in respect thereof shall be governed by the provisions contained in Article XII hereto.
- 2.8 The Unsold Areas, if any, after completion but before allocation between the parties, shall remain joint property of the parties and all the revenues from such areas after meeting costs and expenses relating thereto shall be shared between the parties in the Agreed Ratio.

ARTICLE - III
COMMENCEMENT

- 3.1 This Agreement shall commence and/or be deemed to have commenced on and with effect from the date of execution hereof.

ARTICLE - IV
OWNERS' REPRESENTATIONS

- 4.1 The Owners have made the following several representations and assurances to the Developer which have been completely relied upon and believed to be true and correct by the Developer for the purpose of entering upon this Agreement and the transaction envisaged herein:
- 4.1.1 That the Owners have for valuable consideration paid by them purchased and became and are the absolute owners of the Project Land;
- 4.1.2 That the Owners have a good marketable title in respect of the Project Land. The facts about the Owners deriving title to the Project Land are represented by the Owners in the **SECOND SCHEDULE** hereto and the same are all true and correct;
- 4.1.3 That the Project Land and every part thereof are all free from all Encumbrances created or suffered by the Owners and without any claim, right, title, interest of any other person thereon or in respect thereof.
- 4.1.4 That the Owners are in Khas vacant and peaceful possession of the Project Land and no right of easement has been granted to any person or persons over the Project Land and the Project Land or any portion thereof is not being used as a thoroughfare.
- 4.1.5 That the Owners after having acquired the Project Land, have caused their names mutated in the relevant records of the BL&LRO in respect of the various Dags comprising the Project Land and have also converted the classification from Sali to Bastu.
- 4.1.6 That there is no notice of acquisition or requisition or alignment received or to the knowledge of the Owners in respect of the Project Land or any part thereof and the Project Land does not contain any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or surplus land under West Bengal Estates Acquisition Act, 1953 or the West Bengal Land Reforms Act, 1955 or any other law whatsoever.
- 4.1.7 That neither the Project Land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax arrears or any other Public Demand.



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- 4.1.8 There is no impediment, obstruction, restriction or prohibition on the Owners entering upon this Agreement and/or in development and transfer of the Project Land so developed.
- 4.1.9 That the Owners have approved the transaction with the Developer envisaged herein freely and unequivocally and have good right, full power, absolute authority and indefeasible title to enter into this Agreement and perform and discharge the obligations contained herein.
- 4.1.10 That all original documents of title in respect of the Project Land are in the custody of the Owners.
- 4.1.11 That the Owners have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Project Land or any part thereof can or may be impeached, encumbered or affected in title or would in any way impair, hinder and/or restrict the Development under this Agreement.
- 4.1.12 That the Owners have not stood as Guarantor or Surety for any obligation, liability, bond or transaction whatsoever;
- 4.1.13 That the Owners have not entered upon any agreement or contract with any other person in connection with the Project Land or its development/sale/transfer nor have otherwise dealt with the Project Land or any part thereof prior to execution of this Agreement;
- 4.1.14 There is no difficulty in the compliance of the obligations of the Owners hereunder.
- 4.1.15 That there are no drainage lines, electrical lines or any other utility items lying below, on or above the ground on the Project Land.
- 4.1.16 That there are no suits and/or any other proceedings and/or litigations which are pending against the Owners or in respect of the Project Land or any part thereof and that it is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether directly or indirectly) are pending or threatened by or against the Owners and the Project Land does not suffer from any lis-pendens.
- 4.1.17 That the Project Land being offered for development is contiguous piece and parcels of land abutting the main road having a width of 50 feet more or less and abutting the common Road on the western side having width of 43 feet more or less and the Developer shall have the benefit of access for ingress and egress from both the sides.
- 4.1.18 The Owners confirm that there is already an existing almost 5 ft high civil constructed boundary wall on the four sides of the said Property.
- 4.1.19 The Developer should have the right of easement i.e., for ingress and egress from the Panchayat Road which has been formed out of L.R. Dag No. 977.
- 4.1.20 The Owner having the right, title, ownership, etc., over the said landed area shall keep the developer indemnified over the title of the said area and any claim arising out of the title of the property shall be the liability of the owner to get the claims cleared at its own cost and that the Developer in no manner will be held liable for the same.

ARTICLE - V
TITLE DEEDS

- 5.1 Title Deeds shall include the records of rights, documents, instruments, orders, cause papers, etc., in respect of or evidencing ownership of the



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Owners and shall also include all such documents evidencing title of the erstwhile owners of the Project Land from whom the Project Land has been purchased by the Owners herein from time to time.

- 5.2 The Developer shall be entitled from time to time and at all times to produce, give copies and extracts of and from the original Title Deeds before Government statutory bodies, courts, tribunals, judicial and quasi-judicial forums, service providers, and Transferees in the Building Complex and financial institutions providing finance to the Developer and Intending Transferees and other persons and authorities as may be required by the Developer. The Owners agree to co-operate with the Developer fully in this regard.
- 5.3 Simultaneously with the execution of this Agreement, the Owners have deposited all the Original Title Deeds and other related documents with the Developer. The title deeds are required to be deposited with the Bank to secure any loans and finances to be obtained by the Developer under the specific provisions made herein in Clause 9.1 hereto. For such purpose, the original title deeds shall remain in custody of the Developer from the date hereof and for the purpose of borrowing loans or for any other purpose, the Developer shall be entitled to give inspection and deposit of the Original Title Deeds to banks, financial institutions and/or any other person as may be opted by the Developer. The Developer covenants that the Owners shall not be liable in any manner for repayment thereof or any consequence of default in such repayment. In case owing to any loans or finances obtained by the Developer, the Owners suffers any losses or damages due to any non-repayment, delay in repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of its obligations in respect of any such loan or liability whatsoever, the Developer shall indemnify and keep the Owners saved harmless and indemnified in respect thereof. Upon completion of the Project and formation of the Management Company/ Association of transferees thereof, the original title deeds of the Project Land shall be handed over to the Association against proper receipts and acknowledgments thereof.

ARTICLE - VI **DEVELOPER'S REPRESENTATIONS**

- 6.1 The Developer made the following several representations and assurances to the Owners which have been completely relied upon and believed to be true and correct by the Owners for the purpose of entering upon this Agreement and the transaction envisaged herein:
- 6.1.1 The Developer and /or its constituents are reputed real estate developers engaged, *inter alia* in undertaking or causing development of real estate in and around Kolkata by undertaking construction of various multistoried buildings, office buildings, and other real estate developments;



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- 6.1.2 The Developer has the required infrastructure, financial ability and expertise to commence and thereby conclude the construction on the Project Land within the time specified herein.
- 6.1.3 There is no impediment, obstruction, restriction or prohibition in the Developer entering upon this Agreement and/or in developing the Project Land in terms hereof;
- 6.1.4 That the Developer has approved the transaction with the Owners envisaged herein freely and unequivocally and has good right, full power and absolute authority to enter into this Agreement and perform and discharge the obligations contained herein.
- 6.1.5 That the Developer agrees to that the Owners shall in no way in any capacity be liable for any litigation being raised in connection to such finance/mortgage raised by the Developer upon Developer's Allocation.
- 6.1.6 There is no difficulty in the compliance of the obligations of the Developer hereunder.

ARTICLE - VII
CONDITIONS PRECEDENT AND OWNERS' OBLIGATIONS

- 7.1 The Owners shall be wholly responsible and liable to cause and ensure the availability of the Project Land towards the Project in terms hereof. In connection with the Project Land as a whole and each and every part thereof, the Owners shall be bound to comply with and meet the following criterions and requirements.
- 7.2 The Owners shall be responsible to make out a marketable title of the Project Land.
- 7.3 The Owners shall execute a registered Power of Attorney in favour of the Developer granting the powers for construction and development including the power to prepare and execute and also present for registration Agreements and Deeds of transfer in respect of units in favour of Intending Transferees.
- 7.4 The Project Land and each part thereof shall be free of and from all kinds of Encumbrances. The Project Land and each and every part thereof shall also be free from any vesting under the Estates Acquisition Act, the Land Reforms Act or any other law and there shall be no restriction or prohibition under the said Act or any other laws for its development and/or transfer in any manner.
- 7.5 The Owners shall pay and clear all arrears of land revenue, Property Tax/Panchayat Tax and any other dues or taxes, if any outstanding (which includes any liabilities arising due to reassessment of taxes with retrospective effect) in respect of the Project Land up to the date of the Developer obtaining the Sanction Plans. Such taxes & outgoings for the period after such date shall be borne and paid by the Developer. However, after completion of construction and handing over of possession of the units



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- therein such taxes and other levies shall be borne and paid by the respective Transferees.
- 7.6 Unless otherwise expressly mentioned, the Developer shall not be liable for any costs, charges, outgoings and expenses on any account whatsoever in respect of the several obligations of the Owners contained herein and the Owners shall be exclusively liable therefor.
- 7.7 The Owners shall render all assistance and co-operation to the Developer and sign execute and submit and deliver at the costs and expenses of the Developer, all plans, specifications, undertakings, declarations, papers, documents and authorities as may be lawfully or reasonably required by the Developer from time to time promptly and without any delay, failing which the time periods for construction by the Developer shall stand automatically extended by the periods of delay on the part of the Owners.
- 7.8 Simultaneous to the execution of this Agreement, permissive possession of the Project Land has been delivered to the Developer. However, the legal possession of the Project Land is and shall continue to be exclusively with the Owners until completion of construction of the Complex or until such earlier time as the parties may mutually agree and thereafter the Owners and the Developer shall be in joint possession of the Complex as the same are constructed with right to the Developer to deliver possession of the units (except the Unsold Areas of the Owners) directly to the Transferees thereof on compliance of all its obligations by the Developer under this Agreement.
- 7.9 It is hereby expressly agreed by and between the parties hereto that the possession of the Project Land shall not be given or intended to be given to the Developer under any circumstances whatsoever including in part performance as contemplated by Section 53A of the Transfer of Property Act 1882 read with Section 2 (47) (v) of the Income Tax Act 1961. It is clarified that the transfer of the proportionate share in land shall be completed upon construction of the Units or at such other time as the parties hereto may by mutual consent agree and the consideration for the same and any other right, title or interest thereunder transferred by the Owners shall be the Realizations forming part of the Owners' Allocation.
- 7.10 In case of any purchase of any minor's share or in the event if any minor's share affects the property under development by the Owner's, the Owners agree to obtain Court Order as required and if required within the provisions of Law and/or within the provisions of Guardianship and Wards Act, 1890 with amendments if any from time to time and the Owner shall remain responsible for all costs and consequences of whatsoever nature arising out of the same.
- 7.11 The Owners further undertake to provide to the Developer, the entire original set of Title deeds, documents, warison certificates etc. (Legal Set) which are forming part and parcel of devolution of title in favour of the Owners upon the Project Land, to enable it to obtain and/or raise construction finance in its name for carrying out the development of the Project and in order to secure such construction finance to create a mortgage of the Project Land in favour of such banks / financial institutions and also for the Developers record.



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- 7.12 The Owners further undertake to obtain and provide the developer with the affirmation/confirmation of boundary declarations either by way of registered deeds or similar legal manner as required, from the co-owner(s) of plots (larger plots) forming part of the Project land, if required by the developer, in order to secure the Developer from any legal issues, claim or adverse situation, arising during the course of development of the Project.
- 7.13 The Owners hereby grant and assure the Developer a permanent, unrestricted, and unobstructed right of access to and from the Project Site via the Panchayat Road formed out of L.R. Dag No. 977 (hereinafter referred to as "Access Road"). The Access Road shall serve as the principal ingress and egress route to and from the Project Site. The Owners undertake to ensure that the Access Road will remain secure and accessible to the Developer and its contractors, agents, and employees at all times during the development and operation of the Project. The Owners further undertake to take all necessary steps to prevent any disturbance, obstruction, or interference with the Developer's use of the Access Road. The Owners agree that the Project Site and the Access Road shall not be subject to any claims, objections, or interference from any third parties, including but not limited to the Panchayat or any other local authorities, regarding the use of the Access Road. The Owners shall indemnify and hold harmless the Developer from any claims, demands, or legal actions arising out of or related to such objections or interferences.

ARTICLE - VIII **DEVELOPER'S OBLIGATIONS**

- 8.1 The Developer shall construct erect and carry out the development at the Project Land in a good and workman like manner, at its own cost & expenses and at its sole risk in accordance with the Plans and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules in force at the relevant time. The Developer agrees to develop the Project Land wholly or in phases, as may be discussed later and mutually agreed by the Developer and the Owners in terms of this Agreement.
- 8.2 With effect from the date of completion of all the Conditions Precedents of the Owners as contained herein, the Developer shall carry out necessary soil testing and other preparatory works in respect of the development of the Project Land and for marketing of the proposed Complex at the Developer's risk and cost. The Developer shall be free to use the present structures site office and, put up the hoardings/boards. The Developer shall at all times ensure compliance with any restrictions imposed in this respect by any statutory authorities. Upon the execution of this Agreement, the Owners shall hand over possession of the existing structure located on L.R. Dag No. 976 (hereinafter referred to as the "Structure") to the Developer. The Developer shall be entitled to use the Structure as a site office and marketing office in connection with the Project. The Developer shall have the sole and absolute discretion to either **Retain** the Structure for its use as described above; or **Demolish** the Structure. In the event of demolition, the Developer shall



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have the right to appropriate the sale proceeds of the debris for its own account. The Owners hereby consent to and authorize the Developer to make the decision to retain or demolish the Structure, as well as to retain and utilize any proceeds from the sale of debris resulting from any such demolition. The Owners agree that such actions shall not constitute a breach of this Agreement or any related agreement.

- 8.3 The Developer at its own costs and responsibility shall, within a reasonable period of time from the date of completion of all the Conditions Precedents of the Owners, obtain from the Planning Authorities, sanction of the Plans, as may be permitted under applicable laws, as the case may be, in connection with the development and also obtain all statutory clearances (including Environment Clearance) required for commencement of construction and development and sale of units in the Project within a reasonable period of time thereafter. In this regard it is clarified that (i) the Developer shall be responsible for obtaining all sanctions, permissions, clearances and approvals needed for the Project (including final sanction of the Plans) within a period of **06 Months** from the date hereof and (ii) all costs and fees for sanctions, permissions, clearances and approvals shall be borne and paid by the Developer.
- 8.4 The Developer shall commence construction of the Complex within **03 months** (subject to force de majeure) from the date of sanction of Plans or grant of registration of the Project with the West Bengal Regulatory Authority under the Real Estate (Regulation & Development) Act, 2016 whichever is earlier ("**Date of Commencement**") subject to environmental clearances, if and as applicable. However the parties agree to extend the time period on mutual understanding.
- 8.5 The Developer shall be entitled to make any variation and/or modifications in the Plans with prior written intimation via e-mail to the Owners and/or specifications and/or construction of the Complex, as may be required to be done from time to time at the instance of the concerned panchayat or the sanctioning authority or other appropriate authorities or under any statute or under the advice of the Architect.
- 8.6 All persons employed by the Developer for the purpose of construction such as Architects, contractors, laborer's, care-takers, etc., shall be the persons under appointment from and/or employees of the Developer and the Owners shall not in any way be liable or responsible for their salaries, wages, remuneration etc., or their acts in any manner whatsoever and the Owners shall be kept protected and harmless against any action, if taken or threatened to be taken against the Owners for non-compliance or violation of the said requirements. The Developer shall keep the Owners saved and indemnified in this regard.
- 8.7 The Developer shall be responsible to arrange all necessary finances and/or funds and/or moneys for the purpose of construction of the Project. The Developer also undertakes payment of all interests, charges, costs and



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expenses as may from time to time be necessary or required for the Project and in this regard the Owners shall not be liable or responsible and shall keep the Owners indemnified. However, the Owners shall cooperate with the Developer in availing such project finance, without any demur, delay or protest. However it is agreed by and between the parties hereto that the owners shall in no way in any capacity be liable for any litigation being raised in connection to any finance / mortgage raised by the Developer upon Developer's Allocation.

- 8.8 The Parties hereby confirm and agree that the security deposit paid by the Developer to the Owners/Landlords under the prior contracts has been duly received and acknowledged and shall continue, remain, and be treated as the deposit under the present Novated Development Agreement. It is expressly agreed that: (a) no fresh or additional deposit is required to be paid by the Developer by reason of execution of this Novated Development Agreement; (b) the said deposit shall be governed by, adjusted, refunded, forfeited, or otherwise dealt with strictly in accordance with the terms and conditions of the present Novated Development Agreement, read with the prior contracts to the extent not expressly modified; (c) the continuity of the deposit shall not be affected by the novation, and the deposit shall be deemed to have been validly paid and appropriated towards the obligations of the Developer under this Novated Development Agreement from the original date of payment; and (d) all acknowledgments, rights, obligations, liens (if any), and consequences attached to the said deposit under the Earlier Development Agreement shall continue to subsist, save and except (and if) to the extent expressly modified herein.
- 8.9 The Project shall be completed by the Developer in all respects including providing all required Common Areas, Installations and Facilities and essential services including drainage/sewerage, water, electricity, Sewage Treatment Plant, Storm Water Management, Rainwater Harvesting mechanism, and any other essential connections and the landscaping and electrification of such Common Areas, Installations and Facilities, as may be required for beneficial use of the Units.
- 8.10 The Developer shall comply with the provisions of all statutes, rules and regulations as are applicable in connection with the development of the Project including The Real Estate (Regulation & Development) Act, 2016 and the Rules framed thereunder.
- 8.11 The Developer shall also be responsible for the development of the Project and shall be entitled for itself and on behalf of the Owners, as the case may be, to handle, deal with and/or to look after all matters, disputes, litigations, cases, issues that may arise out of the activities while developing the Project Land and construction of the Project thereat its own cost and expenses, as also those arising with the Intending Transferees, if any, in the Project.

ARTICLE - IX
FINANCE & MORTGAGE



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- 9.1 The Developer shall be entitled to raise construction finance in its name for carrying out the development of the Project and in order to secure such construction finance upon Developer's allocation to create a mortgage of the Project Land in favour of such banks / financial institutions, without foisting any financial liability upon the Owners, it being expressly agreed and understood that in no event the Owners shall be responsible and/or be made liable for payment of any dues of such banks / financial institutions. The Owners agree from time to time to provide consents, confirmations and no objections or other documents as may be required for such mortgage or charge to be created by the Developer and also agree to sign necessary loan and other agreements and power of attorney with the bankers or financiers in connection with the above Provided That the Owners shall not be liable in any manner for repayment thereof or any consequence of default in such repayment. In case owing to any loans or finances obtained by the Developer, the Owners suffers any losses or damages due to any non repayment, delay in repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of its obligations in respect of any such loan or liability whatsoever, the Developer shall indemnify and keep the Owners saved harmless and indemnified in respect thereof.
- 9.2 The Transferees of constructed spaces in the New Buildings shall be entitled to obtain housing loans from Banks/Financial Institutions subject to the terms and conditions of the Agreement for Sale to be executed in their favour.

ARTICLE - X

SANCTIONS & DEVELOPMENT – RIGHTS AND RESPONSIBILITIES

- 10.1 All applications, plans, papers and other documents as may be required for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer. All costs and expenses including Architect's fees charges and expenses required to be paid or deposited for exploitation of the Project Land shall be borne by the Developer.
- 10.2 The Developer shall obtain the registration certificate in respect of the Project from the West Bengal Real Estate Regulatory Authority formed under the provisions of the Real Estate (Regulation & Development) Act, 2017 and shall comply with the provisions of the said Act.
- 10.3 During the period of construction of the Complex, the Owners may undertake periodical inspection of the Project, assisted by a representative of the Developer, if felt necessary.
- 10.4 The Developer shall be entitled to develop and construct the Complex on the Project Land in accordance with the Plan. The type of construction, specification of materials to be used for the construction of the buildings and other structures thereon comprising the units in the Project shall be of Specifications as to be decided by the Developer in consultations with the



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Owners/Architect. However the Architect decision will be final and binding on the parties hereto.

- 10.5 The Developer shall be entitled to apply for and to obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities from all State or Central Government Authorities and statutory or other bodies required for the construction and use of the proposed Complex, at its own cost and the Owners shall sign all the papers etc. as may be required for the purpose.
- 10.6 The Developer shall demolish the existing structures, if any, on the Project Land and appropriate the debris, salvage and materials thereon and/or realisations therefrom.
- 10.7 The Developer shall be entitled to pay various fees, costs and charges to concerned authorities as may be necessary for the purpose of carrying out the development work on the Project Land and to claim refund of such deposits so paid and to give valid and effectual receipts in connection with the refund of such deposits in its own name or in the name of the Owners or in the joint name, as may be required.
- 10.8 The Developer shall abide by all laws, by-laws, rules and regulations of the appropriate Government and local bodies relating to development of the Project Land and to be observed by it under this Agreement and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, by-laws, rules and regulations.
- 10.9 The Developer hereby agrees to keep the Owners saved harmless and indemnified against all punitive actions, loss, damage, accidents, mishaps, liabilities, fines, penalties, compensation, costs charges and expenses, resulting due to omission, non-compliance, lapses or violations of any law, bye-law, rules and regulations concerning the development of the Project Land and/or any accident or mishap arising out of faulty design, construction or workmanship and arising as a result of the acts and omissions of the Developer.
- 10.10 The Developer shall, in consultation with the Architect determine and ascertain the super built-up / built-up / carpet / chargeable area of the spaces in the Project.
- 10.11 Unless extended by the parties mutually, the Developer shall complete the construction of the Complex within **05 years** of the date of receipt of the last of all clearances, sanctions and certificates by the appropriate Government Authorities to commence and carry out the development of the Complex together with benefit of grace period of 01 year and/or any period extended out of mutual consent. In the event that any Delay occurs as described below, the time period for the completion of the Project, as stipulated in this Agreement, shall be extended for a period equivalent to the duration of the Delay. The Developer shall be entitled to a reasonable extension of time for the completion of the Project, taking into account the period during which



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construction work was halted or affected by such legal issues. The Developer shall not be liable for any penalties, liquidated damages, or other financial consequences arising from the extension of the completion time due to such legal issues. The extended period due to such Delay shall not be deemed a breach of this Agreement. For the purposes of this Agreement, a "Delay" shall include any interruption or hindrance to the Developer's construction work due to legal issues, including but not limited to: Disputes or claims related to the title or ownership of the Project Site, Orders or judgments from any court or tribunal affecting the construction or development of the Project and any litigation, arbitration, or other legal proceedings affecting the Project or the Developer's ability to proceed with construction.

- 10.12 The Developer shall be deemed to have constructed and completed any constructed area in the Complex if the Developer has constructed the same as per the agreed Specifications to be decided and provided reasonable ingress and egress and obtained water, electricity and drainage connections (if and to the extent applicable for such constructed area) and obtained the Completion Certificate from the appropriate authority in respect thereof. The Developer shall be at liberty to carry out construction in a phase wise manner and obtain partial completion certificates in respect thereof.
- 10.13 To enable the expeditious construction of the Project by the Developer, various acts, deeds, matters and things not herein specifically referred to and as may be required to be done by the Developer shall, if found to be in order, be ratified and confirmed by the Owners and, in addition, the Owners hereby agree, upon being required by the Developer in this behalf, to sign and execute all such additional applications and other documents which may be reasonably required for such purposes.
- 10.14 The Developer, shall frame all rules and regulations regarding the usage and rendition of common services to the Intending Transferees and also the common restrictions which should be normally kept in the agreements / contracts for grant of right of use of the units in the Project to the Intending Transferees and shall communicate the framed rules and regulations to the Owners.
- 10.15 All Common Areas, Installations and Facilities in the Project shall be managed by the Developer throughout the subsistence of this Agreement.
- 10.16 The Developer shall upon completion of construction of the Project form one or more Maintenance Company and/or Association for the Common Purposes and till then, the Developer shall be in charge for the Common Purposes.
- 10.17 Until formation of the Facility Management Company/Association and handover of the charge of the Common Purposes or any aspect thereof to such Facility Management Company/Association, the Developer shall be free to appoint different agencies or organizations for any activities relating to Common Purposes at such consideration and on such terms and conditions as the Developer may deem fit and proper. All charges of such agencies and organizations shall be part of the Common Expenses.



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- 10.18 Notwithstanding any formation of Association or handover of charge to it, neither the Association nor the members thereof or any Transferee shall be entitled to frame any rule or regulation or decide any condition which may affect any right or privileges of the parties hereto.

ARTICLE - XI
MARKETING OF PROJECT AND MANNER

- 11.1 The marketing of the Project and all units therein shall be done and conducted by the Developer on the terms and conditions hereinafter contained.
- 11.2 The Developer shall pay all costs pertaining to marketing, branding and advertising. In addition to such costs the Developer shall also be liable to appoint brokers and pay such brokerage, and such brokerage shall be included in the marketing costs of the Developer. The parties have mutually agreed that the Owners share of Sale Proceeds shall be reduced by **05%** thereof, towards the cost of Marketing and Brokerage. GST at applicable rate shall be paid by the Owners to the Developer on such costs of Marketing and Brokerage by way of further deduction from the Owners' Allocation.
- 11.3 The Developer shall accept bookings and make allotments, in respect of the units in favour of any Transferees and to cancel revoke or withdraw the same (if the situation so warrants) at the rates and prices and other terms and conditions to be decided by the Developer.
- 11.4 It is agreed by the parties that for sale of units, the Developer shall finalize the following:
- 11.4.1 standard form of Provisional Allotment Letter, Agreement and Conveyance Deed;
- 11.4.2 Sale Price of units, parking spaces & other areas from time to time; and
- 11.4.3 Schedule of payments to be collected from transferee/s.
- 11.5 The Developer shall select, appoint or discontinue the Marketing Agents, brokers, sub-brokers and other agents for transfer of the units at such charges and terms and conditions as they may deem fit and proper.
- 11.6 The agreements and final transfer deeds or deeds and other documents of transfer relating to the units shall have both the Owners and the Developer as parties and shall be executed by the Developer for itself and on behalf of the Owners as their Constituted Attorney.
- 11.7 The Developer shall be entitled to receive the Realisations from the Intending Transferees in respect of transfer of the units in favour of such Intending Transferees and give receipts thereof to such Intending Transferees on behalf of itself and the Owners.



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- 11.8 Any interest, damage or compensation payable to any Transferee or other person relating to the Complex, otherwise than due to delay or default on the part of the Developer in compliance of its obligations towards the Transferees in accordance with the agreements to be entered by the Developer with the Transferees or due to any delay or default by the Owners in complying with its obligations hereunder, shall be payable by the parties in default. Such interest, damage or compensation payable to any Transferee shall be entirely payable by the Developer if the same arises due to delay or default on the part of the Developer in compliance of its obligations towards the Transferees in accordance with the agreements to be entered by the Developer with the Transferees or by the Owners if the same arises due to any delay or default by the Owners.
- 11.9 The Transferees shall be entitled to take loans for the purpose of acquiring specific Units from banks, institutions and entities granting such loans. The Owners and the Developer shall render necessary assistance and sign and deliver such documents, papers, consents, etc. as be required in this regard by such banks, institutions and entities provided that there is no monetary liability for repayment of such loans or interest upon them or any of them nor any charge or lien on the Project except the Unit and appurtenances under sale or transfer and save those occasioned due to cancellation of the agreement with the Transferee. The liability arising out of any such cancellation shall be to the account of the party which is in default. The Developer shall also be entitled to get the Project approved from the Banks and/or Financial Institutions to enable the persons interested in acquiring and owning units to take loans from any such Banks or Financial Institutions.
- 11.10 The parties agree that, subject to the provisions contained herein, if the Developer is unable to transfer or market all the units comprised in the said Complex within a period of **12 months** or any date mutually agreed by all the parties, from the date of obtaining Completion Certificate, the parties shall mutually demarcate the Unsold Units of the Project comprised in the said Complex according to the market value on the expiry of the aforesaid period in accordance with the Agreed Ratio, as defined in clause 1.1(i) above and shall be entitled to deal with the same in any manner as the parties desire. The Owners shall convey the undivided proportionate share in the land appurtenant to the areas of the Developer's Allocation to the Developer and/or their nominee or nominees and in exchange the Developer shall convey the constructed areas forming part of the Owners' Allocation to the Owners and/or their nominee or nominees. It is clarified that the consideration for the transfer of land share attributable to such Unsold Areas of the Developer shall be the construction cost of the Unsold Areas of the Owners. It is further agreed between the parties that after such allocation, each party shall pay the Extra Charges, GST and Deposits in respect of their respective allocation's.
- 11.11 The Developer shall ensure that the advertising and marketing of the Project is carried out in a manner that is consistent with and not in derogation of or in conflict with any terms or provisions of this Agreement and the Applicable Laws.
- 11.12 The Developer shall be entitled to fix the sign board on the said property, for advertisement with brief description of the impending Project to be developed



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with the Developer's name inscribed therein and also insertions in newspapers and other advertising media for such purposes.

- 11.13 In pursuance to the foregoing it is agreed by the Parties that in order to maximize the revenue/income/realization from sale of the unit(s)/area(s)/space(s) to the Transferees, there shall be no delineation or allotment or allocation to Owners of any portion of the Project, to be developed. The Developer shall be exclusively entitled to sell 100% of the unit(s)/area(s)/space(s) in Project to be developed on the said Property

ARTICLE -XII
REALISATIONS, EXTRAS & DEPOSITS AND DISTRIBUTION

- 12.1 The Owners shall be entitled to **34% (Thirty Four percent)** of the Realizations excluding 10% Additional FSI on account of Green Building subject to adjustment of security deposit as stated in this Agreement AND the Developer shall be entitled to (a) **66% (Sixty Sixpercent)** of the Realizations plus 10% Additional FSI on account of Green Building and (b) the entirety of all Extras and Deposits [save to the extent that the liability of refund / transfer of deposits to the Transferees / Association / Maintenance Body shall solely be that of the Developer] (c) Other revenue which have been agreed to be a part of the Developer's Allocation as mentioned in the clause 12.2 herein below, 1.1.12 clause under Heading Extra and Deposits and under this Agreement and any revenue which has not been described in this Agreement shall be shared in the agreed ratio.
- 12.2 The Developer shall receive the Realizations (including booking amounts, earnest money, part payments, and consideration) and Extras and Deposits. Aggregate of Realizations and Extra and Deposits and other amounts on any account receivable from the Transferees and other persons in respect of the Project (hereinafter also referred to as 'Project Revenues') shall be deposited in a designated bank account to be opened by the Developer. However the Developer shall be solely entitled to receive amount as agreed with theintending Transferees towards nomination fee and cancellation charges, if any.
- 12.3 Instructions shall be given to the bank holding the Designated Account for transfer of 70% of the amounts received or such percentage as may be required under the provisions of the Real Estate (Regulation & Development) Act, 2016 to an Escrow Account to be opened under the said Act.
- 12.4 Balance 30% of the amounts received and amount withdrawn from the said Escrow Account on submission of certificates for percentage completion of the Project shall be transferred to a separate bank account ("Construction Account") to be maintained with the Developer and to be utilized by the Developer to meet the Project Costs with adequate provision for funds requirement for the following three months.
- 12.5 The parties hereby accept and agree that strict compliance of the provisions of clause 12.3 & 12.4 above shall always be considered as the most important



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essence of this Agreement and any breach of it shall be considered serious violation of the covenant on the part of the parties.

- 12.6 All Intending Transferees will be required to be notified about mentioning of the name of the Designated Account in the cheques and other instruments for making payments relating to the Complex and all booking forms and agreements shall specify the requirement for payment by the Transferees in the name of the Designated Account.
- 12.7 In the event any Agreement with any intending transferee is cancelled, then the Owners and the Developer shall refund from their respective accounts in their respective ratios to the intending transferee/s.
- 12.8 The Developer shall maintain proper separate accounts pertaining to all the transactions relating to transfer of the Units in the Complex and the Extras, Deposits and other amounts received by the Developer and such accounts shall be audited quarterly by mutually appointed auditors. The Owners shall have the right of inspection of Books of Accounts relating to Project transactions on quarterly basis with prior intimation to the Developer.
- 12.9 After fulfillment of this agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this agreement shall be made and finalized by the parties.
- 12.10 With effect from the date when booking of Units is started, by the 7th day of each succeeding month, the Developer will submit a statement containing details of transactions entered into with the Intending Transferees along with the statement of the Designated Account and Escrow Account (under Act of 2016), during the immediately preceding month, with relevant particulars and other details. For the purpose of accounting and settlement, the parties shall make all necessary entries and adjustments in their respective books of account in respect of their respective share of the Realizations.
- 12.11 Goods and Services Tax, and all other taxes, impositions or levies, as may be imposed or levied by any statutory or governmental body or authority upon the development of the Project Land or matters connected therewith (**Taxes**), if any, relating to the development and construction of the Project shall be paid and borne solely by the Developer who shall comply with the applicable provisions regarding the same and keep the Owners indemnified in this regard. The Taxes in respect of the sale to the Intending Transferees shall be collected by the Developer from the Intending Transferees. Deposit of such Taxes with the concerned authority in accordance with law in respect of transfer of the Units to the Intending Transferees and complying with applicable provisions regarding the same shall be the responsibility of the Developer. The Developer shall also make all compliances relating to TDS on all payments made in course of development of the Complex.
- 12.12 Tax Deductible at Source (as applicable) will be deducted on the payments to be made to the Owners of the Owner's Allocation.



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- 12.13 All security deposits and proceeds from the sale of Flat ETC will be paid to the owners in their individual name (i.e Amit Ghosh and SambitBasu) in ratio of 25:75%.

ARTICLE - XIII
PARTIES' COVENANTS

13.1 The Owners do hereby covenant with the Developer as follows:

- 13.1.1 That each and every representation made by the Owners hereinabove are all true and correct and the Owners agree and covenant to perform each and every obligation.
- 13.1.2 That with effect from the date of execution hereof, the Owners shall neither deal with, transfer, let out or create any Encumbrance in respect of the Project Land or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.
- 13.1.3 The Owners shall not act in any manner which is detrimental to this agreement or goes against the terms and conditions of this agreement.
- 13.1.4 That the Owners shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Developer.
- 13.1.5 The Owners hereby agree and covenant that all matters, litigations etc. by any third party arising out of anything done or omitted to be done by the Owners and/or against or within the said Owners as regards to their title and/or any legal issues with Government or Competent Authority, then the owners shall bear and pay the costs and expenses thereof.
- 13.1.6 The Owners shall ensure that their title to the said Property continues to remain marketable and free from all encumbrances, attachment, acquisition, requisition, liabilities and restrictions and is approved for grant of Project Finance. The Owners shall remain liable to rectify defects, if any, in the title at their own costs. The Owners further represent if any dispute arises in future, the Owners shall be responsible for any litigation related to their title to the said Project land and in that event, the Owners shall, at their own cost and expenses, settle all disputes, claims, demands, suits, complaints, litigations etc. in relation to the right, title and interest of the Owners over the said Project Land and ensure that the development and construction of the Project by the Developer shall not be interrupted, obstructed, hampered or delayed in any manner by such disputes, claims, demands, suits, complaints, litigations etc. Further the Owners agree and acknowledge that in the event the Developer incur any costs, expenses, damages etc. to rectify or remedy the title of the Owners to the said Property, it shall be entitled to deduct such incurred amounts from the Owner's share/ allocation in revenue with interest @12% per annum, compounded half yearly. The Owners further agree that if such defect in their title to the said property results in litigation after agreements for sale have been entered into with intending buyer's, the Owners would be obliged to refund their share of money received from the



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intending buyer/s along with interest @12% per annum, compounded half yearly. This amount will be limited to the sum received by the Owners as per Owner's Allocation.

- 13.1.7 The Developer shall be at liberty to exclude the portion or portions as may be the subject matter of any litigation or default from being part of the Project and to continue the Project in the balance portion. In case of any such exclusion, the area of construction of the Project shall be modified accordingly.
- 13.1.8 The Owners hereby indemnify and agree to keep the Developer saved, harmless and indemnified of from and against any and all losses, damages and/or liabilities (whether criminal or civil) suffered by Developer relating to the ownership and title of the said Property and arising from any breach of this Agreement by the Owners and/or arising from any defect in title of the said Property and/or arising from any of the Representations of the Owners being incorrect.
- 13.1.9 The Owners acknowledge and agree that apart from the allocation of one car parking space per flat, they shall have no right, title, or claim over any other car parking spaces within the Project, including any future or additional car parks developed therein.
- 13.1.10 In the event any changes or adjustments are required in the allocation of car parking spaces due to applicable laws, regulations, or approvals from authorities, the parties agree to comply with such requirements while adhering to the principle that the Developer shall retain exclusive ownership and rights over all car parking spaces, save for those allotted to the Owners as per the agreed allocation ratio.
- 13.2 **The Developer do hereby covenant with the Owners as follows:**
- 13.2.1 That each and every representation made by the Developer hereinabove are all true and correct and agrees and covenants to perform each and every obligation.
- 13.2.2 The Developer doth hereby agree and covenant with the Owners not to do any act deed or thing whereby any right or obligation of the Owners hereunder may be affected or the Owners are prevented from making or proceeding with the compliance of the obligations of the Owners hereunder.
- 13.2.3 The Developer shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and shall not do or permit any act or omission contrary to the terms and conditions of this Agreement in any manner.
- 13.2.4 The Developer shall not act in any manner which is detrimental to this agreement or goes against the terms and conditions of this Agreement.



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ARTICLE - XIV
GENERALLY

- 14.1 The Developer shall be authorised and empowered and wherever possible in its own name as Developer to apply for and obtain all permission, approval and clearances from any authority whether local, state or central for the construction of the Project and also to sign and execute all plans sketches papers and applications and get the same submitted to and sanctioned by the appropriate authority or authorities from time to time for demolition, making additions and/or alterations, constructions and/or development on the Project Land or any portion thereof and/or for obtaining any utilities and permissions.
- 14.2 The Developer agrees to indemnify, keep indemnified, defend and hold harmless the Owners and its assigns and agents against any and all losses, expenses, claims, costs and damages suffered, arising out of, or which may arise in connection with respect to any non-compliances, by the Developer, of the Applicable Laws for development and construction of the Project.
- 14.3 All costs, charges and expenses incidental to the construction of the Project, including cost of materials, Architect's fees shall be borne, paid and discharged by the Developer and the Developer hereby agrees to indemnify and keep indemnified the Owners from and against all suits, proceedings, actions, claims and/or demands, costs, expenses and loss whatsoever relating to or in respect of the same.
- 14.4 The Developer shall indemnify and always keep the Owners, their employees, assigns and agents indemnified and harmless against:
- 14.4.1 all claims, damages, compensation or expenses payable in consequence of any injury or accident or death sustained by any workmen or other persons during construction and/or up to the completion of the Project in all respect up to handing over possession of units to the intending transferees and the Owners shall at the cost of the Developer defend any action filed in respect of such injury brought under the Employees Compensation Act or other provisions of law.
- 14.4.2 any lien or charges claimed or enforced against any material supplied in construction of the Complex by any supplier of such materials.
- 14.5 If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall inform the other Party vide email (preferred communication) or in writing within 15 (Fifteen) Days of the commencement of the event of Force Majeure specifying the nature and extent of the circumstances giving rise to the event/s of force majeure. Similar notice vide email or in writing shall also be given upon cessation of the Force Majeure event. Subject to email or written notifications as above with proof of service, neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time



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- limits laid down in this Agreement for the performance of such obligations shall upon occurrence and cessation of any event constituting Force Majeure be extended by the same period as the period of Force Majeure event.
- 14.6 It is agreed and recorded that the said Complex shall be named as may be decided by the Developer.
- 14.7 The documents of transfer of the units in the Project in favour of the Intending Transferees shall be prepared by the Advocates as may be appointed by the developer ("**Project Advocates**"). The same shall contain similar rights and obligations regarding the usage and enjoyment of all the constructed spaces of the New Buildings. The fees and cost of preparation, stamping, registration and other charges of the Agreements and the Deeds shall be borne and paid by the Transferees of all the constructed spaces of the new building.
- 14.8 **Grant of Additional FAR:** The Developer shall be entitled to the entire benefit of any additional Floor Area Ratio (FAR) or similar development rights granted or available under applicable laws, regulations, or policies as a result of constructing the Project as a "Green Building" or any other environmentally sustainable building certification or otherwise as permitted.
- 14.9 Nothing in these presents including possession shall be construed as a demise or assignment or conveyance in law by the Owners to the Developer or creation of any right, title or interest in respect thereof in favour of the Developer other than undertaking of development by the Developer in terms hereof. The Owners are and shall continue to be the Owners of their land rights in all respect till the execution of conveyances for transfer of proportionate land rights in favour of the Transferees as provided herein.
- 14.10 It is understood that to facilitate the Project, various acts deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertakes to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owners shall execute any such additional Power of Attorney and/or authorization as may be reasonably required by the Developer for the purpose and the Owners also undertakes to sign and execute all such additional applications and other documents as the case may be on the written request made by the Developer.
- 14.11 In case of Winding Up, Liquidation, Strike Off, Dissolution of the Owners or the Developer or reference of the same to NCLT or any incapacity of the Board of the Company to act, the same shall not affect this Agreement or the rights and obligations of the other constituents and parties hereto. The Official Liquidator, Resolution Professional or any successor in law entitled to act on behalf of such Company shall be bound by the terms and conditions of this Agreement and for all obligations and liabilities of such Company hereunder and all powers of attorney given by such Company shall remain valid and subsisting and binding upon such successor.
- 14.12 The change in entity or extinction of the Developer due to amalgamation, reconstruction, takeover etc by an entity in the same group or by parent/holding subsidiary and/or due to conversion into an LLP or otherwise,



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shall not be deemed to be in any manner affect or rescind and/or terminate these presents and/or shall not be deemed to be taken as non-observance or non-performance of any covenants herein contained by the Developer.

- 14.13 All cost of stamp duty and registration fees and charges to the concerned authorities, if any, required to be paid for registration of this Agreement and all incidental or miscellaneous and other charges and/or expenses to be incurred in respect thereof shall be paid by the Developer.
- 14.14 The Owner agrees that, during the Construction Period, the Owners shall not, directly or indirectly, sell, transfer, assign, or otherwise dispose of any part or all of its owner's allocation, whether in whole or in part, to any third party without the prior written consent of the Developer. Notwithstanding the above, the Owners may transfer their owner's allocation to any person or persons, provided that such person or persons agree in writing to be bound by all terms and conditions of this Agreement. The Owners shall notify the Developer of any such transfer at least 15 days prior to the effective date of the transfer. However in the event the Owners receives a bona fide offer from a third party to purchase any part or all of their owner's allocation during the Construction Period, the Developer shall have a right of first refusal to purchase such owner's allocation on the same terms and conditions as those offered by the third party. The Owners shall provide the Developer with written notice of such offer, including all material terms, and the Developer shall have 30 days to exercise its right of first refusal.

ARTICLE - XVI **TERMINATION**

- 15.1 In the event that the Owners fail to comply with all of its obligations including the Condition Precedents as contained in Article VII hereinabove within the period therein mentioned, then the Parties may extend the period of compliance as they may mutually agree or the Developer shall have the option to have the same completed at the Owners' cost and in case the Developer does not complete the same within another **6 (six) months**, then the Developer may terminate or cancel this Agreement and if terminated by the Developer, the Owners shall be liable to refund to the Developer the Security Deposit paid till then (along with interest @ 12% per annum to be compounded half yearly till the date of such refund) along with cost on account of obtaining financing from banks / non-banking financial institutions / financial institutions at actuals incurred by the Developer whereupon neither Party shall have any further claim or demand against the other.
- 15.2 It is further agreed that the Owners shall refund the Security Deposit in the manner aforesaid within a period of 30 Days from the date of termination. In the event the Owners fail and/or neglect to refund the entirety of the Security Deposit till then paid, in the manner aforesaid, within the said period of 30 days, then in such event the Owners shall sell transfer assign and assure unto and in favour of the Developer herein such portion of the Project Land commensurate with such un-refunded Security Deposit, in accordance to the



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then existing assessed valuation and/or Circle Rate of the Department of Finance, Government of West Bengal.

- 15.3 In the event of termination of this Agreement, the Developer shall have a lien and/or charge over the Project Land for the due refund of the refundable amount and such lien and/or charge on pro-rata shall continue until the whole of the refundable amount is realized by the Developer. Any part refund shall be first adjusted towards the interest to which the Owners hereby agree. During the continuance of the charge, the Owners shall not be entitled to deal with the Project Land or any part thereof save as and except to the Developer as envisaged herein.
- 15.4 In the event of any default by the Developer in complying with the terms and conditions of this Agreement, including but not limited to delays, non-completion, or failure to fulfill obligations as stipulated herein, the Owners shall have the right to take any and all actions permissible under the West Bengal Real Estate (Regulation and Development) Rules, 2017 (WBREDA), and any amendments thereto.

ARTICLE - XVI **DISPUTE RESOLUTION AND FORUM**

- 16.1 In case of any dispute, differences or questions arising between the parties with regard to the interpretation, meaning or scope of this Agreement or any rights and liabilities of the parties under this Agreement or out of this Agreement or in any manner whatsoever concerning this Agreement, the parties shall endeavor to settle the dispute amicably. In case no amicable settlement is arrived, the same shall be referred to the arbitration in terms of the Arbitration and Conciliation Act, 1996. The arbitration shall be held according to the rules of the Arbitration and Conciliation Act, 1996, and/or statutory modification or enactment thereto and the Award made and published by the Arbitrators shall be final and binding on the parties. Arbitration shall be held in Kolkata and the language shall be in English.
- 16.2 Pending the submission of and/or decision on a dispute, difference or claim or until the arbitral award is published; the parties shall continue to perform all of their obligations under this Agreement without prejudice to a final adjustment in accordance with such award.
- 16.3 Courts of Kolkata jurisdiction alone shall have the exclusive jurisdiction to try, entertain and consider all actions suits and proceedings arising out of this Agreement.

ARTICLE - XVII **MISCELLANEOUS**

- 17.1 All notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 4th day from the date of dispatch of such notice by prepaid registered post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered speed post without the same being served. However the notice communications



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shall be attempted vide emails(details of email address mentioned herein below) which shall be preferred upon written notices. None of the parties shall be entitled to raise any objection as to service of the notice deemed to have been served as aforesaid.

Owners email address:

- amit@bloomsburyinfra.in
- realman.kolkata@gmail.com
- amitrealty1980@gmail.com
- sudeep.convicity@gmail.com

Developer email address:

- riddhisiddhidevelopers@gmail.com

- 17.2 The parties have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the parties in any manner nor shall the parties constitute an association of persons.
- 17.3 Failure or delay by either party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights nor shall in any way affect, diminish or prejudice the right of such party to require performance of that provision. A waiver on one occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion.
- 17.4 Neither party hereto can unilaterally cancel or rescind this Agreement at any time unless such party is entitled to do so by express terms of this Agreement contained elsewhere herein upon default of the other party.
- 17.5 This Agreement constitutes the entire agreement between the parties and revokes and supersedes all previous discussions, correspondence and agreements between the parties, written oral or implied.
- 17.6 If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision.
- 17.7 No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by the parties.



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THE FIRST SCHEDULE ABOVE REFERRED TO:
[PROJECT LAND]

ALL THAT the piece and parcel of land admeasuring 6 Bighas, 12 Cottahs, 06 Chittacks and 42 Sq. ft. equivalent to 218.514 decimals be the same a little more or less, lying and situated at Mouza Hatishala, JL No.09, comprised in L.R. Dag Nos. 879(P), 968(P), 971(P), 972,973(P), 974(P) and 976(P), L.R Khatian nos. 4135, 4149, 3919, 4751, Police Station.-Hatishala (Previously known as Kolkata Leather Complex), District 24 Parganas (South), Pin code-700135, within the ambit of Beonta II No. Gram Panchayat TOGETHER WITH G + 1 pucca structure thereon erected on L.R. Dag No.976 having a total area of 5000 sq.ft. more or less (2500 sq.ft. on each floor) together with right of easement for the purpose of ingress and egress from the property and marked with 'Red' border in the plan annexed herewith TOGETHER WITH all sorts of rights, easements, privileges and appurtenances butted and bounded in the following manner that is to say:

On the North: By 50"-ft.-wide Main Road comprising out of R.S. & L.R. Dag No. 977;
On the South: By R.S. & L.R. Dag No. 880 & 968;
On the East: By R.S. & L.R. Dag Nos. 976 (P), 974 (P), 973 (P), 879 (P),
On the West: By 43"-ft- wide Common Road;

Land details owner-wise

Name	L.R. Khatian No.	R.S./L.R. Dag No.	Area of land (in Decimal)
Amit Ghosh	3919	879	28.9
Sambit Basu	4135, 4149	879	30.39
Amit Ghosh	3919	968	2.22
Sambit Basu	4135	968	2.22
Sambit Basu	4135	971	29.44
Sambit Basu	4135	972	12
Sambit Basu	4135	973	82.29
Amit Ghosh	3919	974	2.84
Amit Ghosh	3919	976	18.00
Sambit Basu	4135	976	10.214
		Total	218.514

THE SECOND SCHEDULE ABOVE REFERRED TO:

WHEREAS:

- Whereas by dint of Sale Deed dated 18.05.1977 recorded in Book No. I, Volume no.109, Pages from 104 to 112 being no.3108 for the year 1977 and duly registered with the office of the D.R. Alipore, said Aduri Bibi, Sufiya Bibi, Rahila Bibi, Shukial Bibi, Sayera Bibi jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 14.5 decimals appertaining under R.S. Dag no.879, under R.S. Khatian no.245, in the District of South 24 Paraganas along with other properties unto and in favour of Ichhabak, Sanpui@Ishaque Sanpui, Dukkhe Midde.
- And whereas said Dukkhe Midde while being seized and possessed entitled and otherwise of the aforesaid undivided 1/2 share in the land died intestate leaving him surviving his widow namely Rahila Bibi, his four sons namely



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MotalebMidde, Malek Midde, KhalekMidde, Sujit Midde and five daughters namely Jayataanechha Bibi, Khayeran Bibi, Tahiran Bibi, Machiran Bibi, Achhiran Bibi as his legal heirs and successors as per the Mohammedan Law.

3. And whereas said IchhahakSanpui @ IshaqueSanpui while being seized possessed entitled and/or otherwise of his undivided $\frac{1}{2}$ share in the land i.e. 7.185 decimals died intestate and his 1st wife Ohilal Bibi predeceased him leaving behind him surviving his 2nd wife namely FatemaSanpui, four sons namely EsratSanpui, BasaratSanpui, Hamid Ali Sanpui, Abdulla Sanpui, and six daughters namely Salima Bibi, Saida Bibi, Rahila Bibi, Asura Bibi, Chhayma Bibi, Moslima Bibi, as his legal heirs and successors as per the Mohammedan Law, one daughter of said IchhahakSanpui@ IshaqueSanpui namely Chaida Bibi predeceased him.
4. And whereas by virtue of a Deed of Exchange in the year of 1996 recorded in Book No. I, being no.2109 for the of Year 1996, and duly registered at the office of the Additional District Sub-Registrar at Bangar made between said Rahila Bibi, Jayataanechha Bibi, Khayeran Bibi, Machiran Bibi, Achhiran Bibi, MotalebMidde, Malek Midde, KhalekMidde Sujit Midde of the one part and one Fakir Ali Midde, wherein the said Rahila Bibi, Jayataanechha Bibi, Khayeran Bibi, Machiran Bibi, Achhiran Bibi, MotalebMidde, Malek Midde, KhalekMidde & Sujit Midde exchanged their aforesaid inherited share in land i.e.7.185 decimals comprised in Mouza Hatishala, J.L.No.9, Touzi no.2999 appertaining to R. S. Dag No.879, along with other properties P.S. Bhangar in the District of South 24 Paraganas, in favour of Fakir Ali Midde.
5. And whereas said Fakir Midde granted a General Power of Attorney dated 30.01.2015, recorded in Book no. IV, CD Volume no.1, pages from 274 to 286 being no.00017, for the year of 2015, and duly registered at the office of Additional District Sub -Registrar at Bhangar appointed one BholanathGayen as his constituted attorney to act on his behalf.
6. And whereas said EsratSanpui, BasaratSanpui, Hamid Ali Sanpui, Abdulla Sanpui, FatemaSanpui, SaldaMidde, Rahila Bibi, Asura Bibi, Chhayma Bibi, Moslima Bibi and Salima Bibi granted a General Power of attorney dated 24.04.2015 recorded in Book no. I, CD Volume no.1, pages from 1317 to 1344 being no.00080 for the year of 2015, and duly registered at the office of Additional District Sub-Registrar at Bhangar, appointed one BholanathGayen, to act on their behalf.
7. And whereas by virtue of Sale Deed dated 04.05.2015, recorded in Book no. I, Volume no.07, pages from 3489 to 3514 being Deed no.02482 for the year of 2015 and duly registered at the Office of Additional District Sub -Registrar at Bhangar said Fakir Midde (being represented by his constituted attorney namely BholanathGayen) sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of 7.15 decimals in R.S. Dag no.879, under R.S. Khatian no.245, comprised in Mouza Hatishala, J.L.No.9 under P.S. Bhangar now Kolkata Leather Complex in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd. and same was duly confirmed by Swapanabhumi Realtors Pvt Ltd.
8. And whereas by virtue of Sale Deed dated 04.05.2015 recorded in Book no. I, CD Volume no.07, pages from 3401 to 3446, being no.02484 for the year 2015 and duly registered at the office of the Additional District Sub- Registrar at Bhangar, said EsratSanpui, BasaratSanpui, Hamid Ali Sanpui, Abdulla



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Sanpui, FatemaSanpui, SaídaMidde, Rahila Bibi, Asura Bibi, Chhayma Bibi, Moslima Bibi and Salima Bibi represented by their constituted attorney (BholanathGayen) jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 07 decimals in R.S. and L.R Dag no.879, under R.S. Khatian no.245 comprised in Mouza Hatishala, J.L.No.9, under P.S. Bhangar now Kolkata Leather complex in the District of South 24 Parganas unto and in favour of Panchmahal Conclave Pvt Ltd and same was duly confirmed by Swapnabhumi Realtors Pvt Ltd.

9. And whereas by virtue of Sale Deed dated 06.11.2023 recorded in Book No. I, Volume no.1630-2023, pages from 97792 to 97811, being no.03449 for the year of 2023 and duly registered at the office of District Sub Registrar -V, South 24 Parganas, said Tahiran Bibi, sold conveyed and transferred an area of 0.553 decimal in R.S. Dag no.879 under R.S. Khatian no.244 & 245 L. R. Khatian nos.1471,1473,1474 &1475, comprised in Mouza -Hatishala, J.L.NO.9, under P. S. Bhangar, now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of Amit Ghosh for the consideration and on the terms and conditions therein mentioned.
10. And whereas by virtue of Sale Deed dated 17.01.2024 recorded in Book no. I, Volume no.1630-2024, pages from 2659 to 2679, being no. 163000137 for the year 2024 and duly registered at the office of the District Sub- Registrar-V, South 24 Parganas at Alipore, said Panchmahal Conclave Pvt Ltd sold conveyed and transferred a piece and parcel of land measuring 11 decimals in R.S. and L.R Dag no.879, under R.S. Khatian no.245 comprised in Mouza Hatishala, J.L.No.9, under P.S. Bhangar now Kolkata Leather complex in the District of South 24 Parganas unto and in favour of SambitBasu.
11. And whereas by virtue of Sale Deed dated 05.01.2024 recorded in Book no. I, Volume no.1630-2024, Pages from 2047 to 2072, being no.16300069 for the year of 2024 and duly registered with the office of District Sub-Registrar -V, South 24 Parganas, said BasaratSanpui, Hamid Ali Sanpui, Abdulla Sanpui, FatemaSanpui alias Fatema Bibi, Asura Bibi, Chhayma Bibi, Moslima Bibi, Salima Bibi jointly sold conveyed and transferred a piece and parcel of land admeasuring 0.138 Decimals under R.S & L.R Dag no. 879 under R. S. Khatian no.245, L. R. Khatian no.1518, comprised in Mouza Hatishala J.L.No.9 under P.S. Bhangar, now Kolkata Leather Complex, in the District of South 24 Paraganas, unto and in favour of SambitBasu, for the consideration and on the terms and conditions therein mentioned.
12. And whereas by virtue of a Sale Deed dated 10.04.1968, recorded in Book no. I, volume no.63 pages from 29 to 31 being no.5483, for the year 1968 and duly registered at the office of Sub Registrar at Bhangar, said Abdul Latif Gharami sold conveyed and transferred ALL THAT piece and parcel of land admeasuring of 41 decimals, comprised in Mouza Hatishala, J.L.NO.9, Touzi no.2999, appertaining to C.S Dag No. 828, R S Dag No.879, under R. S. Khatian no.245, P S Bhangar in the District 24 Paraganas, unto and in favour of ChholemanMidde for the consideration on the terms and conditions therein mentioned.
13. And whereas said Layep Ali Midde, Ayep Ali Midde by virtue of a Sale Deed dated 17.11. 1993, Book No. I, being no. 06990 for the year of 1993 and duly registered with the office of Sub-Registrar at Bhangar, South 24 Parganas, jointly purchased ALL THAT piece and parcel of land measuring



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- 05 decimals, be the same a little more or less comprised in Mouza Hatishala, J.L.NO.9, Touzi no.2999, appertaining to R S Dag No.879 along with other properties, under R. S. Khatian no.245, P. S .Bhangar in the District 24 Paraganas, from one MadarBaksMolla, Anchar Ali Sekh, Ajar Ali Molla, Ania Bibi, Hachina Bibi, Arjina Bibi, Serina Bibi, for the consideration on the terms and conditions therein mentioned.
14. And whereas said CholemanMidde while being seized possessed entitled and or otherwise of his purchased land died intestate leaving behind him surviving his wife namely Bibijan Bibi, Saharjan Bibi, three sons namely Sukur Ali Midde, Layep Ali Midde, Ayep Ali Midde and one daughter namely Madarijan Bibi as his legal heirs and successors.
 15. And whereas said Bibijan Bibi died intestate leaving behind her surviving her one sone namely Sukur Ali Midde and one daughter namely Madarijan Bibi as her legal heirs and successors.
 16. And whereas said Sukur Ali Midde died intestate leaving behind him surviving his three sons namely SahidulMidde, SafikulMidde, RasidulMidde and four daughters namely Chakiran Bibi, Chamiran Bibi, Chapiya Bibi, as his legal heirs and successors as per the Mohammaden Law.
 17. And whereas said Saharjan Bibi died intestate leaving behind surviving her two sons namely Layep Ali Midde, Ayep Ali Midde as her legal heirs and successors as per the Mohammaden Law.
 18. And whereas said Ayep Ali Midde executed a General Power of Attorney dated 11.04.2014, recorded in Book no. IV, CD volume no. I, pages from 1989 to 2005, being no.00188 for the year 2014 and duly registered at the office of D.S.R. III, South 24 Paraganas and appointed BholanathGayen as his constituted attorney to act on his behalf.
 19. And whereas by Sale Deed dated 14.05.2015 recorded in Book no. I, CD Volume no. I, pages from 8513 to 8536, being no.00489 for the year of 2015 and duly registered at the office of D.S.R.-III, South 24 Paraganas said Ayep Ali Midde being represented by his constituted attorney namely BholanathGayen sold, conveyed and transferred his undivided share of land admeasuring 17.89 decimals out of 21.75 decimals, R.S. Dag no. 879, under R. S. Khatian no.245 comprised in Mouza Hatishala, J.L.NO.9, under P S Bhangar, now Kolkata Leather Complex in the district of South 24 Parganas unto and in favour of Panchmahal Conclave Pvt Ltd for the considerations and on the terms and conditions therein mentioned. The said sale was confirmed by Swapnabhumi Realtors Pvt Ltd.
 20. And whereas by virtue of Sale Deed dated 24.01.2024 recorded in Book No. I, volume no.1630-2024 Pages from 4763-4781, being deed no.00224 for the year 2024 and duly registered in the office of D.S.R.-V, South 24 Paraganas said Panchmahal Conclave Pvt Ltd sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 10.18 decimals in R. S. and L.R Dag no.879, under R. S. Khatian no.245, L. R. Khatian no.1467, comprised in Mouza-Hatishala, J.L.No.9, under P.S. BHANGAR now Kolkata Leather Complex in the District of South 24 Paraganas, unto and in favour of SambitBasu, for the consideration and on the terms and conditions therein mentioned.



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21. And whereas one Roshan Ali Midde was the recorded owner of All That piece and parcel of land admeasuring 7.6 decimals under R.S Dag No. 971., 9.10 Decimals under R.S Dag No. 976.
22. And whereas said Roshan Ali Midde while being seized possessed entitled and/or otherwise of the died intestate leaving behind him surviving his widow namely Johra Bibi, two sons namely Rahim Midde, Rafique Midde and five daughters namely Sajida Bibi, Majida Khatun, Chappiya Bibi, Samila Bibi, Manoara Bibi as his legal heirs and successors as per the Mohammedan law.
23. And whereas by virtue of a Sale Deed registered on 06.07.2006 recorded in book no. I, volume no.13 pages from 8561 to 8575 being no.05470 for the year of 2006 and duly registered at the office of District Sub registrar III, south 24 Paraganas, said Majida Khatun sold, conveyed and transferred undivided share of land i.e. 01 Decimals under R.S Dag No. 971 unto and in favour of Rahim Midde, Rafique Midde for the consideration and on the terms and conditions therein mentioned.
24. And whereas by virtue of a Sale Deed registered on 21.07. 2006 recorded in Book no. I, volume no14, pages from 2463 to 2478 being deed no.05640 for the year 2006 and duly registered at the office of DSR III, Alipur, south 24 Paraganas, said Jahora Bibi sold, conveyed and transferred her undivided share i.e. land admeasuring 01 decimal under R. S. Dag no.971 under R. S. Khatian no.244 unto and in favour of Rahim Midde, Rafique Midde for the consideration and on the terms and conditions therein mentioned.
25. And whereas by virtue of a Sale Deed registered on 22.06.2006 recorded in book no.I, volume no.13, pages from 5228 to 5242,being no.05277 for the year 2006 and duly registered at the office of District Sub Registrar III, south 24 Paraganas, said Sajida Bibi sold, conveyed and transferred her undivided share of land i.e. land admeasuring 01 decimal under R. S. Dag no.971 under R. S. Khatian no.244 unto and in favour of Rahim Midde, Rafique Midde for the consideration and on the terms and conditions therein mentioned.
26. And whereas by virtue of a Sale Deed dated 05.08.2011 recorded in Book no. I, Volume no.09, pages from 2316 to 2332 being Deed no.02948 for the year 2011 and duly registered at the Office of A.D.S.R. Bhangar, said Rahim Midde and Rafique Midde, jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 5.35 decimals out of 5.3836 decimals comprised in Mouza Hatishal, J. L. No. 09, appertaining to R. S. Dag no.971 under R. S. Khatian no.244 unto and in favour of Swapnabhumi Realtors Ltd for the consideration and on the terms and conditions therein mentioned.
27. And whereas by virtue of a Sale Deed dated 14.01.2015 recorded in Book no. I, CD Volume no.1, Pages from 8246 to 8261 being Deed being no. 00486 for the year 2015 and duly registered at the office of DSR-III south 24 Paraganas said M/s. Swapnabhumi Realtors Ltd sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 5.35 decimals out of 5.3836 decimals comprised in Mouza Hatishala, J. L. No.09, appertaining to R. S. Dag no. 971 under R. S. Khatian no.244 unto and in favour of M/S. Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned.
28. AND WHEREAS by virtue of a Sale Deed dated 03.10.2016 recorded in Book no. I, CD Volume no.1630-2016, Pages from 88617 to 88640 being no.



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- 03084 for the year of 2016 and duly registered at the office of DSR-V, south 24 paraganas said ShamilaMolya @Bibi sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 0.74 decimals comprised in Mouza Hatishala J. L. No.09, appertaining to R. S. Dag no. 971 under R. S. Khatian no.327 unto and in favour of Bloomsbury Infrastructure Pvt Ltd for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by Abu Jaffar Middya.
29. And whereas by virtue of a Sale Deed dated 26.09.2023 recorded in Book no. I, Volume no.1630-2023, Pages from 84926 to 84944 being no. 02980 for the year 2023 and duly registered at the office of DSR-V, South 24 Paraganas said Manoara Bibi alias Monwara Khatoon sold, conveyed and transferred her undivided land measuring an area of about 0.74 decimals comprised in Mouza Hatishala J. L. No.09, appertaining to R. S. and L.R Dag no. 971, 0.884 decimals under R.S and L.R Dag No. 976 unto and in favour of SambitBasu for the consideration and on the terms and conditions therein mentioned.
30. And whereas by virtue of a Deed of Gift dated 26.11.2000, recorded in Book no.I, being Deed no.02581 for the year 2003, and duly registered at the Office of D.S.R.III, Alipore, one AchhimuddinMidde gifted and transferred ALL THAT piece and parcel of land area measuring about 7.60 decimals comprised in Mouza Hatishala, J.L.No.9, appertaining to R.S.Dag no.971, under R S Khatian no.244, along with other properties P.S. Bhangar, now Kolkata Leather Complex in the District of South 24 Paraganas unto and in favour of his sons Fakir Midde, Kalu Midde, Sahad Ali Midde and Subid Ali Midde.
31. And whereas by virtue of a Sale Deed dated 03.08.2016 recorded in Book no. I, Volume no.1630-2016, pages from 31262 to 31285 being no. 02459 for the year of 2016 and duly registered at the office of the DSR-V, South 24 Paraganas, said Kalu Midde sold conveyed and transferred his undivided share of land admeasuring 1.9 decimals unto and in favour of Bloomsbury Infrastructure Pvt Ltd for the consideration and on the terms and conditions therein mentioned.
32. And whereas by virtue of a Sale Deed dated 03.08.2016 recorded in Book no.I Volume no.1630-2016, pages from 71475 to 71499 being Deed no. 02469 for the year 2016 and duly registered at the office of DSR-V, South 24 Paraganas, said Sahad Ali Midde his undivided share of land admeasuring 1.9 decimals comprised in Mouza Hatishala, J.L.no.9, appertaining to R.S.Dag no.971 under R.S.Khatian no.244, P.S. Bhangar now Kolkata Leather complex in the District of South 24 Paraganas unto and in favour of Bloomsbury Infrastructure Pvt Ltd for the consideration and on the terms and conditions therein mentioned.
33. And whereas said Fakir Midde executed a General Power of Attorney dated 30. 01.2015, recorded in Book no. IV, CD Volume no.1, pages from 274 to 286 being no.00017, for the year of 2015, and duly registered at the office of Additional District Sub -Registrar at Bhangar appointed one BholanathGayen as his constituted attorney to act on his behalf.
34. And whereas by virtue of a Sale Deed dated 04.05.2015 recorded in Book no.I CD Volume no.07, pages from 3489 to 3514 being Deed no. 02482 for the year 2015 and duly registered at the office of ADSR Bhangar, said Fakir Midde(being represented by its constituted attorney namely BholanathGayen



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) sold conveyed and transferred his undivided share of land admeasuring 1.9 decimals comprised in Mouza Hatishala, J.L.no.9, appertaining to R.S.Dag no.971 under R.S.Khatian no.244, P.S. Bhangar now Kolkata Leather complex in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by Swapnabhumi Realtors Pvt Ltd.

35. And whereas by virtue of a Deed of Sale dated 14.04.1959 recorded in Book no. I, volume no.38, Pages from 23 to 31, being no.03534 for the year of 1959 and duly registered at the office of S.R. Bhangore, said Marijan Bibi sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 38 decimals comprised in Mouza Hatishala, J.L.no.9, appertaining to R S Dag no.971 under R.S.Khatian no.244 P.S. Bhangar, now Kolkata Leather complex, in the District of South 24 Parganas unto and in favour of one Safed Ali Midde.
36. And whereas said Safed Ali Midde died intestate leaving behind him surviving his five sons namely Abdul Hi Midde, JulfikarMidde, Amjet Ali Midde, Abu JafarMidde, MomenMidde and three daughters namely Aliya Bibi, Nurul Nahar Bibi, RunalaylaMolya as his legal heirs and successors as per the Mohammaden law.
37. And whereas said JulfikarMidde, Amjet Ali Midde, MomenMidde, RunalaylaMolya executed a General Power of Attorney dated 30.01.2015, recorded in Book no. IV, volume no.1621-2015, Pages from 2005 to 2029, being Deed no.00190 for the year 2015 at the office of D.S.R. III South 24 Parganas appointed one BholanathGayen as their constituted attorney to act on their behalf.
38. And whereas said Abu JafarMiddya vide a General Power of attorney dated 03.10.2018, recorded in Book no.IV, volume no.1630-2018 pages from 5690 to 5706 being dated no.00248 for the year 2018 and duly registered at the Office of D.S.R.-V, South 24 paraganas, appointed one Puspendu Das as his constituted attorney to act on his behalf.
39. And whereas said Subid Ali Midde executed a General Power of Attorney dated 14.03.2019, recorded in Book no. IV, volume no.1630-2019, Pages from 2893 to 2913 being no.00089 of 2019 and duly registered at the Office of D.S.R. V South 24 Parganas appointed Puspendu Das as his constituted attorney to act on his behalf.
40. And whereas by virtue of a Sale Deed dated 09.09.2016 recorded in Book no.I Volume no.1630-2016, pages from 82372 to 82395, being Deed no. 02862 for the year 2016 and duly registered at the office of DSR-V, Alipore, South 24 Paraganas, said JulfikarMidde, Amjet Ali MiddeMomenMidde@ MomenaMidde and RunalaylaMolya (being represented by their constituted attorney namely BholanathGayen) jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 4.59 decimals comprised in Mouza Hatishala, J.L.no.9, appertaining to R.S.Dag no.971 under R.S.Khatian no.244, P.S. Bhangar now Kolkata Leather complex in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned.



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41. AND WHEREAS by virtue of a Sale Deed dated 04.02.2016 recorded in Book no.I Volume no.1630-2016, pages from 10602 to 10628, being Deed no. 00385 for the year 2016 and duly registered at the office of DSR-V, Alipore, South 24 Paraganas, said Abdul Hi Midde sold conveyed and transferred his undivided share of land measuring an area of about 1.31 decimals comprised in Mouza Hatishala, J.L.no.9, appertaining to R.S.Dag no.971 under R.S.Khatian no.244, P.S. Bhangar now Kolkata Leather complex in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned.
42. AND WHEREAS said Abu JafarMiddya vide a General Power of attorney dated 03.10.2018, recorded in Book no.IV, volume no.1630-2018 pages from 5690 to 5706 being dated no.00248 for the year 2018 and duly registered at the Office of D.S.R.-V, South 24 paraganas, appointed one Puspendu Das to act on his behalf.
43. And whereas by virtue of a Sale Deed dated 24.01.2024 recorded in Book no. I Volume no.1630-2024, pages from 4711 to 4737, being no. 00241 for the year of 2024 and duly registered at the office of DSR-V, Alipore, South 24 Paraganas, said PanchmahalConclave Pvt Ltd, Bloomsbury Infrastructure Pvt Ltd and Abu Jaffar Middya, Subid Ali Middya represented by their constituted attorney Puspendu Das sold, conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 20.91 decimals comprised in Mouza Hatishala, J.L.no.9, appertaining to R.S. Dag no.971 under R.S.Khatian no.244, P.S. Bhangar now Kolkata Leather complex in the District of South 24 Paraganas unto and in favour of SambitBasu for the consideration and on the terms and conditions therein mentioned.
44. Deed No. 00240 of 2023 (R.S & L.R Dag No. 971).
45. And whereas by virtue of a Sale Deed dated 14.04.1959 recorded in Book no. I, Volume no.38, Pages from 32 to 31 being no. 03534 for the year 1959 and duly registered at the office of S.R.BHANGAR, one Marijan Bibi sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 38 decimals comprised in Mouza Hatishala J. L. No.09, appertaining to R. S. Dag no. 971 under R. S. Khatian no.244 unto and in favour of Safed Ali Midde for the consideration and on the terms and conditions therein mentioned.
46. And whereas by virtue of a Sale Deed dated 30.04.1965 recorded in Book no I, Volume no.47, Pages from 134 to 141 being no. 04729 for the year of 1965 and duly registered at the office of S. R. Bhangar, VodaMidde @ KhatibarMidde sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 2 decimals comprised in Mouza Hatishala J L No.09, appertaining to C. S. Dag no. 925 R.S. Dag No.971 under R. S. Khatian no.244 unto and in favour of ChholemanMidde for the consideration and on the terms and conditions therein mentioned.
47. And whereas by virtue of a Sale Deed dated 15.09.2003 recorded in Book no. I, CD Volume no1, Pages from 8246 to 8261 being Deed being no. 04240 for the year 2003 and duly registered at the office of ADSR Bhangar, Khatibar Rahman Midde @ VodaMidde and Hayat all Midde jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 0.7 Decimals out of 2.432 decimals comprised in Mouza Hatishala J. L.



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No.09, appertaining to R. S. Dag no. 971 under R. S. Khatian no.244 in the District of South 24 Paraganas unto and in favour of Ravalgoan Tradelink Private Limited for the consideration and on the terms and conditions therein mentioned

48. And whereas by virtue of a Sale Deed dated 09.12.2003 recorded in Book no. I, being no. 04611 for the year 2003 and duly registered at the office of the Additional District Sub-Registrar at Bhangor one Saiyad Ali Midde sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 2.53 decimals comprised in Mouza Hatishala J L No.09, appertaining to R. S. Dag no. 971 under R. S. Khatian no.244 in the District of South 24 Parganas, unto and in favour of Ravalgoan Tradelink Private Limited for the consideration and on the terms and conditions therein mentioned.
49. And whereas said CholemanMidde while being seized possessed entitled and or otherwise of his purchased land died intestate leaving behind him surviving his two widows namely Bibijan Bibi, Saharjan Bibi, three sons namely Sukur Ali Midde, Layep Ali Midde, Ayep Ali Midde and one daughter namely Madarijan Bibi as his legal heirs and successors.
50. And whereas said Bibijan Bibi died intestate leaving behind her surviving her one sone namely Sukur Ali Molla and one daughter namely Madarijan Bibi as her legal heirs and successors.
51. And whereas said Sukur Ali Midde, died intestate leaving behind him surviving his three sons namely SahidulMidde, SafikulMidde, RasidulMidde and four daughters namely Chakiran Bibi, Chamiran Bibi, Chapiya Bibi, as his legal heirs and successors as per the Mohammaden Law.
52. And whereas said Saharjan Bibi died intestate leaving behind her surviving her two sons namely Layep Ali Midde, Ayep Ali Midde as her legal heirs and successors as per the Mohammaden Law.
53. And whereas said Layep Ali Midde died intestate leaving behind him surviving his widow Anichha Bibi @ Rasida Bibi and four sons namely RasedMidde, Saheb Ali Midde, EsrailMidde, Year Mohammad as his legal heirs and successors as per the Mohammedan Law.
54. And whereas said Ayep Ali Midde executed a General Power of attorney dated 11.03.2014 recorded in Book No. IV, volume no.1621-2015 pages from 1961 to 1986 being deed no.00188 for the year 2014 and duly registered at the office of the DSR-III South 24 Paraganas and appointed one BholanathGayen as their constituted attorney to act on their behalf.
55. And whereas by virtue of a Sale Deed dated 14.01.2015 recorded in Book no. I, CD Volume no I, pages from 8513 to 8536, being Deed being no. 00489 for the year 2015 at the office of DSR III south 24 Paraganas said Ayap Ali Midde (being represented by its constituted attorneys namely BholanathGayen) sold conveyed and transferred his share of land admeasuring an area of about 0.69 decimals out of 2.7 decimals comprised in Mouza Hatishala J L No.09, appertaining to R. S. Dag no. 971 under R. S. Khatian no.244 P. S. Bhangar now Kolkata Leather Complex in the District of South 24 Parganas, unto and in favour of Panchmahal Conclave Pvt Ltd for doing various acts and things interalia to sell and transfer. The sale was confirmed by Swapanbhumi Realtors Ltd.



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56. And whereas said Anichha Bibi@ Resida Bibi, RasedMidde, Saheb Ali Midde, EsrailMidde, Year Mohammad jointly executed a General Power of Attorney dated 22.05.2015, recorded in Book no. IV, Volume no.1621-2015, pages from 111 to 133, being no.00100 for the year of 2015 and duly registered at the office of A.D.S.R.-Bhangar, appointed one BholanathGayen as their constituted attorney to act on their behalf.
57. And whereas by virtue of a Sale Deed dated 01.06.2015, recorded in Book no. I, Volume no.1603-2015, pages from 33854 to 33883, being no. 004446 for the year of 2015 at the office of DSR III south 24 Paraganas said Ayap All Midde being represented by his constituted attorney namely BholanathGayen sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 2.37 decimals under R. S. Dag no. 971 under R. S. Khatian no.244 P. S. Bhangar now Kolkata Leather Complex in the District of South 24 Parganas, unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by Swapanbhumi Realtors Ltd.
58. And whereas by virtue of a Sale Deed dated 01.06.2015 recorded in Book no. I, Volume no.1603-2015, pages from 26145 to 26191 being Deed No..04448, for the year 2015 at the office of D. S.R.-III, South 24 Paraganas, said AnichhaBibi@Resida Bibi, RasedMidde, Saheb Ali Midde, EsrailMidde, and Year Mohammad being represented by his constituted attorney namely BholanathGayen) jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area about 3.06 decimals under R.S Dag No. 971 comprised in Mouza Hatishala, J.L.No.9, under P. S.Bhangar now Kolkata Leather Complex, in the in the District of South 24 Paraganas, unto and in favour of Panchmahal Conclave Pvt Ltd. for the consideration on the terms and conditions therein mentioned. The sale was confirmed by Swapanbhumi Realtors Pvt Ltd.
59. And whereas by virtue of a Sale Deed dated 19.11.2015 recorded in Book No. I, volume no.1621-2015, pages from 68725 -68755 being no.06038, for the year of 2015 and duly registered at the Office of A.D.S.R. Bhangar, said SahidulMidde, SafikulMidde, RasidulMidde, Chakiran Bibi, Samiran Bibi, Chapiya Bibi and Sufiya Bibi jointly sold conveyed and transferred ALL THAT piece and parcel of measuring an area of about 2.4 decimals out of 2.8 decimals in Mouza- Hatishala, J.L.NO.9, appertaining to R S Dag no.971 under R S khatian no.244, P.S. BHANGORE now Kolkata Leather complex, in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions mentioned therein.
60. And whereas said Panchmahal Conclave Pvt Ltd. entered into a Development Agreement dated 11.08.2015 with Bloomsbury Infrastructure Pvt Ltd, Swapnabhumi Realtors Ltd for the purpose of development and construction of multi-storied building upon said land and same was duly registered with the office of the Additional District Sub-Registrar at Bhangar and recorded in Book No. I, Volume no. 1621-2015, pages 29540 to 29573, being no. 162104615 for the year of 2015.
61. And whereas said Panchmahal Conclave Pvt Ltd. executed a Development Power of Attorney dated 21.08.2015 and appointed Bloomsbury Infrastructure Pvt Ltd, Swapnabhumi Realtors Ltd as their Constituted



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Attorney to act on their behalf and the same was duly registered with the office of Additional District Sub Registrar at Bhangar and recorded in Book no. I, Volume no. 1621-2015, Pages 32235 to 32251, Being no. 162104687 for the year of 2015.

62. And whereas said Panchmahal Conclave Pvt Ltd. entered into a Cancellation of Development Agreement dated 02.11.2021 with Bloomsbury Infrastructure Pvt Ltd, Swapnabhumi Realtors Ltd whereby and whereunder aforesaid Development Agreement dated 11.08.2015, being no. 162104615 was revoked and cancelled and same was duly registered with the office of the Additional District Sub-Registrar at Bhangar and recorded in Book No. I, Volume no. 1621-2021, pages 227153 to 227177, being no. 162106857 for the year of 2021.
63. And whereas said Panchmahal Conclave Pvt Ltd. executed a Revocation of Development Power of Attorney dated 02.11.2021 in favour of Bloomsbury Infrastructure Pvt Ltd, Swapnabhumi Realtors Ltd whereby and whereunder aforesaid Development Power of Attorney being no. 162104687 for the year of 2015 was revoked and cancelled and the same was duly registered with the office of the Additional District Sub Registrar at Bhangar and recorded in Book no. I, Volume no. 1621-2021, Pages 227314 to 227337, Being no. 162106862 for the year of 2021.
64. And whereas by virtue of a Sale Deed dated 24.01.2024 recorded in Book no.I Volume no.1630-2024, pages from 4738 to 4762, being Deed no. 00240 for the year 2024 and duly registered at the office of DSR-V, Alipore, South 24 Paraganas, said Panchmahal Conclave Pvt Ltd sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 8.57 decimals in Mouza Hatishala, J.L.no.9, appertaining to R.S.Dag no.971 under R.S.Khatian no.244, P.S. Bhangar now Kolkata Leather complex in the District of South 24 Paraganas unto and in favour of SambitBasu for the consideration and on the terms and conditions therein mentioned.
65. AND WHEREAS by virtue of a Sale Deed dated 04.06.1977 recorded in Book no. I, volume no.46 pages from 23 to 28, being no.8534, for the year 1977 and duly registered at the office of S.R. Bhangar, said ChholemanMidde sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of 20.50 decimals out of 41 decimals, comprised in Mouza Hatishala, J.L.NO.9, Touzi no.2999, appertaining to C.S Dag No. 828, R. S. DAG NO.879, under R. S. Khatian no.245, along with other properties in the District 24 Paraganas, unto and in favour of Layep Ali Midde for the consideration on the terms and conditions therein mentioned.
66. AND WHEREAS by virtue of a Sale Deed dated 04.06.1977 recorded in Book no. I, volume no.46 pages from 29 to 33 Deed being no.8535, for the year 1977 and duly registered at the office of S.R. Bhangar, said ChholemanMidde sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of 20.50 decimals , comprised in Mouza Hatishala, J.L.NO.9, Touzi no.2999, appertaining to C.S Dag No. 828, R S DAG NO.879, under R. S .Khatian no.245, P S Bhangar in the District 24 Paraganas, along with other properties unto and in favour of Ayep Ali Midde for the consideration on the terms and conditions therein mentioned.
67. And whereas said Layep Ali Midde, Ayep Ali Midde by virtue of a Sale Deed dated 17.11. 1993, Book No. I, being no. 06990 for the year of 1993 and



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duly registered with the office of Sub-Registrar at Bhangar, South 24 Parganas, jointly purchased ALL THAT piece and parcel of land measuring 05 decimals, be the same a little more or less comprised in Mouza Hatishala, J.L.NO.9, Touzi no.2999, appertaining to R S Dag No.879 along with other properties, under R. S. Khatian no.245, P. S .Bhangar in the District 24 Paraganas, from one MadarBaksMolla, Anchar Ali Sekh, Ajar Ali Molla, Ania Bibi, Hachina Bibi, Arjina Bibi, Serina Bibi, for the consideration on the terms and conditions therein mentioned.

68. And whereas said Layep Ali Midde while being seized possessed entitled and/or otherwise of his aforesaid purchased properties died intestate leaving behind him surviving his widow Anichha Bibi @ Rasida Bibi and Four sons namely RaseMidde Saheb Ali Midde, EsrailMidde, Year Mohammad as his legal heirs and successors as per the Mohammedan Law.
69. And whereas said Ayep Ali Midde granted a General Power of Attorney dated 22.05.2015, recorded in Book no. IV, volume no.1621-2015, pages from 134 to 149, being no.00101 for the year 2015 and duly registered at the office of A. D.S.R.-Bhangar, appointed one BholanathGayen as his constituted attorney to act on his behalf.
70. And whereas by virtue of a Sale Deed dated 01.06.2015 recorded in Book no. I, volume no.1603-2015, pages from 33854 to 33883 being no. 04446, for the year 2015 and duly registered at the office of D. S.R.-III, South 24 Paraganas, said Ayep Ali Midde (being represented by his constituted attorney namely BholanathGayen) sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of 4.07decimals comprised in C S Dag no.828, appertaining to R S Dag No.879, under R S Khatian no.245, comprised in Mouza Hatishala, J.L.No.9, under P. S .Bhangar now Kolkata Leather Complex, in the in the District of South 24 Paraganas, unto and in favour of Panchmahal Conclave Pvt Ltd. for the consideration on the terms and conditions therein mentioned. The sale was confirmed by Swapanbhumi Realtors Pvt Ltd.
71. And whereas said Anichha Bibi@ Resida Bibi, RasedMidde, Saheb Ali Midde, EsrailMidde, and Year Mohammad jointly granted a General Power of Attorney dated 22.05.2015, recorded in Book no. I, Volume no.1621-2015, pages from 111 to 133, being no.00100 for the year of 2015 and duly registered at the office of A.D.S.R.-Bhangar, appointed one BholanathGayen as their constituted attorney to act on their behalf.
72. And whereas by Sale Deed dated 01.06.2015 recorded in Book no. I, volume no.1603-2015, pages from 26145 to 26191, being deed no.04448 for the year 2015 and duly registered at the office of D.S.R.III South 24 Paraganas, said Anichha Bibi@ Rasida Bibi, RasedMidde, Saheb Ali Midde, EsrailMidde, and Year Mohammad (being represented by its constituted attorney namely BholanathGayen) jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 21.96 decimals comprised in Mouza Hatishala, J.L.NO.9, appertaining to R S Dag no.879 under R S khatian no.244 PS BHANGORE now Kolkata Leather complex in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions mentioned therein. The sale was confirmed by Swapnabhumi Realtors Ltd.



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73. And whereas by virtue of a Sale Deed dated 03.08.1983 recorded in Book no. I, Vol no.181, pages from 141 to 1489, being Deed no.07677 for the year 1983 duly registered at the office of the Sub Registrar, Bhangar said Jaytannecha Bibi, Nurhuda Begum jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area about 12 decimals, comprised in Mouza Hatishala, appertaining to R .S .Dag no.879, under R. S. Khatian no. 245 under P.S. Bhangar, in the District of South 24 Paraganas, unto and in favour of Khalil Molla for the consideration on the terms and conditions therein mentioned.
74. And whereas said Khalil Molla died intestate, leaving behind him surviving his widow namely Latifannecha Bibi, one son namely Abdur Rauf Molla & four daughters namely Rahila Bibi, Rajiya Bibi, Manjuara Bibi, and Sanjuara Bibi as his legal heirs and successors.
75. AND WHEREAS by virtue of a Sale Deed dated 23. 09.2016 recorded in Book no.I, Vol no.1630-2016,, pages from 85780 to 85817, being no.02983 for the year 2016 duly registered at the office of the DSR-V, South 24 Paraganas, said Latifannecha Bibi, Rahila Bibi, Rajia Bibi, Manjura Bibi, And Sanjura Bibi jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area about 2.33 decimals comprised in Mouza Hatishala, J.L.no.9, appertaining to R S Dag no.879, under R S Khatian no. 245 under P.S. Bhangar, now Kolkata Leather Complex in the District of South 24 Paraganas, unto and in favour of Panch Mahal Conclave Pvt Ltd. the sale was confirmed by Bholanath Gayen.
76. And whereas by virtue of Sale Deed dated 19.01.2024 recorded in Book No. I, Volume No.1630-2024, Pages from 4600 to 4623 being Deed no.00176 for the year 2024 and duly registered at the office of D.S.R.-V, South 24 Paraganas , said Panchmahal Conclave Pvt Ltd sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 25.89 decimals in R. S. and L.R Dag no.879, under R. S. Khatian no.245 L. R. Khatian no.3492, 1467, 1524 comprised in Mouza-Hatishala, J.L.No.9, under P.S. Bhangar now Kolkata Leather Complex in the District of South 24 Paraganas, unto and in favour of Amit Ghosh, for the consideration and on the terms and conditions therein mentioned.
77. Deed No. 00125 of 2024 (R.S & L.R Dag No. 974).
78. And whereas by Sale Deed recorded in Book no. I, volume no.181, Pages from 141 to 1489 being Deed no.07677, for the year 1983 and duly registered at the at the Office of Sub Registrar, Bhangar, said Jaytannecha Bibi, Nurhuda Begum jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 11.25 decimals comprised in Mouza -Hatishala, J.L.No.09, appertaining to R. S.. Dag no.974, under R S Khatian No.242, unto and in favour of Khalil Molla for the consideration and on the terms and conditions mentioned therein.
79. And whereas said Khalil Molla died intestate, leaving behind him surviving his widow namely Latifannecha Bibi, one son namely Abdur Rauf Molla & four daughters namely Rahila Bibi, Rajiya Bibi, Manjuara Bibi, and Sanjuara Bibi as his legal heirs and successors.
80. And whereas by virtue of a Sale Deed dated 23.09.2016 recorded in Book no.I, Vol no.1630-2016,, pages from 85780 to 85817, being deed no.02983 for the year 2016 duly registered at the office of the DSR-V, South 24



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Paraganas, said Latifannecha Bibi, Rahila Bibi, Rajia Bibi, Manjura Bibi, And Sanjura Bibi jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area about 2.33 decimals comprised in Mouza Hatishala, J.L.no.9, appertaining to R S Dag no.879, under R S Khatian no. 245 under P.S. Bhangar, now Kolkata Leather Complex in the District of South 24 Paraganas, unto and in favour of Panch Mahal Conclave Pvt Ltd. the sale was confirmed by Bholanath Gayen.

81. AND WHEREAS said Abdur Rauf Molla, while being seized possessed entitled and otherwise of his inherited share in the land died intestate, leaving behind him surviving his widow namely Nayantara Khatun and two daughters namely HazratiRumaiya and others.
82. And whereas said HazratiRumaiya granted a General Power of Attorney dated 20.09.2022, recorded in book no. IV, being no.08957 for the year 2022 and duly registered at the office of ADSR Bhangar appointed her mother Mayantara khatun for doing various acts and things interalia to sell and transfer her share of land.
83. AND WHEREAS by virtue of a Sale Deed dated 23.09.2022 recorded in Book no.I, Vol no.1630-2022, pages from 170495 to 170518, being deed no.04684 for the year 2022 and duly registered at the office of the D.S.R.-V, South 24 Paraganas, said Nayantara Khatun, HazratiRumaiya (being represented by her constituted attorney namely Nayantara khatun) & others jointly sold, conveyed and transferred and conveyed their undivided land admeasuring 1.84 decimals comprised in Mouza Hatishala, J.L.No.9, appertaining to R. S. & L.R. Dag no.974, under R. S. Khatian no. 245 under P.S. Bhangar, now Kolkata Leather Complex in the District of South 24 Paraganas, unto and in favour of Panchmahal Conclave Pvt. Ltd.
84. And whereas by virtue of Sale Deed dated 16.01.2024 recorded in Book no. I, volume no.1630-2024, Pages from 2807 to 2827 Being no.163000125 for the year 2024 and duly registered at the at the Office of DSR-V, South 24 Parganas, said Panchmahal Conclave Pvt Ltd sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 2.84 decimals comprised in Mouza -Hatishala, J.L.No.09, appertaining to R. S. & L R. Dag no.974, under R. S. Khatian No.245, P. S. Bhangar, now Kolkata Leather complex in the District of south 24 Parganas, unto and in favour of Amit Ghosh for the consideration and on the terms and conditions mentioned therein.
85. And whereas as per Record of Rights under the Revisional Settlement one BuddheshwarNaskar was the sole and absolute owner of 45 decimals comprised in Mouza Hatishala, J.L.No.9, appertaining to R S Dag no.976 R S Khatian no.699 under PS Bhangore now Kolkata leather complex in the District of South 24 Paraganas.
86. And whereas said BuddheshwarNaskar while being seized possessed entitled and otherwise of the abovementioned land i.e. 45 decimals as sole and absolute owner died intestate leaving behind him surviving his four sons namely Shyam Sundar Naskar, RamapadaNaskar, ParashantaNaskar, SachinNaskar and four daughters namely Subhadra Naskar Nee Sarder, Jamuna Naskar Nee Mondal, Ganga Naskar Nee Mondal, Anurupa Nee Mondal as his legal heirs and successors



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87. And whereas said Subhadra Naskar nee Sardar while being seized possessed entitled and otherwise the died intestate leaving behind her surviving her three sons namely Swapan Sardar, Rabin Sardar, Arabindo Sardar and one only daughter namely Bhabani Sardar Nee Naskar her legal heirs and successors as per Hindu Succession Act 1956.
88. AND WHEREAS by virtue of a Deed of Gift dated 26.11.2020, recorded in Book no.I, Volume no,1621-2020, Pages from 170672 to 170750 being Deed no.5000 for the year 2020 and duly registered at the office of A.D.S.R. Bhangore said AnurupaNaskar Nee Mondal out of natural love and affection gifted and transferred her share of land measuring 5.60 decimals under R S & LR dag no.976 under R S. Khatian no.699, L R Khatian no.1849, P.S.Bhagore now Kolkata Leather complex in the district of South 24 Paraganas unto and in favour of PrashantaNaskar, SachinNaskar.
89. AND WHEREAS BY virtue of a Sale Deed dated 09.02.2024, recorded in Book No. I, Volume no.1621-2024 pages from 42938 to 42965 being no.01627 for the year of 2024 and duly registered at the office of the A D S R Bhangore, said Ganga Naskar Nee Mondal , Swapan Sardar, Rabin Sardar Arabindo Sardar jointly sold conveyed and transferred a piece and parcel of land measuring an area of about 11.38 decimals comprised in Mouza -Hatishala appertaining to R S & LR Dag no.976, under RS KHATAIN NO. 699 L R Khatian no.1849, P.S Bhagore, now Kolkata Leather complex in the District of South 24 Paraganas, unto and in favour of Md JalaluddinMaddya Alias Middyya for the consideration and on the terms and conditions mentioned therein.
90. And whereas by virtue of a Sale Deed dated 07.03.2024, recorded in Book no. I, volume no.1630-2024, Pages from 19381 to19402 being no.00754 for the year 2024 and duly registered at the office of DSR-V,South 24 Paragans, said Shyam Sundar Naskar, At RamapadaNaskar, PrashantaNaskar, SachinNaskar jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of 17.0575 decimals comprised in Mouza Hatishala, J L NO.09, appertaining to RS & LR dag no.976 under R S Khatian no.699 and LR Khatian no.1849 P.S. Bhagore now Kolkata leather complex, in the District of South 24 Parganas unto and in favour of Amit Ghosh for the consideration and on the terms and conditions mentioned therein. the sale was confirmed by Md Jalal Uddin Maddya alias Middyya.
91. And whereas by virtue of a Sale Deed dated 07.03.2024 recorded in Book no. I, volume no.1630 to 2024 Pages from 19359 to 19380 being no.00755 for the year of 2024 and duly registered at the office of DSR-V South 24 Paraganas said Shyam Sundar Naskar, RamapadaNaskar, PrashantaNaskar, SachinNaskar jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of 11.38 decimals comprised in Mouza Hatishala,J L NO.09, appertaining to RS & LR dag no.976 under R S Khatian no.699 and LR Khatian no.1849 P.S. Bhagore now Kolkata leather complex, in the District of South 24 Parganas unto and in favour of Amit Ghosh for the consideration and on the terms and conditions mentioned therein.
92. And whereas by virtue of a Dee of conveyance dated 05.03.2024 recorded in Book no. I, volume no.1630-2024 Pages from 17684 to 17703 being Deed no.00700 for the year of 2024 and duly registered at the Office of DSR -South 24 Paraganas said MD Jalal Uddin Maddya alias Middyya sold conveyed and



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transferred ALL THAT piece and parcel of land measuring an area of 11.38 decimals comprised in Mouza Hatishala, J L NO.09, appertaining to RS & LR dag no.976 under R S Khatian no.699 and LR Khatian no.1849 P.S. Bhagore now Kolkata leather complex, in the District of South 24 Parganas unto and in favour of Amit Ghosh for the consideration and on the terms and conditions mentioned therein.

93. And whereas one Fatema Bibi alias Fatejan Bibi Molla was the recorded owner and occupier of All That a piece land admeasuring 0.95 decimals under R.S.Dag no.968 under P.S. Bhangor now Kolkata Leather complex in the District of South 24 Paragnas.
94. And whereas one Hayatan Bibi was the recorded owner and occupier of All That a piece land admeasuring 0.95 decimals under R.S.Dag no.968 under P.S. Bhangor now Kolkata Leather complex in the District of South 24 Paragnas.
95. And whereas said Hayatan Bibi while seized possessed entitled and/or otherwise of the aforementioned land died intestate leaving behind surviving her husband namely Sekur Ali Sanpui, six sons namely Kamal Uddin Sanpui, Rafik Sanpui, NassiruddinSanpui, NasibSanpui, KutubuddinSanpui, PiyaaruddinSanpui, and three daughters namely Sarifannesha Bibi, Naharun Bibi and Saharun Bibi Molla as her legal heirs and successors as per the Mohammaden Law.
96. And whereas LokmanKazi, MahaburRahamanKazi, MafidulKazi, KhusidaSekh,Khadija Bibi, Masura Bibi, MafujaKaji Asura Rahaman Bibi, Sarifannesha Bibi Neharun Bibi, Saharun Bibi Molla and Kamal UnddinSanpui vide a General Power of attorney dated 28.12.2011 recorded in Book No. IV, CD volumeno.1, Pages from 2674 to 2692 being no.00217 for the year 2011 and duly registered at the office of ADSR Bhangar appointed one Rafik Khan for doing various acts and things interalia to sell and transfer their share of the land.
97. And whereas by virtue of a Sale Deed dated 09.05.2012 recorded in Book no.I, CD volume No.09, pages from 2435 to 2453 being deed no 03951 for the year 2012 at the office of DSR III South 24 Parganas said LokmanKazi, MahaburRahamanKazi, MafidulKazi, KhusidaSekh, Khadija Bibi, Masura Bibi, MafujaKaji, Asura Rahaman Bibi, Sarifanneshabibi, Neharun Bibi, Saharun Bibi Molla and Kamal UnddinSanpui (being represented by their constituted attorney namely Rafik Khan) jointly sold conveyed and transferred an area 1.20 decimals comprised in Mouza Hatishala, J.L. NO.9, appertaining to R S Dag no.968 along with other properties under P.S. Bhangar, now Kolkata Leather complex in the District of South 24 Parganas unto and in favour of M/s.BAYEN ENTERPRISE.
98. And whereas one Ismail Molla was the recorded owner and occupier of All That a piece land admeasuring 1.9 decimals under R.S.Dag no.968 under P.S. Bhangor now Kolkata Leather complex in the District of South 24 Paragnas.
99. And whereas said EsmailMolla while seized possessed entitled and/or otherwise of the aforementioned land died intestate leaving behind surviving his widow namely Salecha Bibi, two sons namely Abdul Jalil Molla, Abdul Hakim Molla and four daughters namely Firoza Bibi, Minara Bibi, Hachina Bibi Sahara Bibi as his legal heirs and successors as per the Mohamaden Law.



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100. And whereas said Abdul Jalil Molla, Firoza Bibi, Minara Bibi jointly granted a General Power of Attorney dated 10.08.2021, recorded in Book No. I, volume no.1621-2021, pages from 128265 to 128293 being Deed no.04050 for the year 2021 and duly registered at the office of A.D.S.R. Bhangar, appointed one Subhas Chandra Gayen.
101. And whereas said SalehaMolla granted a General Power of attorney dated 28.08.2021 recorded in book no.I, volume no.1621-2021 pages from 144529 to 144567 being deed no.04646 for the year 2021 and duly registered at the office of ADSR Bhangar appointed one Subhas Chandra Gayen as his constituted attorney to act on his behalf.
102. And whereas by virtue of a Sale Deed dated 17.01.2024 recorded in Book no. I, Volume no.1621-2024, pages from 19950 to 19986 being Deed no.00564 for the year 2024 and duly registered in the office of A.D.S.R. Bhangar said Fakir Ali Midde (being represented by its constituted attorney BholanathGayen) Abdul Jalil Molla, Firoza Bibi, Minara Bibi and SalehaMolla (being represented by its constituted attorney Subhas chandraGayen) jointly sold, conveyed and transferred ALL THAT piece and parcel of land measuring an area about 9.93 decimals, in R S & LR DAG NO.968 under R S Khatian no.322, L R Khatian no.1470 comprised in Mouza Hatishala, J L No.9, in the District of South 24 Parganas unto and in favour of Bidyut Kumar Bayen for the consideration and on the terms and conditions therein mentioned.
103. And whereas by virtue of a Sale Deed dated 05.11.2024 recorded in book no. I, volume no.1604-2024 pages from 267021 to 267045 being deed no.10664 for the year 2024 and duly registered at the office of ADSR Bhangar, said M/S.Bayen Enterprise, Bidyut Kumar Bayen jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area about 2.1175 decimals out of 4.8075 decimal in R S & L R DAG NO.968 under R S Khatian no.322, L R Khatian no.1197,& 4275 comprised in Mouza Hatishala, J L No.09, in the District of South 24 Parganas unto and in favour of Amit Ghosh for the consideration and on the terms and conditions therein mentioned.
104. And whereas by virtue of Sale Deed dated 05.01.2024 recorded in Book no. I, Volume no.1630-2024, Pages from 2047 to 2072, being no.16300069 for the year of 2024 and duly registered with the office of District Sub-Registrar -V, South 24 Parganas, said BasaratSanpui, Hamid Ali Sanpui, Abdulla Sanpui, FatemaSanpui alias Fatema Bibi, Asura Bibi, Chhayma Bibi, Moslimabibi , Salima Bibi jointly sold conveyed and transferred a piece and parcel of land admeasuring 2.25 Decimals under R.S & L.R Dag no. 968 under R. S. Khatian no.245, L. R. Khatian no.1518, comprised in Mouza Hatishala J.L.No.9 under P.S. Bhangar, now Kolkata Leather Complex, in the District of South 24 Paraganas, unto and in favour of SambitBasu, for the consideration and on the terms and conditions therein mentioned.
105. And whereas by virtue of a Sale Deed dated 13.06.1966 and recorded in Book no. I, volume no.100 pages from 285 to 287 being no.10681, for the year 1966 and duly registered at the office of S.R. Bhangar, said Ser Ali Molla and SakoatMolla jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of 41 decimals out of 45.35 decimals, comprised in Mouza Hatishala, J.L.NO.9, Touzi no.2999, appertaining to C.S



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Dag No. 828, R. S. Dag No.879, along with other properties under R. S. Khatian no.245, P. S. Bhangar in the District 24 Paraganas, unto and in favour of Abdul Latiff Gharami for the consideration on the terms and conditions therein mentioned.

106. And whereas by virtue of a Sale Deed dated 04.06.1977 recorded in Book no. I, volume no.46 pages from 23 to 28, being no.8534, for the year 1977 and duly registered at the office of S.R. Bhangar, said Chholeman Midde sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of 20.50 decimals out of 41 decimals, comprised in Mouza Hatishala, J.L.NO.9, Touzi no.2999, appertaining to C.S Dag No. 828, R. S. DAG NO.879, under R. S. Khatian no.245, along with other properties in the District 24 Paraganas, unto and in favour of Layep Ali Midde for the consideration on the terms and conditions therein mentioned.
107. And whereas said Ayep Ali Midde granted a General Power of Attorney dated 22.05.2015, recorded in Book no. IV, volume no.1621-2015, pages from 134 to 149, being no.00101 for the year 2015 and duly registered at the office of A. D.S.R.-Bhangar, appointed one Bholanath Gayen as constituted attorney to act on his behalf.
108. And whereas by virtue of a Sale Deed dated 01.06.2015 recorded in Book no. I, volume no.1603-2015, pages from 33854 to 33883 being no. 04446, for the year 2015 and duly registered at the office of D. S.R.-III, South 24 Paraganas, said Ayep Ali Midde (being represented by his constituted attorney namely Bholanath Gayen) sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of 4.07 decimals comprised in C S Dag no.828, appertaining to R S Dag No.879, under R S Khatian no.245, comprised in Mouza Hatishala, J.L.No.9, under P. S .Bhangar now Kolkata Leather Complex, in the in the District of South 24 Paraganas, unto and in favour of Panchmahal Conclave Pvt Ltd. for the consideration on the terms and conditions therein mentioned. The sale was confirmed by Swapanbhumi Realtors Pvt Ltd.
109. And whereas said Layep Ali Midde while being seized possessed entitled and/or otherwise of his aforesaid purchased properties i.e.21.75 decimals died intestate leaving behind him surviving his widow Anichha Bibi @ Rasida Bibi and Four sons namely Rase Midde, Saheb Ali Midde, Esrail Midde, and Year Mohammad as his legal heirs and successors as per the Mohammedan Law.
110. And whereas said Ayep Ali Midde vide a general Power of attorney dated 11.03.2014 recorded in Book No.IV, volume no.1621-2015 pages from 1961 to 1986 being deed no.00188 for the year of 2014 and duly registered at the office of DSR III South 24 Paraganas and appointed one Bholanath Gayen as his constituted attorney to act on his behalf.
111. And whereas said Anichha Bibi @ Resida Bibi, Rased Midde, Saheb Ali Midde, Esrail Midde, and Year Mohammad jointly granted a General Power of Attorney dated 22.05.2015, recorded in Book no. I, Volume no.1621-2015, pages from 111 to 133, being no.00100 for the year of 2015 and duly registered at the office of A.D.S.R.-Bhangar, appointed one Bholanath Gayen as constituted attorney to act on their behalf.
112. AND WHEREAS by virtue of a Sale Deed dated 04.07.1962 recorded in Book no. I, Deed No.07577, for the year 1962 duly registered at the office of



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the Sub Registrar, Bhangar said Talem Ali Molla sold conveyed and transferred ALL THAT piece and parcel of land measuring an area about 16 decimals comprised in Mouza Hatishala, appertaining to R. S. Dag no.879, under R. S. Khatian no. 245 under P.S. Bhangar, in the District of South 24 Paraganas, unto and in favour of Golam Charoar Mallick for the consideration on the terms and conditions therein mentioned.

113. And whereas said Golam Charoar Mallick while being seized possessed entitled and otherwise of the aforesaid purchased land as sole and absolute owner died intestate leaving behind him surviving his two sons namely Md. Ishak Mallick & Md Ismail Mallick and one daughter namely Sobratan Bibi as his legal heirs and successors as per Mohammedan Law.
114. And whereas said Khalil Molla while being seized possessed entitled and otherwise of the aforesaid purchased land as sole and absolute owner died intestate, leaving behind him surviving his widow namely Latifannecha Bibi one son namely Abdur Rauf Molla & four daughters namely Rahila Bibi, Rajiya Bibi, Manjuara Bibi and Sanjuara Bibi as his legal heirs and successors as per Mohammedan Law.
115. AND WHEREAS by virtue of a Sale Deed dated 23. 09.2016 recorded in Book no.I, Vol no.1630-2016,, pages from 85780 to85817, being deed no.02983 for the year 2016 duly registered at the office of the DSR-V, South 24 Paraganas, said Latifannecha Bibi, Rahila Bibi, Rajia Bibi, Manjura Bibi, And Sanjura Bibi jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area about 2.33 decimals comprised in Mouza Hatishala, J.L.no.9, appertaining to R S Dag no.879, under R S Khatian no. 245 under P.S. Bhangar, now Kolkata Leather Complex in the District of South 24 Paraganas, unto and in favour of Panch Mahal Conclave Pvt Ltd. the sale was confirmed by Bholanath Gayen.
116. And whereas said Sobartan Bibi, while being seized possessed entitled and otherwise of her inherited share in the land died intestate, leaving behind him surviving his five sons namely Md. Sukur Ali, Md Sabir, Md Sakir Samir Mahhammad, Sis Mahhammad and two daughters namely Jahanara Begum and Manoara Khatun as her legal heirs and successors as per Mohammedan Law.
117. AND WHEREAS said Md Sukur Ali , Md Sabir, Md Sakir, Samir Mahhammad, Sis Mahhammad & Jahanara Begum jointly granted a General Power of Attorney dated 18.02.2022, recorded in Book no. I, volume no.1621-2022, pages from 54559 to 54601, being no. 01837 for the year 2022 and duly registered at the office of A.D.S.R. Bhangar, appointed one Sambit Basu as their constituted attorney to on their behalf.
118. And whereas by virtue of a Sale Deed dated 17.01.2024 recorded in Book no. I, Vol no.1630-2024, pages from 2618 to 2637, being no.163000136 for the year of 2024 and duly registered at the office of the DSR-V, South 24 Paraganas, said Md. Sukur Ali, Md. Sabir, Md Sakir, Samir Mahammad, Sis Mahhammad, Jahanara Begum (being represented by her constituted attorney namely Sambit Basu) jointly sold, conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 3.02 decimals, comprised in Mouza Hatishala, J.L.no.9, appertaining to R. S. & L.R. Dag no.879, under R. S. Khatian no. 245, L. R. Khatian no.1257, P.S. Bhangar, now Kolkata Leather Complex in the District of South 24 Paraganas, unto

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and in favour of Amit Ghosh for the consideration and on the terms and conditions mentioned therein.

119. And whereas one Golamnecha Bibi alias Golehar alias Goljan Bibi wife of EibadatSanpui was the absolute recorded owner of ALL THAT piece and parcel of land measuring an area of about 8.52 decimals comprised in Mouza Hatishala, J.L.No.9, R.S. Dag no.879 under R. S. Khatian no.245 P.S. Bhangar, now Kolkata Leather complex in the District of South 24 Paraganas as per porcha dated 04.02.1956.
120. And whereas said Golefannecha (Golehar) alias Goljan Bibi while being seized possessed entitled and otherwise of the above-mentioned land died intestate leaving behind surviving the one son namely Sukur Ali Sanpui and one daughter namely Noorjahan Bibi as her legal heirs and successors as per the Mohammedan Law.
121. And whereas said Sukur Ali Sapui died intestate leaving behind him surviving his five sons namely Rafique Sanpui, NaseebSanpui, PiyruddinSanpui, KutubbudinSanpui, KamaluddinSanpui and three daughters Namely Sarifaneccha Bibi, Neharun Bibi and Saharun Bibi as his legal heirs and successors as per the Mohammedan Law.
122. AND WHEREAS said Rafique Sanpui while being seized possessed entitled and other wise of the above mentioned inherited died intestate leaving behind him surviving his widow Anjura Bibi, two sons namely EjajSanpui, Azhar Uddin Sanpui, five daughters namely Runa Bibi, Ruksana Bibi, Tamanna Bibi, Rejina Bibi, Nargis Bibi as his legal heirs and successors.
123. And whereas said KutubbudinSanpui died intestate leaving behind him surviving his widow Ajmira Bibi, one son namely AnsurRahamanSanpui and four daughters namely Rakija Bibi, Arpina Khatun, Mahima Khatun, along with others as his legal heirs and successors as per the Mohammedan Law.
124. And whereas by virtue of a Sale Deed dated 16.01.2024, recorded in Book No. I, Volume no.1630-2024, Pages from 2828 to 2873 , being No. 163000145 for the year of 2024 and duly registered at the Office of D.S.R.-V, South 24 Parganas, said Noorjahan Bibi Anjura Bibi, EjajSanpui, Azhar Uddin Sanpui, Runa Bibi, Ruksana Bibi, Tamanna Bibi, Rejina Bibi, Nargis Bibi, NaseebSanpuiPiyruddinSanpuiAjmira Bibi, Rakija Bibi, Mahima Khatun, Sarifaneccha Bibi, Neharun Bibi, Saharun Bibi along with others jointly sold conveyed and transferred undivided share of land admeasuring 8.064 decimals under R.S. & L.R. Dag No.879, under R.S. Khatian No.245, L R Khatian No.1468, P.S. Bhangar, Now Kolkata Leather Complex in the District of South 24 Paraganas unto and in favour of Basu, for the consideration and on the terms and conditions mentioned therein and MD. MosiurRahaman.
125. And whereas as per records of Rights under the Revisional settlement one Uttam Chandra Ghosh was the recorded owner of ALL THAT piece and parcel of land measuring an area of about 12 decimals comprised in Mouza Hatishala, appertaining to R S Dag no.972 under R S Khatian no.241 under P S Rajarhat, in the District of 24 Paraganas.
126. And whereas the said Uttam Chandra Ghosh while being seized possessed entitled and or otherwise of the recorded land area died intestate leaving behind him surviving his seven sons namely Bipin Behari Ghosh, Satish Chandra Ghosh, Jyotish Chandra Ghosh, Nagendranath Ghosh, Rajendra Kumar Ghosh, Khitish Chandra Ghosh, And Lalitmohan Ghosh and



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two daughters namely Subodhbala Ghosh and Radharani Ghosh as his legal heirs and successors as per under Hindu Succession Act, 1956.

127. And whereas the said Satish Chandra Ghosh died intestate as bachelor leaving behind him surviving his five brothers namely Jyotish Chandra Ghosh, Khitish Chandra Ghosh, Lalit Mohan Ghosh, Nagendra Nath Ghosh and Rajendra Kumar Ghosh @ Rajendra Nath Ghosh, two sisters namely Subodhbala Ghosh, and Radharani Ghosh, two nephews namely Bhadreshwar Ghosh and Sidheshwar Ghosh and niece Namely NiharBala Ghosh as his legal heirs and successors as per Hindu Succession Act, 1956.
128. And whereas by virtue of a Sale Deed dated 11.11.1983 recorded in Book no. I Volume no.218, pages from 187 to 190, being no. 09608 for the year of 1983 and duly registered at the office of S.R. Bhngar South 24 Paraganas, said Sidheshwar Ghosh sold conveyed and transferred ALL THAT piece and parcel of land measuring 0.45 decimals under R.S Dag No. 972, along with other properties comprised in Mouza Hatishala, under R.S. Khatian no.241, the District of South 24 Paraganas unto and in favour of AjibaliSanpui for the consideration and on the terms and conditions therein mentioned. .
129. And whereas by virtue of a Sale Deed dated 07.04.1984 recorded in Book no. I Volume no.76, pages from 401 to 406, being Deed no. 06104 for the year 1984 and duly registered at the office of S.R Bhangar South 24 Paraganas, said Bhadreshwar Ghosh sold conveyed and transferred a piece and parcel of land admeasuring 0.44 decimals out of 1.33 Decimals (out of 12 Decimals) under R.S Dag No. 972 along with other properties in the District of South 24 Paraganas unto and in favour of Somnath Ghosh.
130. And whereas the said Bipin Behari Ghosh died intestate leaving behind him surviving his two sons namely Bhadreshwar Ghosh and Sidheshwar Ghosh and one daughter NiharBala Ghosh as his legal heirs and successors
131. And whereas said Nagendra Nath Ghosh died intestate leaving behind him surviving his four sons namely Balaram Ghosh, Madanmohan Ghosh, Krishnapada Ghosh, Ashok Ghosh and five daughters namely Lakkhirani Ghosh, Swarasati Ghosh, Doupadl Ghosh, Chayna Ghosh, Menoka Ghosh as his legal heirs and successors.
132. And whereas the said Ashok Ghosh died intestate leaving behind him surviving his widow namely Protima Ghosh and two sons namely Suresh Ghosh, Abhijit Ghosh as his legal heirs and successors.
133. And whereas said Krishna Pada Ghosh died intestate leaving behind him surviving his widow namely Umarani Ghosh and other two sons as his legal heirs and successors.
134. And whereas said Khitish Chandra Ghosh died intestate leaving behind him surviving his widow namely Namita Ghosh, and three sons namely Sadhan Ghosh, Sukumar Ghosh and Phanibhusan Ghosh as his legal heirs and successors.
135. And whereas said Rajendra Nath Ghosh died intestate leaving behind him surviving his widow namely Sorojini Ghosh, three sons namely Provat Ghosh, Sushil Ghosh, Subhas Chandra Ghosh and seven daughters namely Sandhyarani Ghosh, Jyotsna Ghosh alias Indrani Ghosh, Purnima Ghosh, Mira Ghosh, Kalyani Ghosh and Arati Ghosh as his legal heirs and successors.



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136. And whereas said Somnath Ghosh vide a General power of attorney dated 24.04.2015 recorded in Book no. IV CD volume no 1, pages from 1305 to 1316 being no.00079 for the year 2015 and duly registered at the office of A.D.S.R. Bhangar appointed one BholanathGayen as his constituted attorney to act on his behalf.
137. AND WHEREAS by virtue of Sale Deed dated 04.05.2015, recorded in Book no. I, CD Volume no.7., pages from 3375 to 3400, being Deed no. 02479 for the year 2015 and duly registered at the office of AD.S.R Bhangar, said Somnath Ghosh (being represented by his constituted attorney namely BholanathGayen), sold conveyed and transferred a piece and parcel of land measuring an area of about 0.444 decimal comprised in Mouza Hatishala, appertaining to R.S. & L. R. Dag no.972 under R.S. Khatian no.242, in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by Swapanabhumi Realtors Ltd.
138. And whereas by virtue of Sale Deed dated 29.04.2015, recorded in Book no. I, CD Volume no.7, pages from 3351 to 3374, being Deed no. 02478 for the year 2015 duly registered at the office of AD.S.R Bhangar, said Madan Mohan Ghosh Pratima Ghosh, Suresh Ghosh, Uma Rani Ghosh, Lakhirani Ghosh, Swarasati Ghosh, Doupadi Ghosh, Chayna Ghosh and Meneka Ghosh along with others jointly sold conveyed and transferred their undivided share 1.14 decimals comprised in Mouza Hatishala, appertaining to R.S. & L R Dag no.972 under R.S. Khatian no.242, in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned.
139. And whereas said Bhadreswar Ghosh while being seized and possessed entitled and or otherwise of the died intestate leaving behind him surviving his widow namely Arati Ghosh two sons namely Bidyut Ghosh and Biman Ghosh and two daughters namely Rekha Ghosh and Bela Ghosh as his legal heirs and successors.
140. And whereas by virtue of Deed of Gift dated 07.08.2002 and recorded in Book no. I, Volume no.49, pages from 261 to 268, being Deed no. 02729 for the year 2004 duly registered at the office of A.D.S.R Bhangar said Lalit Mohan Ghosh gifted and transferred his undivided share of land admeasuring an area of about 1.33 decimals comprised in Mouza Hatishala, under R.S. & L R Dag no.972 under R.S.Khatian no.241, along with other properties in the District of South 24 Paraganas unto and in favour of his son Amiya Kumar Ghosh for the terms and conditions therein mentioned.
141. AND WHEREAS by virtue of Sale Deed dated 26.05.2015, recorded in Book no.I, Volume no.1602-2015, pages from 23800 to 23842, being Deed no. 04447 for the year2015 duly registered at the office of D.S.R-III South 24 Parganas, said Sadhan Ghosh Phanibhusan Ghosh , Sukumar Ghosh, and Namita Ghosh jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 1.5 decimal comprised in Mouza Hatishala, appertaining to R.S. & L R Dag no.972 under R.S. Khatian no.241, in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by Swapanabhumi Realtors Ltd.



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142. AND WHEREAS by virtue of Sale Deed dated 04.05.2015, recorded in Book no.I, CD Volume no.7, pages from 3515 to 3542, being Deed no.02486 for the year 2015 duly registered at the office of A.D.S.R Bhangar, said Bidyut Kumar Ghosh and Biman Kumar Ghosh (being represented by their constituted attorney Bholanath Gayen), jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 0.45 decimal comprised in Mouza Hatishala, appertaining to R.S. & L. R. Dag no.972 under R.S. Khatian no.242, in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by Swapanabhumi Realtors Ltd.
143. AND WHEREAS by virtue of Sale Deed dated 26.05.2015 recorded in Book no.I, Volume no..1603-2015, pages from 23486 to 23515, being no. 04445 for the year 2015 duly registered at the office of D.S.R-III south 24 Paragans, said Radharani Ghosh, sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 1.50 decimal comprised in Mouza Hatishala, appertaining to R.S. & L. R. Dag no.972 under R.S. Khatian no.241, in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by Swapanabhumi Realtors Ltd.
144. AND WHEREAS by virtue of a Sale Deed dated 15.02.2016 recorded in Book no. I, Volume no.1630-2016, pages from 16258 to 16288 being deed no.00537 for the year 2016 and duly recorded in the office of D.S.R -V, South 24 Paraganas, said Ajibali Sanpui sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 0.45 decimals comprised in Mouza Hatishala appertaining to R.S. & L.R. Dag no.972, under R S Khatian no.241 in the District South 24 Parganas unto and in favour of one Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions mentioned therein the sale was confirmed by RasedMidde.
145. And whereas by virtue of a Sale Deed dated 06.09.2016 recorded in Book no. I, Volume no.1630-2016, pages from 16258 to 16288 being deed no.02858 for the year 2016 and duly recorded in the office of D.S.R -V, South 24 Paraganas, said Balaram Ghosh, Madan Mohan Ghosh, Uma Rani Ghosh, Biswajit Ghosh, Subhajit Ghosh, Pratima Ghosh, Suresh Ghosh, Lakshirani Ghosh, Swarasati Ghosh, Doupati Ghosh, Chayna Ghosh, Menaka Ghosh, Bhadreswar Ghosh, Sidheshwar Ghosh, NiharBala Ghosh, Arati Ghosh, Sandhya Rani Ghosh, Joyotsna Ghosh alias Indrani Ghosh, Purnima Ghosh, Pratima Ghosh, Mira Ghosh & Kalyani Ghosh jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 1.52 decimals comprised in Mouza Hatishala appertaining to R.S. & L.R. Dag no.972, under R S Khatian no.241 in the District South 24 Parganas unto and in favour of one Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions mentioned therein
146. AND WHEREAS by virtue of a Sale Deed dated 09.09.2016 recorded in Book no.I, Volume no.1630-2016, pages from 16258 to 16288 being deed no.02861 for the year 2016 and duly recorded in the office of D.S.R -V, South 24 Paraganas, said Prabir Kumar Ghosh, Sushil Ghosh, Subhas Chandra Ghosh, Sarojini Ghosh, Asit Ghosh, Susanta Ghosh, Pulakesh Ghosh,



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SumitaBagui, Balai Chandra Ghosh, Santosh Kumar Ghosh, Gobindo Ghosh, Madhusudan Ghosh, KananBala Ghosh, Reba Ghosh, Asha Lata Ghosh alias Bina Ghosh, Kamala Ghosh and Shorbani Ghosh (All being represented by their constituted attorney namely BholanathGayen) jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 2.05 decimals comprised in Mouza Hatishala appertaining to R.S. & L.R. Dag no.972, under R S Khatian no.241 in the District South 24 Parganas unto and in favour of one Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions mentioned therein.

147. And whereas by virtue of a Sale Deed dated 23.09.2016 recorded in Book no.I, Volume no.1630-2016, pages from 85709 to 85757 being Deed no.02981 for the year 2016 and duly registered at the Office of D.S.R-V, South 24 Parganas said Sita Bala Ghosh, Buddhiswar Ghosh, Sambhunath Ghosh, Bishnupada Ghosh, Swapan Kumar Ghosh, KuruniBala Ghosh alias Maneka Ghosh, Sumitra Ghosh and Vrinda Rani Ghosh jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 1.5 decimals comprised in MOUZA HATISHALA, appertaining to R.S. & L.R. Dag no.972 under R. S. Khatian no.241 in the District South 24 Paraganas unto and in favour of one Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned.
148. AND WHEREAS by virtue of a Sale Deed dated 23.09.2016 recorded in Book no.I, Volume no.1630-2016, pages from 85758 to 85779 being no.02982 for the year 2016 and duly registered at the Office of D.S.R-V, South 24 Parganas said Lalit Mohan Ghosh sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 1.49 decimals comprised in Mouza Hatishala, appertaining to RS & LR Dag no.972 under R S Khatian no.241 in the District South 24 Paraganas unto and in favour of one Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned.
149. And whereas said Amiya Kumar Ghosh vide a General Power of attorney dated 04.11.2016 recorded in Book no. IV, volume no.1630-2016, pages from 4697 to 4712 being no.00257 for the year 2016 at the office of DSR-V, South 24 Paragnas, appointed one Pulak Kumar Das as his constituted attorney to act on his behalf.
150. And whereas said Bidyut Ghosh, Biman Ghosh vide a general power of attorney dated 02.05.2017, recorded in Book no. IV, volume no.1630-2017 pages from 1655 to 1677, being no.00095 for the year 2017 and duly registered at the Office of DSR -V, South 24 Paraganas, appointed one Puspendu Das as his constituted attorney to act on his behalf.
151. And whereas by virtue of a Deed of Gift dated 17.01.2017 recorded in book no. I, volume no.1621-2017 pages from 4888 to 4915 being no.00211 for the year of 2017 and duly registered at the office ADSR Bhangar said Siddheswar Ghosh out of his natural love and affection gifted and transferred ALL THAT piece and parcel of land measuring an area of about 0.05 decimals comprised in Mouza Hatishala appertaining to R. S. & L. R. Dag no.972 under R.S Khatian no.241 along with other properties unto and in favour of his son Sadhan Ghosh for the terms and conditions mentioned therein.
152. And whereas said Sadhan Ghosh vide a General Power of attorney dated 19.12.2017 recorded in Book no. IV, volume no.1630-2017, pages from



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5810 to 5826 being no.00298 for the year 2017 and duly registered at the office of DSR V, South 24 Paraganas appointed one Puspendu Das as his constituted attorney to act on his behalf.

153. And whereas said Balaram Ghosh vide a General Power of Attorney dated 22.04.2019, recorded in Book no. IV, volume no.1630-2019, pages from 3933 to 3949 being no.00119 for the year 2019 and duly registered at the Office of DSR-V south 24 Paraganas appointed one Puspendu Das as his constituted attorney to act on his behalf.
154. And whereas by virtue of a Sale Deed dated 06.10.2023 recorded in Book no. I, volume no.1630-2023, pages from 90746 to 90768 being deed no.03175 for the year 2023 and duly registered at the office of DSR-V south 24 Paraganas said Amiya Ghosh (being represented by his constituted attorney namely Pulak Kumar Das) Bidyut Ghosh, Biman Ghosh, Sadhan Ghosh and Balaram Ghosh (being represented by their constituted attorney namely Puspendu Das), sold conveyed and transferred land admeasuring 1.58 decimals comprised Mouza Hatishala, appertaining to R S Dag no.972 under R.S. Khatian no.242, PS Bhangar, now Kolkata Leather complex, in the District South 24 Parganas unto and in favour of one SambitBasu for the consideration and on the terms and conditions therein mentioned.
155. And whereas by virtue of a Sale Deed dated 06.10.2023, recorded in Book no.I, volume no.1630-2023, Pages from 90769-90797 being deed no.03176, for the year 2023 and duly registered at the office of D S R V south 24 Parganas said Panchmahal Conclave Pvt Ltd sold conveyed and transferred ALL THAT pieces and parcel of land measuring an area about 12 decimals comprised Mouza Hatishala, appertaining to R S Dag no.972 under R.S. Khatian no.242, PS Bhangar, now Kolkata Leather complex, in the District South 24 Parganas unto and in favour of one SambitBasu for the consideration and on the terms and conditions therein mentioned.
156. And whereas by virtue of a Sale Deed dated 11.09.2024 recorded in Book no. I, volume no.1604-2024, pages from 298611 to 298629 being deed no.10215 for the year 2024 and duly registered at the office of DSR-IV, south 24 Paraganas said Rekha Ghosh sold conveyed and transferred ALL THAT pieces and parcel of land measuring an area about 0.01decimals comprised Mouza Hatishala, appertaining to R S Dag no.972 under R.S. Khatian no.242, PS Bhangar, now Kolkata Leather complex, in the District South 24 Parganas unto and in favour of one SambitBasu for the consideration and on the terms and conditions therein mentioned.
157. And whereas by virtue of a Sale Deed dated 30.09.2024 recorded in Book no. I, Volume no.1604-2024 Pages from 305145 to 305170 being no.10538, for the year of 2024 and duly registered with the office of DSR-IV, South 24 Paraganas, said Arati Ghosh, Sandhya Rani Ghosh, Jyotsna Ghosh Alias Indrani Ghosh, Pratima Ghosh, Mira Ghosh & Kalyani Ghosh jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 0.816 decimals comprised in Mouza Hatishala, J.L.O.09 appertaining to RS Dag no.972, under R S Khatian no.242 PS Bhangar, now Kolkata Leather complex in the district of South 24 Paraganas, unto and in favour of one SambitBasu for the consideration and on the terms and conditions mentioned therein.



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158. And whereas by virtue of a Sale Deed dated 26.09.2024 recorded in Book no.I, Volume no.1604-2024 Pages from 305171 to 305188 being deed no.10543, for the year 2024 and duly registered at the office of DSR IV South 24 Paraganas said NiharBala Ghosh sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 0.055 decimals comprised in Mouza Hatishala, J.L.O.09 appertaining to RS Dag no.972, under R S Khatian no.242, PS Bhangar, now Kolkata Leather complex in the district of South 24 Paraganas, unto and infavour of one SambitBasu for the consideration and on the terms and conditions mentioned therein.
159. And whereas by virtue of a Sale Deed dated 30.09.2024 recorded in Book no. I, Volume no.1604-2024 Pages from 308948 to 308968 being no.10784 for the year of 2024 and duly registered at the office of DSR-IV, South 24 Paraganas, said Purnima Ghosh sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 0.136 decimals comprised in Mouza Hatishala, J.L.no.09 appertaining to R.S Dag no.972, under R S Khatian no.242, PS Bhangar, now Kolkata Leather complex in the district of South 24 Paraganas, unto and in favour of one SambitBasu for the consideration and on the terms and conditions mentioned therein.
160. And whereas as per records of Rights under the Revisional settlement one Uttam Chandra Ghosh was the recorded owner of ALL THAT piece and parcel of land measuring an area of about 179 decimals comprised in Mouza Hatishala, appertaining to R S Dag no.973 under R S Khatian no.242, 241, 244, under P S Rajarhat, in the District of 24 Paraganas.
161. And whereas the said Uttam Chandra Ghosh while being seized possessed entitled and or otherwise of the recorded land area died intestate leaving behind him surviving his seven sons namely Bipin Behari Ghosh, Satish Chandra Ghosh, Jyotish Chandra Ghosh, Nagendranath Ghosh, Rajendra Kumar Ghosh, Khitish Chandra Ghosh, And Lalitmohan Ghosh and two daughters namely Subodhbala Ghosh and Radharani Ghosh as his legal heirs and successors as per under Hindu Succession Act,1956.
162. And whereas the said Satish Chandra Ghosh died intestate as bachelor leaving behind him surviving his five brothers namely Jyotish Chandra Ghosh, Khitish Chandra Ghosh, Lalit Mohan Ghosh, Nagendra Nath Ghosh and Rajendra Kumar Ghosh @ Rajendra Nath Ghosh, two sisters namely Subodhbala Ghosh, and Radharani Ghosh, two nephews namely Bhadreshwar Ghosh and Sidheshwar Ghosh and niece Namely NiharBala Ghosh as his legal heirs and successors as per Hindu Succession Act, 1956.
163. And whereas the said Bipin Behari Ghosh died intestate leaving behind him surviving his two sons namely Bhadreshwar Ghosh and Sidheshwar Ghosh and one daughter NiharBala Ghosh as his legal heirs and successors
164. AND WHEREAS by virtue of a Sale Deed dated 11.11.1983 recorded in Book no. I, Volume no.218, pages from 187 to 190, being no. 09608 for the year of 1983 and duly registered at the office of S.R. Bhngar South 24 Paraganas, said Sidheshwar Ghosh sold conveyed and transferred ALL THAT piece and parcel of land measuring 10 decimals under R.S Dag No. 973, comprised in Mouza Hatishala, District of South 24 Paraganas unto and in favour of AjibaliSanpui for the consideration and on the terms and conditions therein mentioned.



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165. And whereas by virtue of a Sale Deed dated 15.02.2016 recorded in Book no. I, volume no.1630-2016, Pages 16289 to 16320, being Deed no.00538 for the year 2016 and duly registered at the office of D.S.R-V, South 24 Paraganas said AjibaliSanpui sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 6.63 decimals comprised in Mouza -Hatishala appertaining to R. S. & L.R. Dag no.973, under R. S. KHATIAN NO.241 in the District (south) 24 Parganas, unto and in favour of Bloomsbury Infrastructure Pvt Ltd for the consideration and on the terms and conditions mentioned therein. The said sale was confirmed by RasedMidde.
166. And whereas said Nagendra Nath Ghosh died intestate leaving behind him surviving his four sons namely Balaram Ghosh, Madanmohan Ghosh, Krishnapada Ghosh, Ashok Ghosh and five daughters namely Lakkhirani Ghosh, Swarasati Ghosh, Doupadi Ghosh, Chayna Ghosh, Menoka Ghosh as his legal heirs and successors.
167. And whereas said Khitish Chandra Ghosh died intestate leaving behind him surviving his widow namely Namita Ghosh, and three sons namely Sadhan Ghosh, Sukumar Ghosh and Phanibhusan Ghosh as his legal heirs and successors.
168. And whereas said Krishna Pada Ghosh died intestate leaving behind him surviving his widow namely Umarani Ghosh and other two sons as his legal heirs and successors.
169. And whereas the said Ashok Ghosh died intestate leaving behind him surviving his widow namely Protima Ghosh and two sons namely Suresh Ghosh and others as his legal heirs and successors.
170. AND WHEREAS by virtue of a Sale Deed dated 29.04.2015 recorded in Book no. I, CD volume no.7, Pages from 3447 to 3488, being no.02453 for the year 2015 and duly registered at the office of A.D.S.R-Bhangar, said Madan Mohan Ghosh, Lakkhirani Ghosh, Swarasati Ghosh, Daupadi Ghosh, Chayana Ghosh, Menaka Ghosh, Umarani Ghosh, Protima Ghosh, Suresh Ghosh & others jointly sold conveyed and transferred undivided share of land admeasuring 15.47 decimals under R. S. & L.R. Dag no.973, in the District (south) 24 Parganas, unto and in favour of Panchmahal Conclave Pvt Ltd. for the consideration and on the terms and conditions mentioned therein.
171. And whereas by virtue of a Sale Deed dated 07.04.1984 recorded in Book no. I, Volume no.76, pages from 401 to 406, being Deed no. 06104 for the year 1984 and duly registered at the office of S.R Bhangar South 24 Paraganas, said Bhadreshwar Ghosh sold conveyed and transferred a part of his undivided share of land admeasuring 6.62 decimals under R.S Dag No. 973 along with other properties in the District of South 24 Paraganas unto and in favour of Somnath Ghosh.
172. And whereas said Bhadreshwar Ghosh while being seized and possessed entitled and or otherwise of the died intestate leaving behind him surviving his widow namely Arati Ghosh two sons namely Bidyut Ghosh and Biman Ghosh and two daughters namely Rekha Ghosh and Bela Ghosh as his legal heirs and successors.
173. And whereas said Somnath Ghosh vide a General power of attorney dated 24.04.2015 recorded in Book no. IV CD volume no 1, pages from 1305 to 1316 being no.00079 for the year 2015 and duly registered at the office of



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A.D.S.R. Bhangar appointed one BholanathGayen as his constituted attorney to act on his behalf.

174. And whereas by virtue of Sale Deed dated 04.05.2015, recorded in Book no. I, CD Volume no.7., pages from 3375 to 3400, being Deed no. 02479 for the year 2015 and duly registered at the office of AD.S.R Bhangar, said Somnath Ghosh (being represented by his constituted attorney namely BholanathGayen), sold conveyed and transferred a piece and parcel of land measuring an area of about 6.62 decimals comprised in Mouza Hatishala, appertaining to R.S. & L. R. Dag no.972 under R.S. Khatian no.242, in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by Swapanabhumi Realtors Ltd
175. And whereas by a Sale Deed dated 11.09.1996 NiharBala Ghosh sold, transferred and conveyed All that piece and parcel of land admeasuring 6.62 decimals comprised in Mouza Hatishala appertaining to R S & LR Dag no.973 along with other properties unto and in favour of Bidyut Kumar Ghosh, Biman Kumar Ghosh and same was duly registered at the office of S R Bhangar and recorded in Book no. I, volume no.36, pages from 381 to 390, being no.02315 for the year 1996.
176. AND WHEREAS said Bidyut Kumar Ghosh and Biman Kumar Ghosh vide a General Power of ATTORNEY dated 24 April, 2015 recorded in Book no.IV CD volume no.I, pages from 1291 to 1304 being Deed no.00078 for the year 2015 and appointed BholanathGayen as their constituted attorney to act on their behalf.
177. AND WHEREAS by virtue of Sale Deed dated 04.05.2015, recorded in Book no.I, CD Volume no.7, pages from 3515 to 3542, being Deed no.02486 for the year 2015 duly registered at the office of A.D.S.R Bhangar, said Bidyut Kumar Ghosh and Biman Kumar Ghosh (being represented by their constituted attorney BholanathGayen),jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 6.62 decimal under R.S. & L. R. Dag no.972 under R.S. Khatian no.242, in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by Swapanabhumi Realtors Ltd.
178. AND WHEREAS by virtue of Sale Deed dated 26.05.2015, recorded in Book no.I, Volume no.1602-2015, pages from 23800 to 23842, being no. 04447 for the year of 2015 duly registered at the office of D.S.R-III South 24 Parganas, said Sadhan Ghosh Phanibhusan Ghosh , Sukumar Ghosh, and Namita Ghosh jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 22.36 decimal comprised in Mouza Hatishala, appertaining to R.S. & L R Dag no.972 under R.S. Khatian no.241, in the District of South 24 Paraganas unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by Swapanabhumi Realtors Ltd.
179. And whereas by virtue of Deed of Gift dated 07.08.2002 and recorded in Book no. I, Volume no.49, pages from 261 to 268, being Deed no. 02729 for the year 2004 duly registered at the office of A.D.S.R Bhangar said Lalit Mohan Ghosh out of his natural love and affection gifted and transferred a piece and parcel of land measuring 22.37 decimals under R.S & L.R Dag No.



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972 under R.S. Khatian no.241, along with other properties in the District of South 24 Paraganas unto and in favour of his son Amiya Kumar Ghosh for the terms and conditions therein mentioned.

180. AND WHEREAS said Amiya Kumar Ghosh vide a General Power of attorney dated 04.11.2016 recorded in Book no.I, volume no.1630-2016, pages from 4697 to 4712 being deed no.00257 for the year 2016 at the office of DSR V, South 24 Paragnas, appointed one Pulak Kumar Das as his constituted attorney to act on his behalf.
181. AND WHEREAS by virtue of a Sale Deed dated 26.05.2015 recorded in Book no. I, volume no.1603-2015, Pages 23486 to 23515, being Deed no.04445 for the year 2015 and duly registered at the office of D.S.R-III, South 24 Paraganas said Radharani Ghosh, sold conveyed and transferred her share of land measuring an area of about 22.37 decimals under R. S. & L.R. Dag no.972, along with other properties in the District (south) 24 Parganas, unto and in favour of Panchmahal Conclave Pvt Ltd for the consideration and on the terms and conditions mentioned therein. The said sale was confirmed by Swapnabhumi Realtors Ltd.
182. AND WHEREAS by virtue of a Sale Deed dated 14.11.2023 recorded in Book no. I, volume no.1630-2022, Pages 185883 to 185909, being Deed no.05266 for the year 2022 and duly registered at the office of D.S.R-V, South 24 Paraganas said Panchmahal Conclave Pvt Ltd sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 9.9 decimals comprised in Mouza -Hatishala, J.L.No.09, appertaining to R. S.. Dag no.973, under Khatian No.1847 P S Bhangar, now Kolkata Leather complex in the District (south) 24 Parganas, unto and in favour of Anjan Routh, for the consideration and on the terms and conditions mentioned therein.
183. AND WHEREAS by virtue of a Sale Deed dated 14.11.2022, recoded in Book no. I, Volume no.1630-2022, Pages from 185910 to 185936, being no.05267 for the year 2022 and duly registered at the Office of D. S. R.- V South 24 Parganas said Panchmahal Conclave Pvt Ltd sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 9.9 decimals comprised in Mouza -Hatishala, J.L.No.09, appertaining to R. S.. Dag no.973, under Khatian No.1847 P S Bhangar, now Kolkata Leather complex in the District (south) 24 Parganas, unto and in favour of Tanmoy Ghosh for the consideration and on the terms and conditions mentioned therein.
184. AND WHEREAS by virtue of a Sale Deed dated 16.11.2022, recoded in Book no. I, Volume no.1630-2022, Pages from 185937 to 185966, being no.05268 for the year 2022 and duly registered at the Office of District Sub Registrar - V, South 24 Parganas said Panchmahal Conclave Pvt Ltd sold conveyed and transferred ALL THAT demarcated piece and parcel of land measuring an area of about 7.99 decimals out of 70.25 decimals comprised in Mouza -Hatishala, J.L.No.09, appertaining to R. S.. Dag no.973, under Khatian No.1847,1804, 377, 378,1806, P S Bhangar, now Kolkata Leather complex in the District of south 24 Parganas, unto and in favour of Rabi Adhikary for the consideration and on the terms and conditions mentioned therein.



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185. AND WHEREAS by virtue of a Sale Deed dated 07.02.2024, recorded in Book no. I, Volume no.1630-2024, Pages from 9632 to 9666 , being no.00392 for the year 2022 and duly registered at the Office of District Sub Registrar – V, South 24 Parganas, said Bloomsbury Infrastructure Pvt Limited, Panchmahal Conclave Pvt Ltd. Amiya Ghosh (being represented by his constituted attorney namely Pulak Kumar Das) Anjan Routh, Tanmoy Ghosh & Rabi Adhikary jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 82.29 decimals comprised in Mouza -Hatishala, J.L.No.09, appertaining to R. S.. Dag no.973, unto and in favour of SambitBasu, for the consideration and on the terms and conditions mentioned therein.
186. And whereas by virtue of a Deed of Sale dated 14.04.1959, recorded in Book no.1, Volumeno.38, Pages from 23 to 31, being Deed no.03534 for the year 1959 and duly registered at the office of S.R. Bhangore, one Marijan Bibi sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 91 decimals in C S Dag no.929, R.S.Dag no.976, comprised in Mouza Hatishala, J.L.No.09, in the District of South 24 Paraganas along with other properties unto and in favour of Safed Ali Midde for the consideration and on the terms and conditions therein mentioned.
187. And whereas said Safed Ali Midde died intestate leaving behind him surviving his five sons namely Abdul Hi Midde, JulfikarMidde, Amjet Ali Midde, Abu JafarMidde, MomenMidde @ MomenaMidde and three daughters namely Aliya Bibi alias Saliya Bibi, Nurulnahr Bibi, RunalaylaMolya as his legal heirs and successors as per the Mohammedan Law.
188. And whereas said JulfikarMidde, AmjetMidde, MomenMidde @ MomenaMidde and RunalaylaMolya jointly executed a General Power of Attorney dated 15.10.2015 recorded in Book no. IV, Volume no.1621-2015, pages from 2005 to 2029, being no.00190 for the year 2015 and duly registered at the Office of D.S.R.-IV, South 24 Parganas, appointed one BholanathGayen as their constituted attorney to act on their behalf.
189. And whereas by virtue of a Sale Deed dated 4th February 2016, in Book no.1, Volume no.1630- 2016 Pages from 10602 to 10628 being Deed no.00385 for the year 2016 and duly registered at the Office of D.S.R.-V, South 24 Parganas, said Abdul Hai Midde sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 0.17 decimal out of 1.59 decimals, comprised in Mouza Hatishala, J.L.NO.09, in R S Dag no.976 under R S Khatian no.497 unto and in favour of PANCHMAHAL CONCLAVE PVT LTD for the consideration and on the terms and conditions therein mentioned.
190. AND WHEREAS said Abu JafarMiddya vide a General Power of attorney dated 03.10.2018, recorded in Book no. IV, volume no.1630-2018 pages from 5690 to 5706 being dated no.00248 for the year 2018 and duly registered at the Office of D.S.R.-V, South 24 paraganas, appointed one Puspendu Das for ALL THAT piece and parcel of land measuring an area of about 1.59 decimal comprised in Mouza Hatishala, J.L.No.09, appertaining to R S Dag no.976, under R.S Khatian no.327, 499 and 699 P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 parganas, for doing various acts and things interalia to sell and transfer.



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191. AND WHEREAS said JulfikarMidde vide a General Power of Attorney dated 19.12.2022 and recorded in Book no. I, volume no.1604-2022, Pages from 447327to 447345 being deed no.15111 for the year 2022 and duly registered at the office of D.S.R. -IV, South 24 Parganas appointed Panchmahal Conclave Pte Ltd to act on his behalf.
192. AND WHEREAS said Amjed Midde vide a General Power of Attorney dated 19.12. 2022 recorded in Book no. I volume no.1604-2022, pages from 447274 to 447290 being Deed no.15107 for the year 2022 and duly registered at the Office of DSR -IV south 24 Paragans appointed one PANCHMAHAL CONCLAVE PTE LTD as constituted attorney to act on his behalf.
193. And whereas by virtue of a Deed of conveyance dated 13.09.2023, recorded in Book No.I, Volume no.1604 to 2023, pages from 360612 to 360634, being deed no.11339 for the year 2023,DSR-IV, South 24 Parganas Abdul Hai Midde, MomenaMidde alias Abdul Momin Middya and RunalaylaMollya alias Nurul Laila Bibi, jointly sold, conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 3.52 decimals out of 3.806 decimals, comprised in Mouza Hatishala, J.L.No.09, appertaining to RS & LR Dag no.976, under R.S.Khatian no.327 L R Khatian no.1237, 1239 & 1242 under PS Kolkata Leather complex , District south 24 Parganas unto and in favour of SAMBIT BASU, for the consideration and on the terms and conditions therein mentioned.
194. And whereas by virtue of a Sale Deed dated 17.01. 2024 recorded in Book no.I, volume no.1604-2024, pages from 18672 to 18696 being no.00513 for the year 2024 D.S.R. IV, South 24 Paraganas said Abu JafarMiddya being represented by his constituted attorney namely Pusphendu Das), Amjed Midde&JulfikarMidde (being represented by their constitute attorney namely Panchmahal Conclave Private Limited) jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 4.75 decimals, comprised in Mouza Hatishala, J.L.No.09, appertaining to RS & LR Dag no.976, under R.S.Khatian no.497, L R Khatian no.1238, 1236 & 1235 under P.S. Kolkata Leather complex , District south 24 Parganas unto and in favour of SambitBasu, for the consideration and on the terms and conditions therein mentioned.
195. And Whereas by virtue of a Sale Deed dated 17.01.2024, recorded in Book no. I, volume no.1630-2024, Pages from 2680- to 2700 being no. 163000138 for the year of 2024, D.S.R. V, South 24 Parganas, said Bloomsbury Infarastructure Pvt Ltd &Panchmahal Conclave Pvt Ltd jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 6.26 decimals comprised in Mouza Hatishala, J.L.No.09, appertaining to R S & LR Dag no.976 under RS Khatian no.327 & 497 LR Khatian no.1237 under PS Kolkata Leather complex District South 24 Parganas unto and in favour of SambitBasu for the consideration and on the terms and conditions therein mentioned.
196. And whereas said SambitBasu became the owner of land admeasuring 29.3827 Decimals under R.S & L.R Dag No. 879, 2.25 Decimals R.S & L.R Dag no. 968, 30.22 Decimals under R.S & L.R Dag No. 971, 14.597 Decimals under R.S & L.R Dag No. 972, 82.29 decimals under R.S & L.R Dag No. 973, 11.894 decimals under R.S & L.R Dag no. 976 in total 170.6337 Decimals.



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197. And whereas said Amit Ghosh became the owner of land admeasuring 29.463 Decimals under R.S & L.R Dag No. 879, 2.1175 Decimals R.S & L.R Dag no. 968, 2.84 Decimals under R.S & L.R Dag No. 974, 39.8175 Decimals under R.S & L.R Dag No. 976 in total 74.238 Decimals.
198. And whereas said Sambit Basu, Amit Ghosh jointly entered into a Development Agreement dated 06.11.2024 with DJSS Realty Pvt Ltd for the purpose of development and construction of multi-storied building upon a piece and parcel of land admeasuring 218.514 decimals under R.S & L.R. Dag Nos. 879(P), 968(P), 971(P), 972,973(P), 974(P) and 976(P), and the same was duly registered with the office of the District Sub Registrar-II, South 24 Parganas at Alipore and recorded in Book no. I, Volume no. 1602-2024, Pages 499019 to 499072, Being no. 160214786 for the year of 2024.
199. And whereas said Sambit Basu, Amit Ghosh executed a Development Power of Attorney dated 06.11.2024 and appointed DJSS Realty Pvt Ltd as their Constituted Attorney to act on their behalf and the same was duly registered with the office of the District Sub Registrar-II, South 24 Parganas at Alipore and recorded in Book no. I, Volume no. 1602-2024, Pages 498986 to 49905, Being no. 160214809 for the year of 2024.
200. And whereas said Sambit Basu, Amit Ghosh executed a General Power of Attorney dated 08.08.2024 and appointed Jai Vardhan Dabriwal, Sanjiv Kumar Dabriwal as their Constituted Attorney to act on their behalf and the same was duly registered with the office of the Additional Registrar of Assurances -IV, at Kolkata and recorded in Book no. I, Volume no. 1904-2024, Pages 633923 to 633935, Being no. 160411681 for the year of 2024.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(EXTRAS & DEPOSITS)

EXTRAS shall include:

- 1.1.1 Any type of taxes like GST, local taxes and any other statutory levy or tax etc., payable to any government authority or local body;
- 1.1.2 Any EDC/IDC charges payable to any government authority or any local body etc.;
- 1.1.3 All costs, charges and expenses on account of bringing electricity lines/connections, HT & LT power (including Sub-station, Transformers, Switch gears, cables, HT & LT panels and the like) and all the amounts payable to the electricity service provider;
- 1.1.4 All costs, charges and expenses on account of bringing water lines/connections and all the amounts payable to the provider thereof;
- 1.1.5 Security or any other deposit (including minimum deposits or any deposit by any name called) and all amounts or increases thereof payable to the electricity service provider for electricity water and any other connection or service at the Complex.



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- 1.1.6 All costs, charges and expenses on account of one or more generators and like other power-backup equipment and all their accessories (including cables, panels and the like) for the Complex ;
- 1.1.7 External pipelines, sewerage treatment plants etc.,
- 1.1.8 Betterment fees, development charges, and other levies taxes duties and statutory liabilities that may be charged on the Project Land or the buildings or the Units or on their transfer or construction partially or wholly, as the case may be.
- 1.1.9 Stamp duty and registration fee, if collected from the prospective transferees of saleable spaces and other spaces areas rights or benefits at the Project Land
- 1.1.10 Cost of extra work carried out exclusively at the instance of prospective Transferees of saleable spaces and other spaces areas rights or benefits at the Said Property beyond the specified specification.
- 1.1.11 Any deposit for electricity suppliers, society formation charges, local charges, deposits/security received from transferees of saleable spaces and other spaces areas rights or benefits at the Said Property or for any other mutually decided specified purpose not forming part of consideration for sale/transfer of saleable spaces and other spaces areas rights or benefits at the Said Property.
- 1.1.12 Amounts received from transferees of saleable spaces and other spaces areas rights or benefits at the Said Property or as extras on account of (a) Transformer & Electricity Charges, (b) DG Charges, (c) Gas Bank Charges, (d) Cancellation Charges, (e) Legal Charges, (f) Guarding Charges, (g) Charges for formation of Association for maintenance, (h) any other extra facility / reimbursable expenses (example air - conditioning) provided on mutual discussion to the flat owner of which reimbursement is required, (i) Club Charges including interiors, and also those received as deposits / advances against rates and taxes, maintenance charges etc (j) Intercom charges and any other charges which the developer may deem fit and proper
- 1.1.13 Intercom, CCTV or any other chargeable facility as may be decided by the developer.
- 1.2. **DEPOSITS (which shall be interest free) shall include:**
- 1.2.1 Deposit on account of maintenance charges, electricity, water, other facilities, common expenses, rates and taxes, sinking fund etc,



District Sub Registrar-II
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day month and year first above written.

SIGNED AND DELIVERED on behalf of the **OWNERS** at **Kolkata**:

Mita Shaw
8, P. N. P Street
KOL - 25

Saha
13, 1st Post office St.
KOL - 1



(Sambit Basu)

Amit Ghosh
(Amit Ghosh)

SIGNED AND DELIVERED on behalf of the **DEVELOPER**, at **Kolkata**:

Witnesses:

1. Mita Shaw
8, P. N. P Street
KOL - 25

2. Saha

DJSS REALTY PVT. LTD.



Director

DJSS REALTY PRIVATE LIMITED
represented by its Director/Authorized Signatory
SANJIV KUMAR DABRIWAL

Drafted by:

Anup Kumar Dey
Advocate.
High Court Calcutta

ENA. no - WB - ~~11515~~ 11515/2003



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SITE PLAN OF R.S. AND L.R. DAG NOS - 879(P), 868(P), 971(P), 972(P), 973(P), 974(P) AND 978(P), MOUZA- HATISHALA, J.L. NO - 09, P.S. - HATISHALA, DISTRICT- SOUTH 24 PARGANAS



TOTAL LAND AREA - 881.71 SQ. MT. = 8 BIGHA 17 BATHA 26 CHITACKA 42 SQ. FT.
 TOGETHER WITH NO. 30.11 STRUCTURE PER S. AND L.R. DAG NOS. 3(XIV)



As per site plan
[Signature]

NOTE:
 1. ALL DIMENSIONS ARE IN METERS
 2. PROPERTY LINES AS SHOWN BY THE PARTY ARE SHOWN IN RED


DJSS REALTY PVT. LTD.

[Signature]
 Director
 (SANJIV KUMAR DABRIWAL)



District Sub Registrar-II
Alipore, South 24 Parganas
12 FEB 2026

SPECIMEN FORM FOR TEN FINGERS PRINT

		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
PHOTO		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				

100/1	100/2	100/3	100/4	100/5	100/6
100/1	100/2	100/3	100/4	100/5	100/6
100/1	100/2	100/3	100/4	100/5	100/6
100/1	100/2	100/3	100/4	100/5	100/6
100/1	100/2	100/3	100/4	100/5	100/6
100/1	100/2	100/3	100/4	100/5	100/6
100/1	100/2	100/3	100/4	100/5	100/6
100/1	100/2	100/3	100/4	100/5	100/6
100/1	100/2	100/3	100/4	100/5	100/6
100/1	100/2	100/3	100/4	100/5	100/6



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12 FEB 2026



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



192025260469160108

GRN Details

GRN:	192025260469160108	Payment Mode:	SBI Epay
GRN Date:	10/02/2026 19:33:18	Bank/Gateway:	SBlePay Payment Gateway
BRN :	3212603060256	BRN Date:	10/02/2026 19:33:38
Gateway Ref ID:	CHW1133004	Method:	State Bank of India NB
GRIPS Payment ID:	100220262046916009	Payment Init. Date:	10/02/2026 19:33:18
Payment Status:	Successful	Payment Ref. No:	2000373168/1/2026

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SANJIV KUMAR DABRIWAL
Address:	2, ROWLAND ROAD, KOLKATA-700020
Mobile:	9831877762
Period From (dd/mm/yyyy):	10/02/2026
Period To (dd/mm/yyyy):	10/02/2026
Payment Ref ID:	2000373168/1/2026
Dept Ref ID/DRN:	2000373168/1/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000373168/1/2026	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2000373168/1/2026	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2000373168/1/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	70920

IN WORDS: SEVENTY THOUSAND NINE HUNDRED TWENTY ONLY.

PAYED



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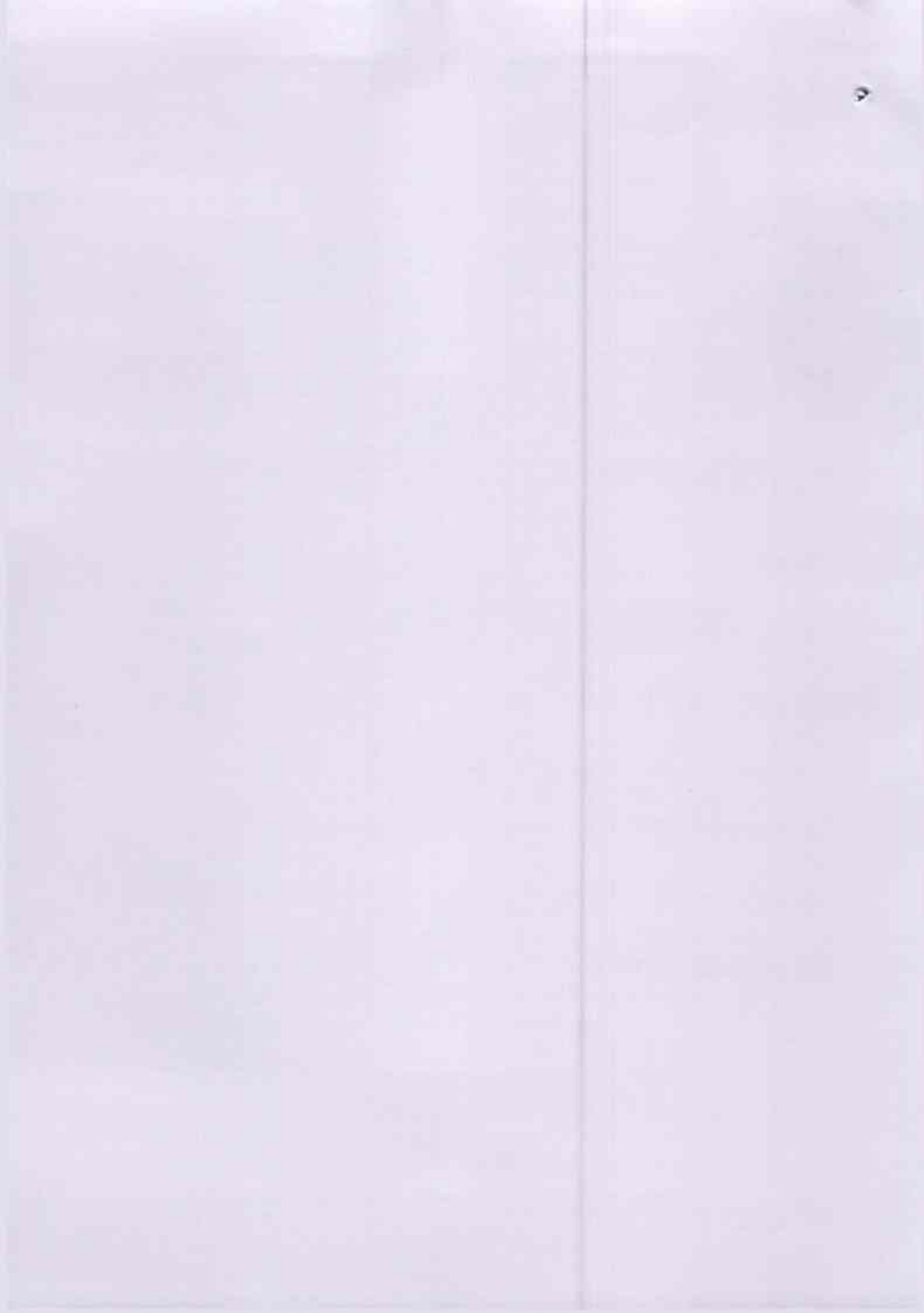
Major Information of the Deed

Deed No :	I-1602-02095/2026	Date of Registration	12/02/2026
Query No / Year	1602-2000373168/2026	Office where deed is registered	
Query Date	10/02/2026 7:21:32 PM	D.S.R. -I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	A K SAHA 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003301158, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 16,42,92,780/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 632/- (Article:E, E)		
Remarks			

Land Details :







District: South 24-Parganas, P.S.- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

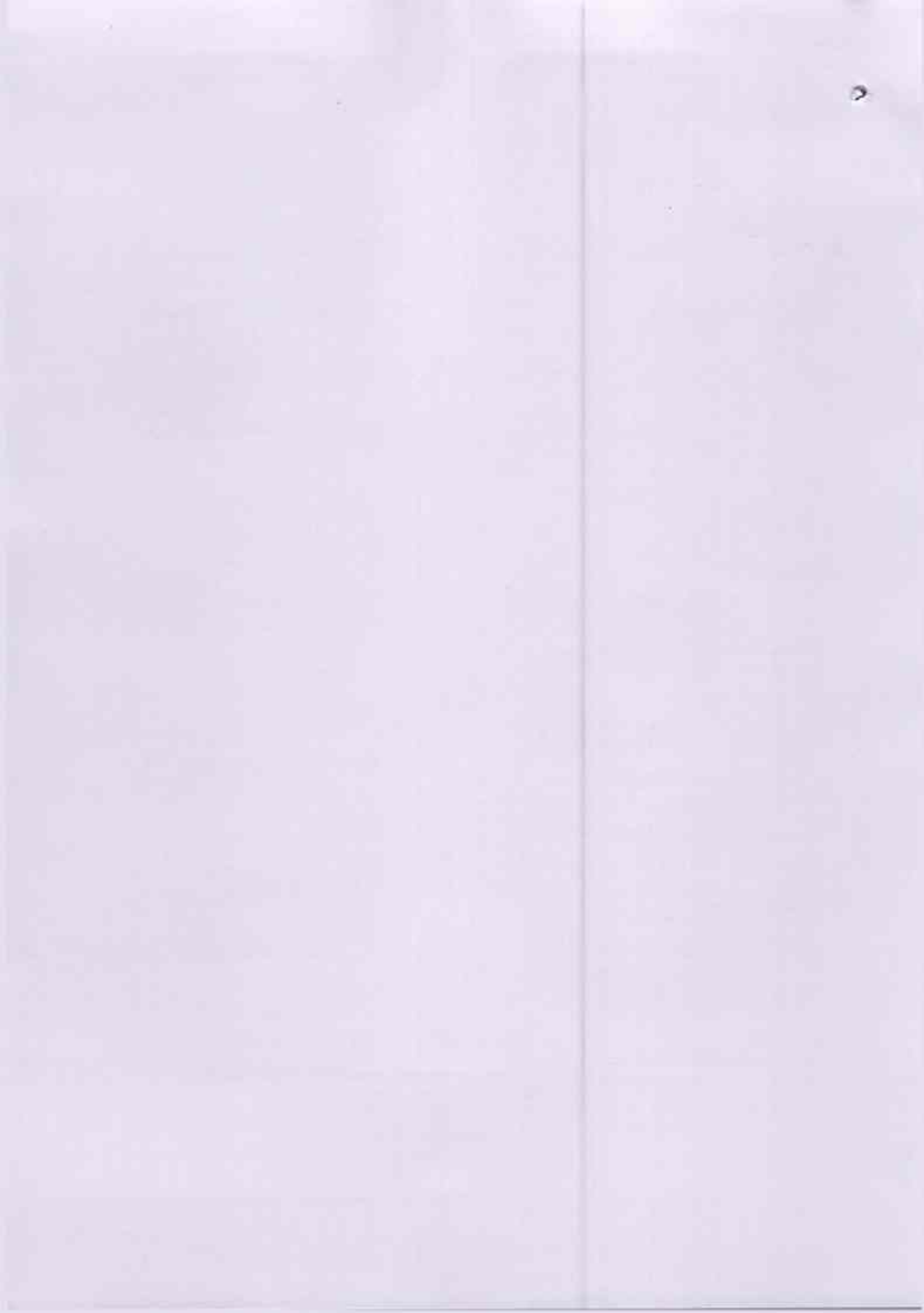
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-879 (RS >)	LR-3919	Bastu	Shali	28.9 Dec		2,65,30,200/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L2	LR-879 (RS >)	LR-4135	Bastu	Shali	29.8825 Dec		2,74,32,135/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L3	LR-879 (RS >)	LR-4149	Bastu	Shali	0.5075 Dec		4,65,885/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L4	LR-968 (RS >)	LR-3919	Bastu	Shali	2.22 Dec		15,31,800/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L5	LR-968 (RS >)	LR-4135	Bastu	Shali	2.22 Dec		15,31,800/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L6	LR-971 (RS >)	LR-4135	Bastu	Shali	29.44 Dec		2,03,13,600/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L7	LR-972 (RS >)	LR-4135	Bastu	Shali	12 Dec		82,80,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,



L8	LR-973 (RS :-)	LR-4135	Bastu	Shali	82.29 Dec		5,67,80,100/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L9	LR-974 (RS :-)	LR-3919	Bastu	Shali	2.84 Dec		19,59,600/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L10	LR-976 (RS :-)	LR-3919	Bastu	Shali	18 Dec		1,24,20,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L11	LR-976 (RS :-)	LR-4135	Bastu	Shali	10.214 Dec		70,47,660/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
					TOTAL :		218.514Dec	0 /- 1642,92,780 /-
					Grand Total :		218.514Dec	0 /- 1642,92,780 /-

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr SAMBIT BASU Son of Late SABYASACHI BASU Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office</p>	 <p>12/02/2026</p>	 <p>L71 12/02/2026 Captured</p>	 <p>12/02/2026</p>
<p>SAMANNOY PARK, City:- , P.O:- JOTESHIRAMPUR, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: ANxxxxxx2Q, Aadhaar No: 40xxxxxxxx7498, Status :Individual, Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office</p>				
2	<p>Name</p> <p>Mr AMIT GHOSH Son of Mr TAPAN GHOSH Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office</p>	 <p>12/02/2026</p>	 <p>L71 12/02/2026 Captured</p>	 <p>12/02/2026</p>
<p>KHURIBERIA, City:- , P.O:- BISHNUPUR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AHxxxxxx2P, Aadhaar No: 98xxxxxxxx7819, Status :Individual, Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office</p>				



Developer Details :

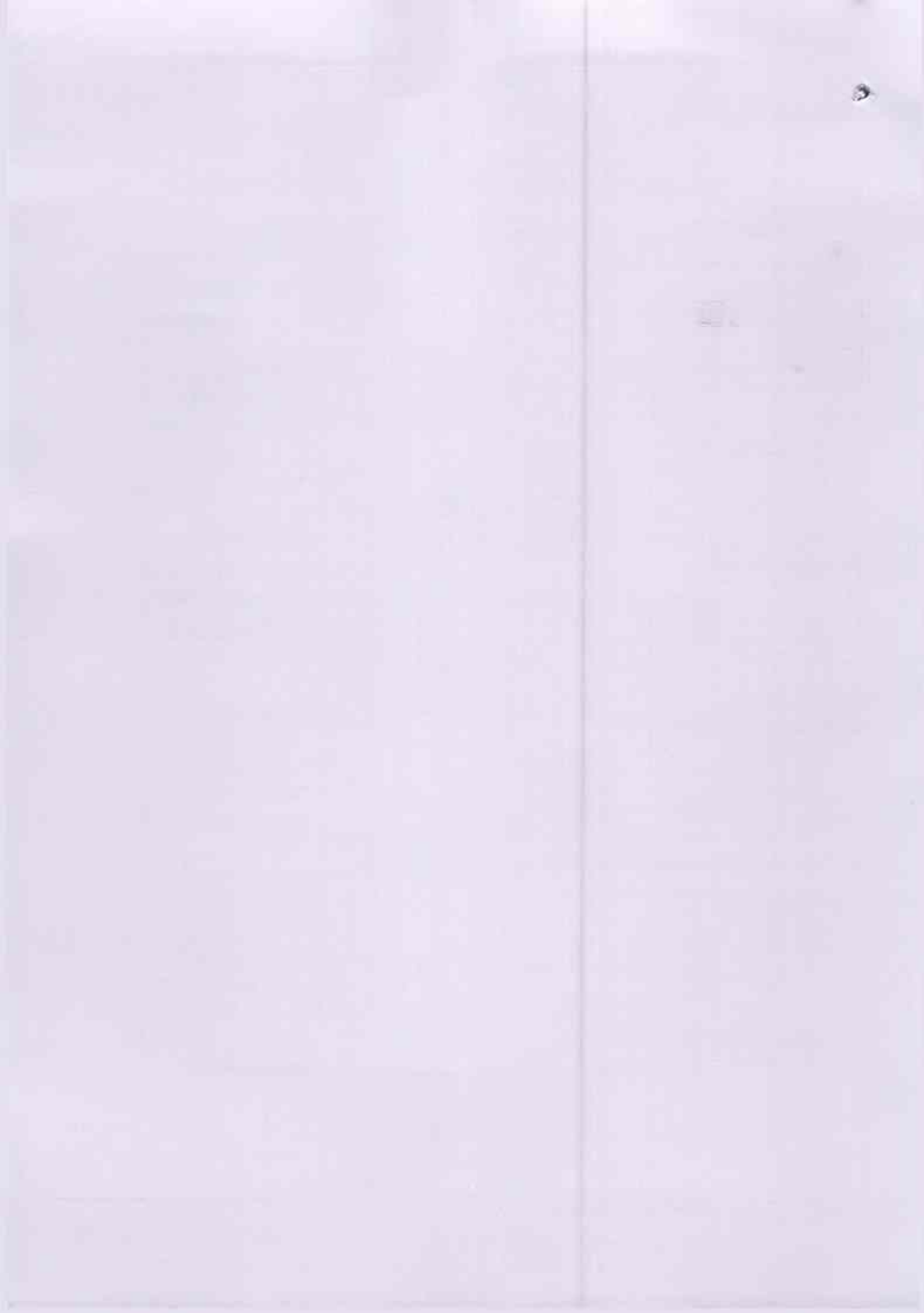
Sl No	Name,Address,Photo,Finger print and Signature
1	DJSS REALTY PRIVATE LIMITED 2, ROWLAND ROAD, City:- , P.O:- LLR SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJIV KUMAR DABRIWAL (Presentant) Son of DWARKA PRASAD DABRIWAL Date of Execution - 12/02/2026, , Admitted by: Self, Date of Admission: 12/02/2026, Place of Admission of Execution: Office	 <small>Feb 12 2026 1:35PM</small>	 Captured <small>LTI 12/02/2026</small>	 <small>12/02/2026</small>
2, ROWLAND ROAD, City:- , P.O:- LLR SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ADxxxxxx0M, Aadhaar No: 32xxxxxxxx9057 Status : Representative, Representative of : DJSS REALTY PRIVATE LIMITED (as AUTHORISED SIGNATORY)				

Identifier Details :

Name	Photo	Finger Print	Signature
MITA SHAW Daughter of SITAL SHAW 8, PRANNATH PANDIT STREET, City:- , P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025		 Captured	
	12/02/2026	12/02/2026	12/02/2026
Identifier Of Mr SAMBIT BASU, Mr AMIT GHOSH, Mr SANJIV KUMAR DABRIWAL			

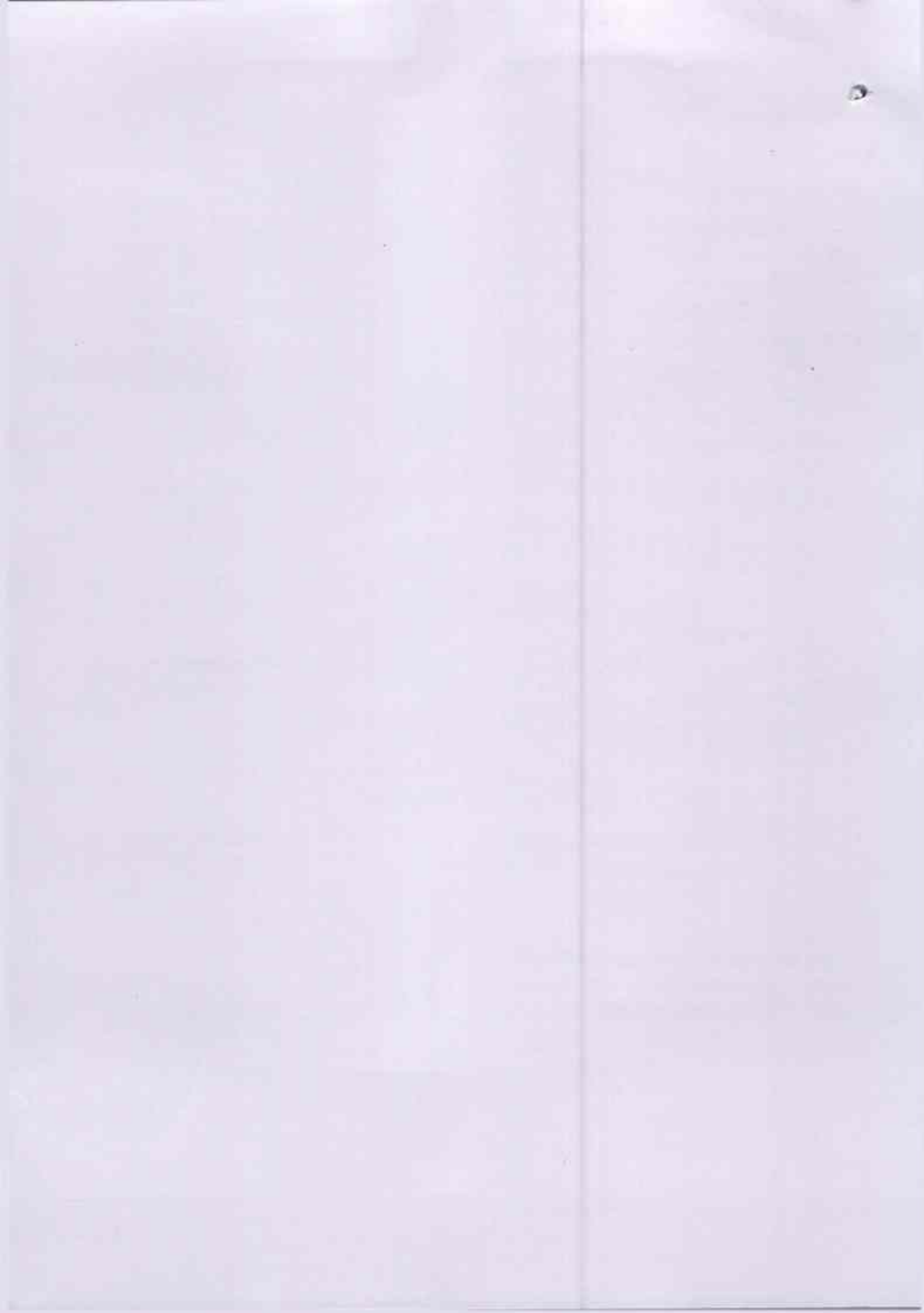


Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT GHOSH	DJSS REALTY PRIVATE LIMITED-28.9 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT GHOSH	DJSS REALTY PRIVATE LIMITED-18 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-10.214 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-29.8825 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-0.5075 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT GHOSH	DJSS REALTY PRIVATE LIMITED-2.22 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-2.22 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-29.44 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-12 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-82.29 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT GHOSH	DJSS REALTY PRIVATE LIMITED-2.84 Dec

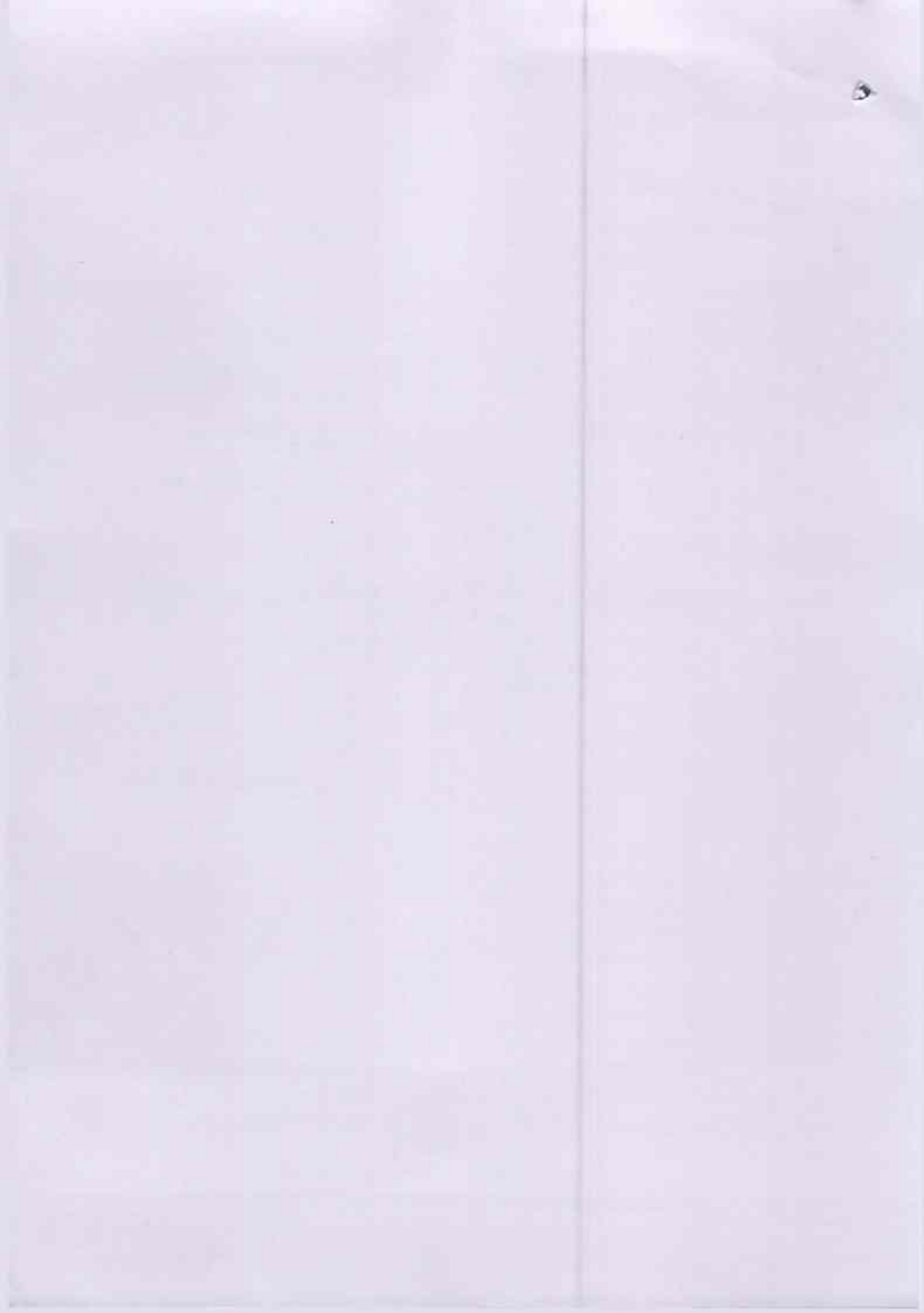
Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 879, LR Khatian No:- 3919	Owner: অমিত গুপ্ত, Gurdian: অমিত গুপ্ত, Address: হাতিসা, Classification: ক/ক, Area: 0.30000000 Acre,	Mr AMIT GHOSH



L2	LR Plot No:- 879, LR Khatian No:- 4135	Owner:सविता कपूर, Gurdian:सुभाषी कपूर, Address:सका निवा, Classification:कस, Area:0.34000000 Acre,	Mr SAMBIT BASU
L3	LR Plot No:- 879, LR Khatian No:- 4149	Owner:सविता कपूर, Gurdian:सुभाषी कपूर, Address:सका निवा, Classification:कस, Area:0.00500000 Acre,	Mr SAMBIT BASU
L4	LR Plot No:- 968, LR Khatian No:- 3919	Owner:अमित घोष, Gurdian:तनुष, Address:सका निवा, Classification:कस, Area:0.02000000 Acre,	Mr AMIT GHOSH
L5	LR Plot No:- 968, LR Khatian No:- 4135	Owner:सविता कपूर, Gurdian:सुभाषी कपूर, Address:सका निवा, Classification:कस, Area:0.02000000 Acre,	Mr SAMBIT BASU
L6	LR Plot No:- 971, LR Khatian No:- 4135	Owner:सविता कपूर, Gurdian:सुभाषी कपूर, Address:सका निवा, Classification:कस, Area:0.29000000 Acre,	Mr SAMBIT BASU
L7	LR Plot No:- 972, LR Khatian No:- 4135	Owner:सविता कपूर, Gurdian:सुभाषी कपूर, Address:सका निवा, Classification:कस, Area:0.12000000 Acre,	Mr SAMBIT BASU
L8	LR Plot No:- 973, LR Khatian No:- 4135	Owner:सविता कपूर, Gurdian:सुभाषी कपूर, Address:सका निवा, Classification:कस, Area:0.84000000 Acre,	Mr SAMBIT BASU
L9	LR Plot No:- 974, LR Khatian No:- 3919	Owner:अमित घोष, Gurdian:तनुष, Address:सका निवा, Classification:कस, Area:0.04000000 Acre,	Mr AMIT GHOSH
L10	LR Plot No:- 976, LR Khatian No:- 3919	Owner:अमित घोष, Gurdian:तनुष, Address:सका निवा, Classification:कस, Area:0.18000000 Acre,	Mr AMIT GHOSH
L11	LR Plot No:- 976, LR Khatian No:- 4135	Owner:सविता कपूर, Gurdian:सुभाषी कपूर, Address:सका निवा, Classification:कस, Area:0.16000000 Acre,	Mr SAMBIT BASU



Endorsement For Deed Number : I - 160202095 / 2026

On 12-02-2026

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:54 hrs on 12-02-2026, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr SANJIV KUMAR DABRIWAL .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 16,42,92,780/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 12/02/2026 by 1. Mr SAMBIT BASU, Son of Late SABYASACHI BASU, SAMANNOY PARK, P.O: JOTESHIRAMPUR, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business, 2. Mr AMIT GHOSH, Son of Mr TAPAN GHOSH, KHURIBERIA, P.O: BISHNUPUR, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Business

Identified by MITA SHAW, . . Daughter of SITAL SHAW, 8, PRANNATH PANDIT STREET, P.O: BHAWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 12-02-2026 by Mr SANJIV KUMAR DABRIWAL, AUTHORISED SIGNATORY, DJSS REALTY PRIVATE LIMITED, 2, ROWLAND ROAD, City:- , P.O:- LLR SARANI, P.S:-Bullygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by MITA SHAW, . . Daughter of SITAL SHAW, 8, PRANNATH PANDIT STREET, P.O: BHAWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632,00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2026 7:33PM with Govt. Ref. No: 192025260469160108 on 10-02-2026, Amount Rs: 600/-, Bank: SBI EPay (SBIEPay), Ref. No. 3212603060256 on 10-02-2026, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

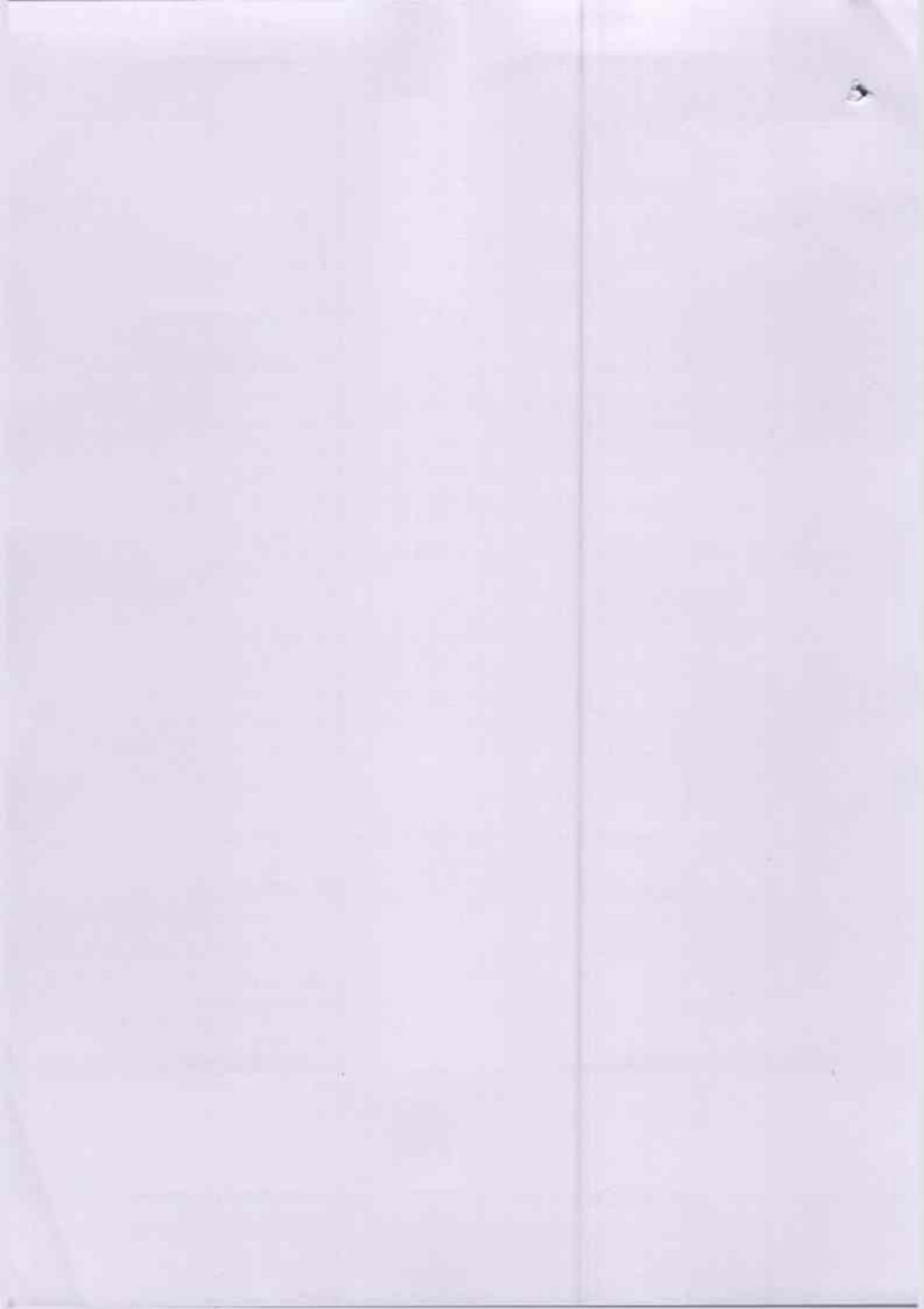
Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 70,020/-

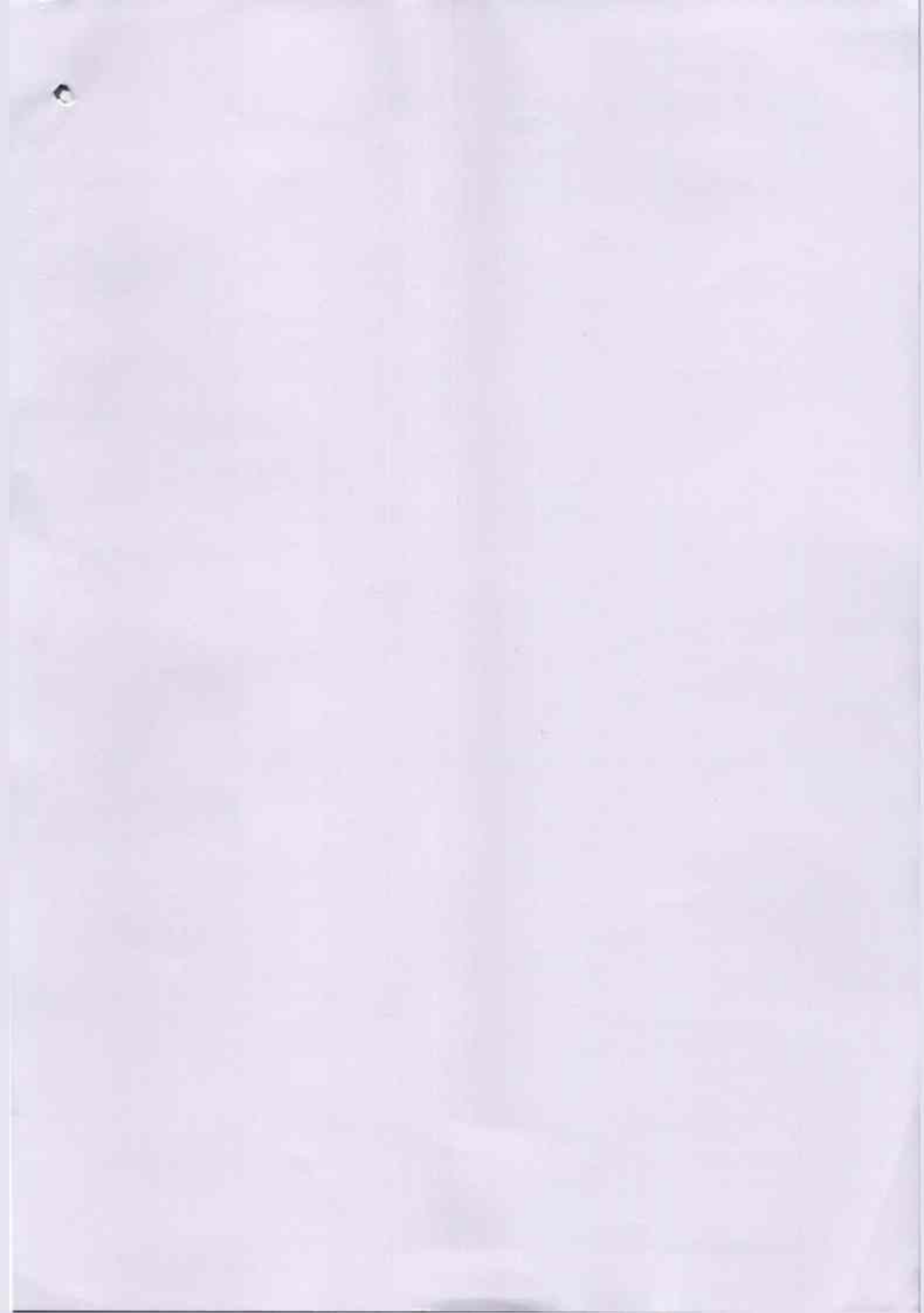
Description of Stamp

1. Stamp: Type: Impressed, Serial no 541097, Amount: Rs.5,000.00/-, Date of Purchase: 10/02/2026, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2026 7:33PM with Govt. Ref. No: 192025260469160108 on 10-02-2026, Amount Rs: 70,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 3212603060256 on 10-02-2026, Head of Account 0030-02-103-003-02


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2026, Page from 109180 to 109257

being No 160202095 for the year 2026.



Digitally signed by SUMAN BASU
Date: 2026.02.12 18.29.59 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 12/02/2026

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.