

# **DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this            **day of**            , Two  
Thousand Twenty Six (2026).

**AMONGST**

**NITU DEVELOPERS PRIVATE LIMITED, (having PAN: AAECN1633P)**, a limited Company incorporated under the Companies Act. 1956, having its Office at Lauhati, P.O. - Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, represented by its Director **JAMAL UDDIN MOLLA, (having PAN: AIYPM1138K)& (AADHAAR NO. 426241332212)**, son of Late Mojambari Molla, residing at Village & P.O. Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith- Islam, by occupation- Business, by Nationality- Indian hereinafter called the **“OWNER”** (which expression shall unless excluded by or repugnant to the subject or context here of be deemed to mean and include **his** heirs, executors, administrators, representatives, assigns, nominee or nominees and also Successors and Legal heirs) of the **FIRST PART**.

**AND**

\_\_\_\_\_ - hereinafter called and referred to as the **“PURCHASERS”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include **their respective** legal heirs, executors, administrators, representatives, assigns, nominee or nominees) of the **SECOND PART**.

**BRIEF HISTORY OF THE OWNERSHIP OF LAND**

**a. Reference Dag No. 4093, Khatian No. 12777**

**OWNERSHIP OF LAND OF SAFIAR RAHAMAN**

**WHEREAS** One Mahiuddin Ahmed, son of Late AltapHossen of Chandpur was the absolute owner and possessor of plot of Shali land measuring an area 47 Satak as share 1.0000, comprised in C.S. Dag No. 3984, R.S Dag No. 4093, under C.S. Khatian No. 986, JamindarKhatian Nos. 757, 759, 983, 824 & R.S. Khatian No. 478, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No.- 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of purchase from MahadebNath& Six others, by a registered Deed of Sale, dated 22/09/1995, at D.R. Barasat, North 24 Parganas, copied in Book No. 1, CD Volume No. 108, Pages from 388 to 393, being No. 5970 for the year 1995, and absolutely free from all encumbrances whatsoever.

**AND WHEREAS** While seized and possessed of the aforesaid land by virtue of purchase the said Mahiuddin Ahmed muted his name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 2231, and have been enjoyed the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** While seized and possessed of the aforesaid plot of land, the said Mahiuddin Ahmed died intestate leaving behind his four sons namely SafiarRahaman, RejaulRahaman, MafijurRahaman, MominulRahaman, and two daughters namely LilimaMolla alias Lilima Begum,

Selima Begum, as his legal heirs and successors to his estate and they become the owner of the aforesaid plot of land in terms of the Muslim Farayez Act. and free from all encumbrances whatsoever.

Where each son got 09.40 Satak (2/10 share of 47 Satak) and each daughter got 04.70 Satak (1/10 share of 47 Satak) more or less and have been enjoy the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** While seized and possessed of the aforesaid land by virtue of inheritance the said SafiarRahaman mutated his name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 3074, measuring an area of 09.40 Satak more or less (as share 0.2000) out of 47 Satak, comprised in R.S. & L.R. Dag No: 4093 and have been enjoying the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** said SafiarRahaman is the absolute recorded owner and possessor of plot of Shali land measuring an area 14.8363 Satak more or less (as share 0.1667) out of 89Satak, comprised in R.S. & L.R. Dag No. 4116, under L.R. Khatian No. 3074, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No.- 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of purchase by two Deed of Sale (1)) dated 8/5/1979, at S.R. Cossipore, Dum Dum, Book No. 1, Volume No. 63, Pages from 251 to 253, Being No. 3297 for the year 1979 and (2) dated 5/3/1978, at S.R. Cossipore, Dum Dum, Book No. 1, Volume No. 100, Pages from 169 to 172, Being No. 4063 for the year 1978 and after purchase said Vendor muted his name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 3074 and have been enjoying the following land absolutely free from all en- cumbrances whatsoever.

L.R. & R.S. DAG NO.	L.R. KHATIAN NO.	TOTAL AREA (SATAK)	SHARE	RECORDED AREA (SATAK)	NATURE)
4093	3074	47.00	0.2000	09.4000	SHALI
4116	3074	89.00	0.1667	14.8363	SHALI

**AND WHEREAS** Since then the said SafiarRahaman is well seized and possessed of the aforesaid plots of Shali land total measuring an area 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 3074, lying and situ- ated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No.-173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, by virtue of above own L.R. Settlement Record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessors thereof and have the full right to dispose or transfer the same to anybody in any way as he shall think fit and proper.

**OWNERSHIP OF LAND TRANSFERRED FROM SAFIAR RAHAMAN TO NITU DEVELOPERS  
PRIVATE LIMITED**

**AND WHEREAS** said SafiarRahaman while seized and possessed the aforesaid plots of Shali land total measuring an area 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 &

4116, under L.R. Khatian No. 3074, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same, he sold transferred and conveyed the same in favour of the **NITU DEVELOPERS PVT. LTD.** by executing a registered deed of conveyance dated **23.07.2024** which is duly registered in the office of the **ADSR Rajarhat, Newtown, and recorded in the Book No. - I, Volume No. - 1523-2024, Pages from 434681 to 434702, Being No. 152311652 for the year 2024.**

#### **OWNERSHIP OF LAND OF RAJAUL RAHAMAN ALIAS REJAUL RAHAMAN**

**AND WHEREAS** after demise of Mahiuddin Ahmed, the said **RajaulRahaman alias RejaulRahaman** as his legal heir, was well seized and possessed of the aforesaid plots of Shali land total measuring an area 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No.2734, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, morefully described in the schedule hereinafter written by virtue of above own L.R. Settlement Record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessors thereof and have the full right to dispose or transfer the and have been enjoying the following land absolutely free from all encumbrances whatsoever.

Saleable Land Area	Share of Land	Total Land	R.S. & L.R. Dag No.	L.R. Khatian No.	Nature of Land
09.4000 dec.	0.2000	47 Decimal	4093	2734	Shali
14.8363 dec.	0.1667	89 Decimal	4116	2734	Shali
Total 24.2363 Decimals be the same a little more or less,					

#### **OWNERSHIP OF LAND OF TRANSFERRED FROM RAJAUL RAHAMAN ALIAS REJAUL RAHAMAN TO NITU DEVELOPERS PRIVATE LIMITED**

**AND WHEREAS** said **RajaulRahaman alias RejaulRahaman** sold, transferred and conveyed the aforesaid plots of Shali land total measuring an area 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 2734, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same in favour of **NITU DEVELOPERS PVT. LTD.** by executing a registered deed of conveyance dated **23.07.2024** which is duly registered in the office of the **ADSR Rajarhat, Newtown, and recorded in the Book No. - I, Volume No. - 1523-2024, Pages from 446640 to 446661, Being No. 152311653 for the year 2024.,**

#### **OWNERSHIP OF LAND OF TRANSFERRED FROM MAFIJUR RAHAMAN TO NITU DEVELOPERS PRIVATE LIMITED**

**AND WHEREAS** after demise of Mahiuddin Ahmed, the said **MAFIJUR RAHAMAN** as his legal heir, was well seized and possessed of the aforesaid plots of Shali land total measuring an area 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 3071, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173

presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, morefully described in the schedule hereinafter written by virtue of above own L.R. Settlement Record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessors thereof and have the full right to dispose or transfer the and have been enjoying the following land absolutely free from all encumbrances whatsoever.

Saleable Land Area	Share of Land	Total Land	R.S. & L.R. Dag No.	L.R. Khatian No.	Nature of Land
09.4000 dec.	0.2000	47 Decimal	4093	3071	Shali
14.8363 dec.	0.1667	89 Decimal	4116	3071	Shali
Total 24.2363 Decimals be the same a little more or less,					

**AND WHEREAS** said **MAFIJUR RAHAMAN** sold, transferred and conveyed the aforesaid plots of Shali land total measuring an area 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 2734, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same in favour of **NITU DEVELOPERS PVT. LTD.** by executing a registered deed of conveyance dated **23.07.2024** which is duly registered in the office of the **ADSR Rajarhat, Newtown, and recorded in the Book No. - I, Volume No. - 1523-2024, Pages from 435845 TO 435866, Being No. 152311683 for the year 2024.,**

**NITU DEVELOPERS PVT. LTD. RECORDED ITS NAME IN THE RECORD OF THE B.L.&L.R.O.**  
**AND WHEREAS** by virtue of the aforesaid five deed of conveyance, said Nitu Developers Pvt. Ltd. Became the owner of ALL THAT piece and parcel of land measuring about 89 decimals lying and situates at Mouza – Bishnupur, J.L. No. 44, R.S. No. 126, Touzi No. 173, Presently 10, R.S. & L.R. Dag No. 4116 within the Local limits of Chandpur Gram Panchayet, Additional District Sub-Registration office Rajarhat, under police station Rajarhat, in the District – North 24 Parganas and recorded its name in the record of the B.L.&L.R.O. as L.R. Khatian No. 12777 and thereafter the said land converted from **shali to BahutalAbasan land** in the record of the B.L.&L.R.O. by virtue of a case no. 453 of the year 2024.

**OWNERSHIP OF LAND OF (1) NAZMA RAHAMAN BEGAM, (2) RUBINA RAHAMAN, (3) TUHINA RAHAMAN, (4) TAHAMINA RAHAMAN**

**WHEREAS**One MahiuddinAhamed alias MahiuddinAhammadof Chandpur, P.S. - Rajarhat was the absolute recorded owner and possessor of plot of Shali land measuring an area 47 Satak, comprised in R.S. & L.R. Dag Nos. 4093, under L.R. Khatian No. 2231, under the following manner :-

Recorded Land Area	Share	Total out of land	R.S.& L.R Dag No.	L.R. Khatian No.	Nature of Land
47 satak	1.0000	47 satak	4093	2231	Shali
Total 47 Satak more or less.					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police

Station, in the District of North 24-Parganas, by virtue of own record of rights and enjoyed the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** While seized and possessed of the aforesaid plot of land, said MahiuddinAhamedaliasMahiuddinAhammad died intestate leaving behind his four sons namely SafiarRahaman, MafijurRahaman, RajaulRahaman, MominulRahaman and two daughters namely LilimaBegam, SelimaBegam and one wife namely MeharjanBibi as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Muslim Law,

**AND WHEREAS** While seized and possessed of the aforesaid plot of land, said MeharjanBibi died intestate leaving behind his four sons namely SafiarRahaman, MafijurRahaman, RajaulRahaman, MominulRahaman and two daughter namely LilimaBegam, SelimaBegam as her legal heirs and successors to her estate and they become the owners of the aforesaid plots of land in terms of the Muslim Law,

**AND WHEREAS** after death of father and mother of the said SafiarRahaman, MafijurRahaman, RajaulRahaman, Sk. MominulRahaman, LilimaBegam, SelimaBegam was absolute owners of total land measuring 47 Satak, where each son had entitled land measuring 09.40 Satak as 2/10th share out of said 47 Satak and each daughter had/have entitled land measuring an area of 04.70 Satak more or less as 1/10th share out of said 47 Satak and have been enjoying the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** While seized and possessed of the aforesaid inheritance plot of land said MominulRahaman mutated his name at B.L. & L.R.O. Rajarhat, under L.R. Khatian No. 2166.

**AND WHEREAS** While seized and possessed of the aforesaid inheritance plot of land measuring an area 09.40 Satak, said MominulRahaman died intestate leaving behind his three daughters namely RubinaRahaman, TuhinaRahaman, TahaminaRahaman (the Vendor No. 2 to 4 therein) and one wife namely NazmaRahamanBegam (the Vendor No. 1 therein) as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Muslim Law.

**AND WHEREAS** Since then the said NazmaRahamanBegam, RubinaRahaman, TuhinaRahaman, TahaminaRahaman are well seized and possessed of the aforesaid plot of Shaliland measuring an area 09.40 Satak, comprised in R.S. & L.R. Dag No. 4093 under L.R. Khatian No. 2166, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, morefully described in the schedule hereinafter written by virtue of above inheritance and thereafter own Record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to anybody in any way as they shall think fit and proper.

**OWNERSHIP OF LAND TRANSFERRED FROM (1) NAZMA RAHAMAN BEGAM, (2) RUBINA RAHAMAN, (3) TUHINA RAHAMAN, (4) TAHAMINA RAHAMAN TO NITU DEVELOPERS PRIVATE LIMITED**

**AND WHEREAS said (1) NAZMA RAHAMAN BEGAM, (2) RUBINA RAHAMAN, (3) TUHINA RAHAMAN, (4) TAHAMINA RAHAMAN,** while seized and possessed the aforesaid land and property, they sold, transferred and conveyed ALL THAT piece or parcel of Rayati Dakhali

Swattiya Bisistha Shali land measuring an area 09.40 Satak, comprised in R.S. & L.R. Dag No. 4093, under L.R. Khatian No. 2231, present L.R. Khatian No. 2166 (in the name of MominulRahaman), lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in re District of North 24-Parganas, in the State of West Bengal in favour of the present purchaser by virtue of the registered deed of conveyance dated **23.02.2023** which was duly registered in the office of the ADSR Rajarhat, Newtown, North 24 Parganas, and recorded in the **Book No. - I, Volume No. 1523-2023, Page Nos. 96653 to 96675, Being No. 152302637 for the year 2023.**

#### **OWNERSHIP OF LAND OF LILILMA MOLLA ALIAS LILIMA BEGUM & SELIMA BEGUM**

**AND WHEREAS** While seized and possessed of the aforesaid plot of land, the said Mahiuddin Ahmed died intestate leaving behind his two daughters namely **LililmaMolla alias Lilima Begum & Selima Begum**, and four sons namely SafiarRahaman, RejaulRahaman, MafijurRahaman, MominurRahaman, as his legal heirs and successors to his estate and they become the owner of the aforesaid plot of land in terms of the Muslim Farayez Act. and free from all encumbrances whatsoever.

Where each son got 09.40 Satak (2/10 share of 47 Satak) and each daughter got 04.70 Satak (1/10 share of 47 Satak) more or less and have been enjoy the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** While seized and possessed of the aforesaid land by virtue of inheritance, the said LilimaMolla alias Lilima Begum mutated her name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 12972 (in the name of Lilima Begum) measuring an area 04.70 Satak more or less (as share 0.1000) out of 47 Satak, comprised in R.S. & L.R. Dag No. 4093 and the said Selima Begum mutated her name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 12973 (in the name of Selima Begum) measuring an area 04.70 Satak more or less (as share 0.1000) out of 47 Satak, comprised in R.S. & L.R. Dag No. 4093 and have been enjoying the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** Since then the said LilimaMolla alias Lilima Begum & Selima Begum are well seized and possessed of the aforesaid plot of Shali land total measuring an area 09.40 Satak more or less), comprised in R.S. & L.R. Dag No. 4093, under L.R. Khatian Nos. 12972 & 12973, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, morefully described in the schedule hereinafter written by virtue of above own L.R. Settlement Record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessors thereof and have the full right to dispose or transfer the same to anybody in any way as they shall think fit and proper.

#### **OWNERSHIP OF LAND TRANSFERRED FROM LILILMA MOLLA ALIAS LILIMA BEGUM & SELIMA BEGUM TO NITU DEVELOPERS PVT. LTD.**

**AND WHEREAS** Now the said LilimaMolla alias Lilima Begum & Selima Begum being in need of money intended, desired and agreed to sell and the Nitu Developers Pvt. Ltd. have agreed to purchase the aforesaid plot of Shali land measuring an area 09.40 Satak more or less), comprised in R.S. & L.R. Dag No. 4093, under L.R. Khatian Nos. 12972 & 12973, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same, more fully and particularly described in the Schedule hereunder written and the said LilimaMolla alias Lilima Begum & Selima Begum sold transferred and conveyed the same in favour of the **Nitu Developers Pvt. Ltd.**, the vendor herein by executing a registered deed of conveyance dated **16.07.2024** which was duly registered in the office of the **ADSR Rajarhat Newtown and recorded in the Book No. - I, Volume No. 1523 - 2024, Pages from 420385 to 420405, Being No. 152311355 for the year 2024.**

**AND WHEREAS** by virtue of the aforesaid deed of conveyance, said **Nitu Developers Pvt. Ltd.** became the absolute owner of ALL THAT piece or parcel of RayatiDakhaliSwattiyaBisistha plot of Shali land measuring an area 09.40 Satak more or less), comprised in R.S. & L.R. Dag No. 4093, under L.R. Khatian Nos. 12972 (in the name of Lilima Begum), & 12973, (in the name of Selima Begum), under the following manner:

Saleable Land Area	Share of Land	Total Land	R.S. & L.R. Dag No.	L.R. Khatian No.	Nature of Land
04.70 dec.	0.1000	47 Decimal	4093	12972	Shali
04.70 dec.	0.1000	47 Decimal	4093	12973	Shali
Total 09.40 Decimals be the same a little more or less,					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No.- 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, in the State of West Bengal.

#### **OWNERSHIP OF LAND OF SAFIAR RAHAMAN**

**WHEREAS** Mahiuddin Ahmed while seized and possessed plot of Shali land measuring an area 47 Satak as share 1.0000, comprised in C.S. Dag No. 3984, R.S. Dag No. 4093, under C.S. Khatian No. 986, Jamindar Khatian Nos. 757, 759, 983, 824 & R.S. Khatian No. 478, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No.- 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, he died intestate leaving behind his four sons namely SafiarRahaman, RejaulRahaman, MafijurRahaman, MominulRahaman, and two daughters namely LilimaMolla alias Lilima Begum, Selima Begum, as his legal heirs and successors to his estate and they become the owner of the aforesaid plot of land in terms of the Muslim Farayez Act. and free from all encumbrances whatsoever.

Where each son got 09.40 Satak (2/10 share of 47 Satak) and each daughter got 04.70 Satak (1/10 share of 47 Satak) more or less and have been enjoy the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** While seized and possessed of the aforesaid land by virtue of inheritance the said SafiarRahaman mutated his name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 3074, measuring an area of 09.40 Satak more or less (as share 0.2000) out of 47 Satak, comprised in

R.S. & L.R. Dag No: 4093 and have been enjoying the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** said SafiarRahaman is the absolute recorded owner and possessor of plot of Shali land measuring an area 14.8363 Satak more or less (as share 0.1667) out of 47 Satak, comprised in R.S. & L.R. Dag No. 4116, under L.R. Khatian No. 3074, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No.- 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of purchase by two Deed of Sale (1)) dated 8/5/1979, at S.R. Cossipore, Dum Dum, Book No. 1, Volume No. 63, Pages from 251 to 253, Being No. 3297 for the year 1979 and (2) dated 5/3/1978, at S.R. Cossipore, Dum Dum, Book No. 1, Volume No. 100, Pages from 169 to 172, Being No. 4063 for the year 1978 and after purchase said Vendor muted his name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 3074 and have been enjoying the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** Since then the said SafiarRahaman is well seized and possessed of the aforesaid plots of Shali land total measuring an area 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 3074, lying and situ- ated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, by virtue of above own L.R. Settlement Record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessors thereof and have the full right to dispose or transfer the following land to anybody in any way as he shall think fit and proper.

Saleable Land Area	Share of Land	Total Land	R.S. & L.R. Dag No.	L.R. Khatian No.	Nature of Land
09.40 dec.	0.1000	47 Decimal	4093	3074	Shali
14.8363dec.	0.1667	89 Decimal	4116	3074	Shali
Total 24.2363 Decimals be the same a little more or less,					

#### **OWNERSHIP OF LAND TRANSFERRED FROM SAFIAR RAHAMAN TO NITU DEVELOPERS PRIVATE LIMITED**

**AND WHEREAS** said SafiarRahaman while seized and possessed the aforesaid plots of Shafi land total measuring an area 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 3074, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same, in favour of the **NITU DEVELOPERS PVT. LTD.** by executing a registered deed of conveyance dated **23.07.2024** which is duly registered in the office of the **ADSR Rajarhat, Newtown, and recorded in the Book No. - I, Volume No. - 1523-2024, Pages from 434681 to 434702, Being No. 152311652 for the year 2024.**

#### **OWNERSHIP OF LAND OF RAJAUJ RAHAMAN ALIAS REJAUJ RAHAMAN**

**AND WHEREAS** after demise of Mahiuddin Ahmed, the said **RajaulRahaman alias RejaulRahaman** as his legal heir, was well seized and possessed of the aforesaid plots of Shali land total measuring an area 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 2734, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram

Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, morefully described in the schedule hereinafter written by virtue of above own L.R. Settlement Record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessors thereof and have the full right to dispose or transfer the following land and have been enjoying the following land absolutely free from all encumbrances whatsoever.

Saleable Land Area	Share of Land	Total Land	R.S. & L.R. Dag No.	L.R. Khatian No.	Nature of Land
09.40 dec.	0.1000	47 Decimal	4093	2734	Shali
14.8363 dec.	0.1667	89 Decimal	4116	2734	Shali
Total 24.2363 Decimals be the same a little more or less,					

**OWNERSHIP OF LAND OF TRANSFERRED FROM RAJAUJ RAHAMAN ALIAS REJAUJ RAHAMAN TO NITU DEVELOPERS PRIVATE LIMITED**

**AND WHEREAS** said **RajaulRahaman alias RejaulRahamansold**, transferred and conveyed the aforesaid plots of Shali land total measuring an area 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 2734, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Regis- tration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same in favour of **NITU DEVELOPERS PVT. LTD.** by executing a registered deed of conveyance dated **23.07.2024** which is duly registered in the office of the **ADSR Rajarhat, Newtown, and recorded in the Book No. - I, Volume No. - 1523-2024, Pages from 446640 to 446661, Being No. 152311653 for the year 2024.,**

**OWNERSHIP OF LAND OF TRANSFERRED FROM MAFIJUR RAHAMAN TO NITU DEVELOPERS PRIVATE LIMITED**

**AND WHEREAS** said **MAFIJUR RAHAMAN** sold, transferred and conveyed the aforesaid plots of Shali land total measuring an area 24.2363 Satak more or less), comprised in R.S. & L.R. Dag Nos. 4093 & 4116, under L.R. Khatian No. 2734, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Regis- tration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same in favour of **NITU DEVELOPERS PVT. LTD.** by executing a registered deed of conveyance dated **23.07.2024** which is duly registered in the office of the **ADSR Rajarhat, Newtown, and recorded in the Book No. - I, Volume No. - 1523-2024, Pages from 435845 TO 435866, Being No. 152311683 for the year 2024.,**

Saleable Land Area	Share of Land	Total Land	R.S. & L.R. Dag No.	L.R. Khatian No.	Nature of Land
09.40 dec.	0.1000	47 Decimal	4093	3071	Shali
14.8363 dec.	0.1667	89 Decimal	4116	3071	Shali
Total 24.2363 Decimals be the same a little more or less,					

**NITU DEVELOPERS PVT. LTD. RECORDED ITS NAME IN THE RECORD OF THE B.L.&L.R.O.** **AND WHEREAS** by virtue of the aforesaid five deed of conveyance, said Nitu Developers Pvt. Ltd. Became the owner of ALL THAT piece and parcel of land measuring about 47 decimals lying and situates at Mouza – Bishnupur, J.L. No. 44, R.S.

No. 126, Touzi No. 173, Presently 10, R.S. & L.R. Dag No. 4093 within the Local limits of Chandpur Gram Panchayet, Additional District Sub-Registration office Rajarhat, under police station Rajarhat, in the District – North 24 Parganas and recorded its name in the record of the B.L.&L.R.O. as L.R. Khatian No. 12777 and thereafter the said land converted from shali into BahutalAbasan land in the record of the B.L.&L.R.O. by virtue of a case no. 453 of the year 2024.

**b. Reference Dag No. 4109, Khatian No. 12777**

**WHEREAS** One Jamaluddin Molla, son of Late Mojambari Molla of Lauhati was the absolute recorded owner and possessor of Shali land measuring an area of 09 Satak more or less, comprised in R.S. & L.R. Dag No. 4109, under L.R. Khatian No. 10030, the said land clearly as under following manner :-

Recorded Land Area	Share of Land	Out of Land	R.S. & L.R. Dag No.	L.R. Khatian No.	Nature of Land
09 Satak	0.6000	15 Satak	4109	10030	Shali
Total 9 satak in total					

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of purchase and thereafter own L.R. Settlement Record of Rights, being L.R. Khatian No. 10030 as mentioned above and enjoyed the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** While seized and possessed of the aforesaid plot of land, said Jamaluddin Molla, sold, transferred and conveyed to the "**NEGUS SERVICES PRIVATE LIMITED**" ALL THAT piece and parcel of Shali land measuring an area of 09 Satak be the same a little more or less, comprised in **R.S. & L.R. Dag No. 4109**, under **L.R. Khatian No. 10030**, lying and situated at **Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 10**, within the local limits of **Chandpur Gram Panchayet**, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of a **Deed of Conveyance** dated **04/09/2017** at **A.D.S.R. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2017, Pages from 259427 to 259449, Being No.08866 for the year 2017.**

**AND WHEREAS** While seized and possessed of the aforesaid plot of land by virtue of purchase by Deed of Conveyance (i.e. 08866/2017), the said "**NEGUS SERVICES PRIVATE LIMITED**" mutated its name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 10967, at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10 and enjoying the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** One Rajarhat Estates Private Limited was the absolute owner and possessor of Shali land measuring an area of **06 Satak** more or less, comprised in **R.S. & L.R. Dag No. 4109, under L.R. Khatian No. 759, 3400 & 1950**, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police

Station, in the District of North 24 Parganas, by virtue of purchase from Subhas Jhuri, Bibhas Jhuri, both sons of Late Adaitya Jhuri, Gobinda Jhuri, Ashok Jhuri, Sandhya Ghosh alias Jhuri all sons & daughter of Late Kanailal Jhuri of Chandpur, P.S.-Rajarhat, by Deed of Sale dated **18/10/2005** at **A.D.S.R. Bidhan Nagar, Salt lake City, copied in Book No. 1, Being No. 03530 in the year 2006** and enjoyed the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** While seized and possessed of the aforesaid plot of land, said Rajarhat Estates Private Limited, sold, transferred and conveyed to the "**NEGUS SERVICES PRIVATE LIMITED**" ALL THAT piece and parcel of Shali land measuring an area of 06 Satak be the same a little more or less, comprised in R.S. & L.R. Dag No. 4109, under L.R. Khatian No. 759, 3400 & 1950, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by a Deed of Conveyance dated **20/12/2017** at **A.D.S.R. O. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2017, Pages from 2778 to 2799, Being No. 12865 for the year 2017.**

**AND WHEREAS** While seized and possessed of the aforesaid plot of land by virtue of purchase by Deed of Conveyance (i.e. 12865/2017), the said "**NEGUS SERVICES PRIVATE LIMITED**" mutated its name at B.L. & L.R.O. Rajarhat under **L.R. Khatian No. 11108** and enjoying the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** Since then the said **NEGUS SERVICES PRIVATE LIMITED** is well seized and possessed of the aforesaid plots of Shali land total measuring an area 15 Satak (as share 1.0000), comprised in R.S. & L.R. Dag No. 4109, under L.R. Khatian Nos. 10967 & 11108, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R.S. No.. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24- Parganas, morefully described in the schedule hereinafter written by virtue of above purchase and thereafter own Record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to anybody in any way as it shall think fit and proper.

**AND WHEREAS** said **NEGUS SERVICES PRIVATE LIMITED** while seized, and possessed the aforesaid land and property, the converted the said land in Dag No. 4109 in Khatian No. 11108 measurement of 6 decimals from Shali to Bastu land in the record of the B.L.&L.R.O. Rajarhat, North 24 Parganas being Memo No. **CON/801/BL&LRO/RAJ/21** dated 26.03.2021 by virtue of an application dated 19.01.2021 Vide Case No. CN/2021/1507/171 and also covered the land in Dag No. 4109, in Khatian No. 10967 measurement of 9 decimals from Shali to Bastu land in the record of the B.L.&L.R.O. Rajarhat, North 24 Parganas being Memo No. **CON/802/BL&LRO/RAJ/21** dated 26.03.2021 by virtue of an application dated 30.12.2020 Vide Case No. CN/2020/1507/2248.

**AND WHEREAS** the said **NEGUS SERVICES PRIVATE LIMITED** sold, transferred and conveyed ALL THAT piece and parcel of Bastu land measuring an area 15 Satak (as share 1.0000), comprised in R.S. & L.R. Dag No. 4109; under L.R. Khatian Nos. 10967 & 11108, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No.- 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same by executing a registered deed of conveyance dated 03.05.2023 which was duly registered in the office of the ADSR Rajarhat Newown and recorded in the Book No. - I, Volume No. - 1523-2023, Pages from 227169 to 227191, being No. - 152306722 for the year 2023

**AND WHEREAS** by virtue of the aforesaid deed of conveyance being no. I-152306722 / 2023, the aforesaid **Nitu Developers Pvt. Ltd.** Became the absolute owner of ALL THAT piece and parcel of Bastu land measuring an area 15 Satak (as share 1.0000), comprised in R.S. & L.R. Dag No. 4109; under L.R. Khatian Nos. 10967 & 11108, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No.- 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same and thereafter they **mutated their names in the record of the B.L.&L.R.O. ad LR Khatian No. 12777** and seized the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to anybody in any way as it shall think fit and proper.

**c. Reference Dag No. 4118 Khatian No. 12777**

**REFERENCE DEED NO. I-2408/2023**

**WHEREAS** Jamaluddin Molla, son of Late Mojambari Molla of Lauhati was the absolute recorded owner and possessor of Shali land total measuring an area of 22.45 Satak more or less, comprised in R.S. & L.R. Dag Nos. 4121, 4118 & 4122, under L.R. Khatian No. 10030, the said land clearly as under following manner :-

<b>Recorded Land Area</b>	<b>Share of Land</b>	<b>Out of Land</b>	<b>R.S. &amp; L.R. Dag No.</b>	<b>L.R. Khatian No.</b>	<b>Nature of Land</b>
11 Satak	1.0000	11 Satak	4121	10030	Shali
03.67 Satak	0.2447	15 Satak	4118	10030	Shali
07.78 Satak	0.7777	10 Satak	4122	10030	Shali
Total 22.45 satak in total					

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of purchase and thereafter own L.R. Settlement Record of Rights, being L.R. Khatian No.

10030 as mentioned above and enjoyed the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** while seized and possessed of the aforesaid plots of land, said Jamaluddin Molla, sold, transferred and conveyed to the "WITHAL SERVICES PRIVATE LIMITED". (the Vendor No. 1 herein) ALL THAT piece and parcel of Shali land total measuring an area of 11 Satak be the same a little more or less, comprised in R.S. & L.R. Dag No. 4121, under L.R. Khatian No. 10030, lying and situated at Mauza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by a Deed of Conveyance dated **28/01/2018 at A.D.S.R. O. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2018, Pages from 197411 to 197435, Being No. 06033 for the year 2018.**

**AND WHEREAS** while seized and possessed of the aforesaid plot of land by virtue of purchase by **Deed of Conveyance (i.e. 06033/2018)**, the said "**WITHAL SERVICES PRIVATE LIMITED**" muted its name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 11086, and enjoying the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** While seized and possessed of the aforesaid plots of land, said Jamaluddin Molla, sold, transferred and conveyed to the "**NEGUS SERVICES PRIVATE LIMITED**" ALL THAT piece and parcel of Shali land total measuring an area of 11.45 Satak be the same a little more or less, comprised in R.S. & L.R. Dag Nos. 4118 & 4122 under L.R. Khatian No. 10030, lying and situated at Mauza-BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by a **Deed of Conveyance dated 28/01/2018 at A.D.S.R. O. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2018, Pages from 207099 to 207121, Being No. 06032 for the year 2018.**

**AND WHEREAS** While seized and possessed of the aforesaid plot of land by virtue of purchase by **Deed of Conveyance (i.e. 06032/2018)**, the said "**NEGUS SERVICES PRIVATE LIMITED**" muted its name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 11108, and enjoying the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** Since then the said **WITHAL SERVICES PRIVATE LIMITED** and **NEGUS SERVICES PRIVATE LIMITED** are well seized and possessed of the aforesaid plots of Shali land total measuring an area 22.45 Satak, comprised in R.S. & L.R. Dag Nos. 4121, 4118 & 4122, under L.R. Khatian Nos. 11086 & 11108, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, morefully described in the schedule hereinafter written by virtue of above purchase and thereafter own Record of rights and have been enjoying the same as per demarcation peacefully,

freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendors herein shall think fit and proper.

**AND WHEREAS** said **WITHAL SERVICES PRIVATE LIMITED** and **NEGUS SERVICES PRIVATE LIMITED** while seized and possessed of the aforesaid plots of Shali land total measuring an area 22.45 Satak, comprised in R.S. & L.R. Dag Nos. 4121, 4118 & 4122, under L.R. Khatian Nos. 11086 & 11108, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, they jointly sold, transferred and conveyed the same in favour of the present vendor, by a Deed of Conveyance dated 20.02.2023 at A.D.S.R. O. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2023, Pages from 90267 to 90289, Being No. 152302408 for the year 2023.

AND WHEREAS While seized and possessed of the aforesaid plot of land by virtue of purchase by Deed of Conveyance (i.e. 20.02.2023), the present vendor mutated its name at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 12777 and enjoying the same absolutely free from all encumbrances whatsoever.

#### REFERENCE DEED NO. I -15070/2024

**WHEREAS** one Tripurari Jhuri was the recorded owner of a piece and parcel of land measuring an area 2.28 decimal more or less in R.S. & L.R. Dag No. 4107 and also **land measuring an area 0.333 decimal more or less in R.S. & L.R. Dag No. 4118, L.R. Khatian No. 1365**, in total land measuring an area 2.613 decimal more or less lying and situated at Mouza- Bishnupur, J.L. No. 44, P.S.- Rajarhat, under Chandpur Gram Panchayet, District- North 24 Parganas.

**AND WHEREAS** thereafter said Tripurari Jhuri died intestate leaving behind wife Nilima Jhuri (deceased), **Sunit Kumar Jhuri, Kashinath Jhuri and Nita Ghosh** as his only legal heirs and successors who jointly inherited the said property by virtue of legal inheritance as per Hindu Succession Act, 1956.

**AND WHEREAS** the said **Sunit Kumar Jhuri, Kashinath Jhuri and. Nita Ghosh** were the joint absolute owners of ALL THAT piece and parcel of land measuring an area 2.613 decimal more or less in R.S. & L.R. Dag No. 4107 & 4118, L.R. Khatian No. 1365, lying and situated at Mouza- Bishnupur, J.L. No. 44, P.S.- Rajarhat, under Chandpur Gram Panchayet, District- North 24 Parganas and the property is free from all encumbrances.

**AND WHEREAS** the said **Sunit Kumar Jhuri, Kashinath Jhuri and. Nita Ghosh** sold transferred and conveyed ALL THAT piece and parcel of land measuring an area 2.613 decimal more or less in R.S. & L.R. Dag No. 4107 & 4118, L.R. Khatian No. 1365, lying and situated at Mouza-Bishnupur, J.L. No. 44, P.S. Rajarhat,

under Chandpur Gram Panchayet, District- North 24 Parganas in favour of the present vendor by a Deed of Conveyance dated **30.09.2024** at **A.D.S.R. O. Rajarhat, New Town, copied in Book No. 1, Volume No. 1523-2024, Pages from 554147 to 554166, Being No. 152315070 for the year 2024**

**AND WHEREAS** by virtue of the aforesaid deed of conveyance being no. I-**152315070** / 2024, the aforesaid **Nitu Developers Pvt. Ltd.** Became the absolute owner of ALL THAT piece and parcel of Bastu land measuring an area 5 Satak (as share 0.2669), comprised in R.S. & L.R. Dag No. 4118; under L.R. Khatian Nos. 12777, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No.- 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same and thereafter they **mutated their names in the record of the B.L.&L.R.O. ad LR Khatian No. 12777** and seized the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to anybody in any way as it shall think fit and proper.

**d. Reference Dag No. 4119 Khatian No. 12777**

**WHEREAS** one Mohiuddin Ahmad son of Late Altab Hossain of Chandpur, P.S. - Rajarhat was the absolute recorded owner and possessor of plot of Shali land measuring an area 14 Satak, comprised in R.S. & L.R. Dag Nos. 4119, under L.R. Khatian No. 2780, under the following manner :-

Recorded Land Area	Share	Total out of land	R.S.& L.R Dag No.	L.R. Khatian No.	Nature of Land
14 satak	1.0000	14 satak	4119	2780	Shali
Total 14 Satak more or less.					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of own record of rights and enjoyed the same absolutely free from all encumbrances whatsoever by virtue of a registered deed of conveyance dated 28/07/1992 which was duly executed by the erstwhile owner namely Jaan Mohammad Mondal and the sadi deed was duly registered in the office of the **ADSR Bidhannagar and recorded in the Book No. - I, Volume No. - 162, Pages from 55 to 60, Being No. 7401 for the Year 1992.**

**AND WHEREAS** While seized and possessed of the aforesaid plot of land, said Mohiuddin Ahmad allas Mahiuddin Ahammad mutated his name in the record of the B.L.&L.R.O. in respect of the Dag No. 4119 alongwith Dag No. 4123 as L.R. Khatian No. 2231.

**AND WHEREAS** said Mohiuddin Ahmad while seized and possessed the aforesaid land and property, he died intestate on 12.06.2008 leaving behind his four sons namely Safiar Rahaman, Mafijur Rahaman, Rajaul Rahaman, Mominul Rahaman and two daughters namely Lilima Begam, Selima Begam and one wife namely Meharjan Bibi as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Muslim Law,

**AND WHEREAS** While seized and possessed of the aforesaid plot of land, said Meharjan Bibi died intestate leaving behind his four sons namely Safiar Rahaman, Mafijur Rahaman, Rajaul Rahaman, Mominul Rahaman and two daughter namely Lilima Begam, Selima Begam as her legal heirs and successors to her estate and they become the owners of the aforesaid plots of land in terms of the Muslim Law,

**AND WHEREAS** after death of Mohiuddin Ahmad and Meherjaan Bibi, the aforesaid Safiar Rahaman, Mafijur Rahaman, Rajaul Rahaman, Sk Mominul Rahaman, Lilima Begam, Selima Begam was absolute owners of total land measuring 14 Satak, where each son had entitled land measuring 02.80 Satak as 2/10th share out of said 14 Satak and each daughter had/have entitled land measuring an area of 01.40 Satak more or less as 1/10th share out of said 14 Satak and have been enjoying the same absolutely free from all encumbrances whatsoever.

**AND WHEREAS** While seized and possessed of the aforesaid inheritance plot of land said Mominul Rahaman mutated his name at B.L. & L.R.O. Rajarhat, under L.R. Khatian No. 2166.

**AND WHEREAS** While seized and possessed of the aforesaid inheritance plot of land measuring an area 02.80 Satak, said Mominul Rahaman died intestet on 02/12/2020 leaving behind his three daughters namely Rubina Rahaman, Tuhina Rahaman, Tahamina Rahaman and one wife namely Nazma Rahaman Begam as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Muslim Law.

**AND W HEREAS** Since then the said Nazma Rahaman Begam, Rubina Rahaman, Tuhina Rahaman, Tahamina Rahaman are well seized and possessed of the aforesaid plot of Shali weland measuring an area 02.22 Satak, comprised in R.S. & L.R. Dag No. 4119 under L.R. Khatian No. 2166, alongwith other land in Dag No. 4123 lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, morefully described in the schedule hereinafter writ- ten by virtue of above inheritance and thereafter own Record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to anybody in any way as they shall think fit and proper.

**AND WHEREAS said** (1) NAZMA RAHAMAN BEGAM, (2) RUBINA RAHAMAN, (3) TUHINA RAHAMAN, (4) TAHAMINA RAHAMAN, while seized and possessed the aforesaid land and property, they sold, transferred and conveyed ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha Shali land measuring an area 02.22 Satak, comprised in R.S. & L.R. Dag No. 4119, under L.R. Khatian No. 2231, present L.R. Khatian No. 2166 (in the name of Mominul Rahaman), lying and situated at Mouza - BISHNUPUR,

J.L. No. 44, R.S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in re District of North 24-Parganas, in the State of West Bengal in favour of the present purchaser by virtue of the registered deed of conveyance dated **23.02.2023** which was duly registered in the office of the ADSR Rajarhat, Newtown, North 24 Parganas, and recorded in the **Book No. - I, Volume No. 1523-2023, Page Nos. 96628 to 96652, Being No. 152302636 for the year 2023.**

**AND WHEREAS** by virtue of the aforesaid deed of conveyance, said **NITU DEVELOPERS PRIVATE LIMITED** became the absolute owner of **ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha Shali land measuring an area 02.22 Satak, comprised in R.S. & L.R. Dag No. 4119, under L.R. Khatian No. 2231, present L.R. Khatian No. 2166 (in the name of Mominul Rahaman), lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in re District of North 24-Parganas, in the State of West Bengal.**

**AND WHEREAS said** (1) LILILMA MOLLA ALIAS LILILMA BEGUM AND (2) SELIMA BEGUM, while seized and possessed the aforesaid land and property, they sold, transferred and conveyed **ALL THAT** piece or parcel of Rayati Dakhali Swattiya Bisistha Shali land measuring an area 11.78 Satak, comprised in R.S. & L.R. Dag No. 4119, under L.R. Khatian No. 2231, (in the name of Mahiuddin Ahammad), lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in re District of North 24-Parganas, in the State of West Bengal in favour of the present purchaser by virtue of the registered deed of conveyance dated **22.12.2022** which was duly registered in the office of the ADSR Rajarhat, Newtown, North 24 Parganas, and recorded in the **Book No. - I, Volume No. 1523-2022, Page Nos. 772228 to 772251, Being No. 152320651 for the year 2022.**

**AND WHEREAS** by virtue of the aforesaid deed of conveyance, said **NITU DEVELOPERS PRIVATE LIMITED** became the absolute owner of **ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha Shali land measuring an area 14.00 Satak, comprised in R.S. & L.R. Dag No. 4119, under L.R. Khatian No. 2231 (in the name of Mohiuddin Ahamad), present L.R. Khatian No. 2166 (in the name of Mominul Rahaman), lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in re District of North 24-Parganas, in the State of West Bengal.**

**AND WHEREAS** said Nitu Developers Pvt. Ltd. While seized and possessed the aforesaid land and property, it mutated its name in the record of the B.L&L.R.O. as LR Khatian No. 12777 in respect of the aforesaid land and property and the land was converted into "Bohutol Abasan" by virtue of a conversion case being no. CN/2024/1507/4084 vide Memo No. L-13011(11)/110/2025/DL&LRO/2271/2025 dated 24.04.2025.

### DECISION OF DEVELOPMENT

A. **AND WHEREAS** the owner herein while seized and possessed and enjoyed the said property more fully described in the **Schedule 'A' Part - 1** hereunder written and is otherwise well and sufficiently entitled to the said property and uninterruptedly enjoyed the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, convey and transfer the same to any intending person or persons as the present **Owner** shall think fit and proper.

B. **AND WHEREAS** during the possession of the said **Owner** herein intend to develop **ALL THAT** piece and parcel of undivided land more fully described in the **Schedule 'A' Part - 1** hereunder written by raising construction a new **Bungalow** and thus enquired and discussed with various Contractors, Developers regarding construction of a new **Bungalow** and gained knowledge thereto.

C. **AND WHEREAS** the **Owners** herein with a view to develop the said land by way of 1 construction consists of numbers of Bungalow, shops, garages, in the **G+MEZZANINE + 1 storied Bungalow**, formulated scheme and necessary plans and specification for the purpose of construction of the said BUNGALOW building which has been sanctioned and approved by the competent authority.

D. **AND WHEREAS** the **Owners** herein started construction of the said proposed building upon the said land as per **Plan** sanctioned and approved by the District Engineer, North 24 Parganas Zilla Parishad and thereafter **duly sanctioned and approved by the Executive Officer, Rajarhat Panchayet Samity Vide Approval order No. 1673/RPS dated 14/10/2025** to construct G+MEZZANINE + 1 storied bungalows being no. **58, 69, B3, B4, B5, B6** on the land of Dag No. **4109** and 4093, 4118,4119 **AND the Owner is** fully competent to enter into this presence and all legal formalities with respect to the right, title and interest of the owner/vendor regarding the said Land, have been completed.

E. **AND WHEREAS** as per said sanctioned building plan, the **Owner** started the construction work of the said 7 (Seven) nos. of Bungalows which is now going in progress.

F. **AND WHEREAS** the **Owner** declare and confirm that the said Bungalow.

G. **AND WHEREAS** the **Owners** are fully competent to enter into this Agreement and all legal formalities with respect to the right, title and interest of the Promoter regarding the said Land, have been completed.

H. **AND WHEREAS** the **Owners** started the construction of the said bungalow being no. **58, 69, B3, B4, B5, B6** on the land of Dag No. **4109** and 4093, 4118,4119 total measuring about **72 (Seventy Two)** decimals **AND the Owner is** fully competent to enter into this Agreement and all legal formalities with respect to the right, title and interest of the **Owner** regarding the said Land, have been completed.

**AND WHEREAS** the **OWNERS** herein have invited offers to **ALL THAT** a piece and parcel of **Bastu** land measuring \_\_\_\_\_ **cottahs** \_\_\_\_\_ **chittacks equivalent to** \_\_\_\_\_ **decimals** be the same a little more or less along with one residential **G+ Mezzanine Floor + 1 Storied Bungalow** being no. \_\_\_\_\_ **and the said Bungalow will have 1 Bed Room, 1 Drawing cum Dining Space, 1 Service Verandah, 1 Puja Room, 1 Kitchen, 1 Toilet and 1 Verandah and 1 Car Parking Space on the Ground floor measuring** \_\_\_\_\_ **sq. ft. Covered area equivalent to** \_\_\_\_\_ **sq. ft.**

Carpet area and the said Bungalow also will have 3 Bed Rooms, 1 Living Space, 2 Toilets, 1 Verandah on the First floor measuring \_\_\_\_\_ sq. ft. Covered area equivalent to \_\_\_\_\_ sq. ft. Carpet area and 1 (one) Swimming pool on the mezzanine Floor measuring about \_\_\_\_\_ sq.ft. covered area with Vitrified Tiles flooring and of the of the Bungalow no. \_\_\_\_\_ of the Township Project namely SUNSHINE GREEN CITY, situated at Lauhati, Rajarhat, under Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, Kolkata - 700135, West Bengal and along with the undivided proportionate share of land more fully described in the **Schedule "B"**, including all rights to use as common service - areas and common parts / Amenities of the said building, more fully described in the **Schedule 'C' & 'D'** respectively, at the Total Price for the Bungalow is Rs. \_\_\_\_\_/- (**Rupees \_\_\_\_\_**) **only** inclusive of GST and all charges and all charges which is morefully and particularly mentioned in the **schedule 'F' hereunder written**.

**AND WHEREAS** the **Purchasers** have taken inspection of the title deed, sanctioned plan and all other relevant documents including layout as aforesaid and have made all necessary searches and **are** fully satisfied with the plan and marketable title of the Owner's land and the **Purchasers** having been spontaneously agreed not to raise any objection and / or make any other query with regard thereto and having been satisfied and considering the price and / or consideration of the aforesaid residential **Bungalow** being the fair market price and the **Purchasers** approached the **Owner** for purchase of the mentioned residential **Bungalow** at or for the Total Price for the Bungalow is Rs. \_\_\_\_\_/- (**Rupees \_\_\_\_\_**) **only** inclusive of GST and all charges which is morefully and particularly mentioned in the **schedule 'F' hereunder written**.

**AND WHEREAS** the **Owner** doth hereby undertakes, confirms and assures unto the **Purchasers** that the said **Bungalow** agreed to be purchased more fully described in the **Schedule 'B'**, is free from all encumbrances including mortgage, charge, lien and attachment whatsoever and that the **Owner** has and still has full and absolute power to transfer, convey and deliver ownership and physical possession of the said **Bungalow** more fully described in **Schedule 'C'** written hereunder in favour of the **Purchasers**.

**AND WHEREAS** at the request of the **Purchasers**, the **Owner** herein agreed to sell, transfer and convey **ALL THAT** a piece and parcel of **Bastu** land measuring \_\_\_\_\_ **cottahs** \_\_\_\_\_ **chittacks equivalent to** \_\_\_\_\_ **decimals** be the same a little more or less along with one residential **G+ Mezzanine Floor + 1 Storied Bungalow** being no. \_\_\_\_\_ and the said Bungalow will have **1 Bed Room, 1 Drawing cum Dining Space, 1 Service Verandah, 1 Puja Room, 1 Kitchen, 1 Toilet and 1 Verandah and 1 Car Parking Space on the Ground floor** measuring \_\_\_\_\_ sq. ft. Covered area equivalent to \_\_\_\_\_ sq. ft. Carpet area and the said Bungalow also will have **3 Bed Rooms, 1 Living Space, 2 Toilets, 1 Verandah on the First floor** measuring \_\_\_\_\_ sq. ft. Covered area equivalent to \_\_\_\_\_ sq. ft. Carpet area and **1 (one) Swimming pool on the mezzanine Floor** measuring about \_\_\_\_\_ sq.ft. covered area with **Vitrified Tiles flooring** and of the of the **Bungalow no.** \_\_\_\_\_ of the **Township Project** namely **SUNSHINE GREEN CITY**, situated at **Lauhati, Rajarhat**, under **Chandpur Gram Panchayet**, within the jurisdiction of **Rajarhat Police Station**, in the District of North 24-Parganas, **Kolkata - 700135**, West Bengal and along with the undivided proportionate share of land more fully described in the **Schedule "B"**, including all rights to use as common service - areas and common parts / Amenities of the said building, more fully described in the **Schedule 'C' & 'D'** respectively, at the Total Price for the Bungalow is **Rs.** \_\_\_\_\_/- (**Rupees** \_\_\_\_\_) **only** inclusive of GST and all charges which is morefully and particularly mentioned in the **schedule 'F' hereunder written** and they entered into a sale agreement.

**NOW THIS DEED OF CONVEYANCE WITNESSETH** and it is mutually agreed as follows:-

**THAT** in consideration of **Rs.** \_\_\_\_\_/- (**Rupees** \_\_\_\_\_) **only** inclusive of Miscellaneous and Amenities charges and GST which is morefully and particularly mentioned in the **Schedule 'F'** below which is already paid by the **Purchasers** to the **Owner** herein as per memo of consideration hereunder written and the **Owner** doth hereby indefeasibly sell grant, convey, transfer, assure and assign free from all encumbrances, attachments, liens, charges etc. unto and in favour of the **Purchasers** **ALL THAT** a piece and parcel of **Bastu** land measuring \_\_\_\_\_ **cottahs** \_\_\_\_\_ **chittacks equivalent to** \_\_\_\_\_ **decimals** be the same a little

more or less along with one residential **G+ Mezzanine Floor + 1 Storied Bungalow being no. \_\_\_\_\_** and the said Bungalow will have **1 Bed Room, 1 Drawing cum Dining Space, 1 Service Verandah, 1 Puja Room, 1 Kitchen, 1 Toilet and 1 Verandah and 1 Car Parking Space on the Ground floor measuring \_\_\_\_\_ sq. ft. Covered area equivalent to \_\_\_\_\_ sq. ft. Carpet area and the said Bungalow also will have 3 Bed Rooms, 1 Living Space, 2 Toilets, 1 Verandah on the First floor measuring \_\_\_\_\_ sq. ft. Covered area equivalent to \_\_\_\_\_ sq. ft. Carpet area and 1 (one) Swimming pool on the mezzanine Floor measuring about \_\_\_\_\_ sq.ft. covered area with Vitrified Tiles flooring** and of the of the **Bungalow no. \_\_\_\_\_** of the **Township Project** namely **SUNSHINE GREEN CITY**, situated at **Lauhati, Rajarhat**, under **Chandpur Gram Panchayet**, within the jurisdiction of **Rajarhat Police Station**, in the District of North 24-Parganas, **Kolkata - 700135**, West Bengal and along with the undivided proportionate share of land more fully described in the **Schedule "B"**, including all rights to use as common service - areas and common parts / Amenities of the said building, more fully described in the **Schedule 'C' & 'D'** respectively, and referred to as the said property in favour of the **Purchasers** absolutely and forever AND the **Owner doth** hereby covenants with the **Purchasers** and **their** heirs, executors and representatives that notwithstanding any acts, deeds, matters or things by the **Owner** made done executed or knowingly suffered to the contrary, the **Owner** had good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property to the **Purchasers** without any encumbrances AND further that the **Owner / Vendor** is now lawfully and rightfully seized, possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance in possession or an estate equivalent thereto without in any manner or condition use or trust or other things whatsoever AND THAT notwithstanding any such acts, deeds, matters and things whatsoever executed or knowingly suffered to the contrary, the **Owner / Vendor** has good, right, full power and absolute authority and unencumbered and unfettered liberty to transfer, convey, assure and assign the said property and every part thereof hereby sold, transferred, conveyed or otherwise or expressed or intended so to be unto and in favour of the **Purchasers** in the manner aforesaid AND THAT the **Purchasers** and **their** heirs, executors, administrators,

representatives and assigns shall or may at all times hereafter peacefully and equitably possess and enjoy the said property free from all encumbrances, charges and / or every part

thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **Owner/Vendor** or **his** heirs, successors AND FURTHER THAT the **Owner/Vendor** and **his** executors, legal heirs, representatives, successors, assigns shall at all times hereinafter indemnify and keep indemnified the **Purchasers** and **their** heirs, executors, administrators and assigns against any kind of loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the **Owner / Vendor** or any breach of the covenants hereinbefore contained. The **Purchasers** have the right to usage the common passage and portions of the said project and also have the right to use the community hall, swimming pool and gymnasium after obtaining the membership of the project and the **Purchasers** will pay the maintenance charges to the association at the rate fixed by the association of the owners and the **Purchasers** will also pay the salaries of the staffs and the chowkidars of the project and the **Purchasers** will not raise the more floor over the **G+ MEZZANINE FLOOR + 1** storied building and they will use the said building only for the **residential purpose** and the **Purchasers** also agreed to maintain all the terms and conditions which was stated in the sale agreement and the **purchasers** will never change the exterior colour of the building. It is specifically mentioned here that the bungalow is situated or located in the larger / master project namely **Sunshine Green City** and the **vendor / Owner** will continuing the construction work of the other bungalows, flats, complex, roads, swimming pool in the larger / master project through his men and agents and or nominated person or nominated developers and the **Purchasers** will have no liberty to raise any objection regarding the said constructional work and extended constructional work of the said master project and if they will do so then it will be inadmissible in the eye of law.

**THE SCHEDULE "A" ABOVE REFERRED TO  
(Description of the Land and Property)**

**ALL THAT** piece or parcel of BahutalAbasan land measuring an area of **72 Satak** more or less lying and situated at **Mouza - Bishnupur**, comprised in **R.S. & L.R. Dag Nos. 4109, 4093, 4118,**

4119, and under L.R. Khatian Nos. 12777 (In the name of Nitu Developers Pvt. Ltd), J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No. 10, within the local limits of **Chandpur Gram Panchayet**, within the jurisdiction of **Rajarhat Police Station**, ParganaKolikata, under A.D.S.R. Office, Rajarhat, New Town, in the District of North 24-Parganas, Kolkata – 700135.

**THE SCHEDULE 'B' ABOVE REFERRED TO**  
**(Bungalow hereby conveyed)**

**ALL THAT** a piece and parcel of Bastu land measuring \_\_\_\_\_ cottahs \_\_\_\_\_ chittacks equivalent to \_\_\_\_\_ decimals be the same a little more or less along with one residential **G+ Mezzanine Floor + 1 Storied Bungalow being no. \_\_\_\_\_ and the said Bungalow will have 1 Bed Room, 1 Drawing cum Dining Space, 1 Service Verandah, 1 Puja Room, 1 Kitchen, 1 Toilet and 1 Verandah and 1 Car Parking Space on the Ground floor measuring \_\_\_\_\_ sq. ft. Covered area equivalent to \_\_\_\_\_ sq. ft. Carpet area and the said Bungalow also will have 3 Bed Rooms, 1 Living Space, 2 Toilets, 1 Verandah on the First floor measuring \_\_\_\_\_ sq. ft. Covered area equivalent to \_\_\_\_\_ sq. ft. Carpet area and 1 (one) Swimming pool on the mezzanine Floor measuring about \_\_\_\_\_ sq.ft. covered area with Vitrified Tiles flooring and of the of the Bungalow no. \_\_\_\_\_ of the Township Project namely **SUNSHINE GREEN CITY**, lying and situated at **Mouza - Bishnupur**, comprised in **R.S. & L.R. Dag Nos. 4093 & 4116**, and under **L.R. Khatian Nos. 12777** J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No. 10, within the local limits of **Chandpur Gram Panchayet**, within the jurisdiction of **Rajarhat Police Station**, Pargana Kolikata, under A.D.S.R. Office, Rajarhat, New Town, in the District of North 24-Parganas, Kolkata - 700135, West Bengal, which is butted and bounded as follows :-**

ON THE NORTH	
ON THE SOUTH	
ON THE EAST	
ON THE WEST	

and together with common parts and portions of the said more fully and particularly described in the **Schedule 'A' & 'D'** hereinabove written.

**SCHEDULE 'C' ABOVE REFERRED TO**  
**(Payment Schedule)**

<b>A. Price of Bungalow</b>	
<b>B. GST @5%</b>	
<b>Total Value of Bungalow including all common facilities &amp; GST</b>	

**SCHEDULE 'D' ABOVE REFERRED TO**  
**(Common Service Area)**  
**COMMON AREAS COMMON TO THE CO-OWNER**

1. Open and / or paths and passages.
2. Drains sewers, Septic tank and pipes from the building to the panchayat duct.
3. Water distribution pipe (save those inside any unit).
4. Electrical installations for common passages paths and ways.
5. Electrical wiring fittings and other accessories for lighting the common areas.
6. Water sewerage evacuation pipes from the unit to drains and sewers common to the building.

**COMMON EXPENSES**

**1. MAINTENANCE :** The **Purchasers** shall pay a sum of **Rs. 1.50/-** + GST per sq.ft. should be calculated in consideration of **their** covered area of **Bungalow** as maintenance charges. The said maintenance should be only in respect of common area of the project **SUNSHINE GREEN CITY** together with security charges and the electricity provided with in the said project. The **Purchasers** shall pay to the **owner** or his men and agents or his nominated person or persons the maintenance charges within **7 (Seven) days** of every month till the formation of the Owner's Association. The Maintenance Charges shall become payable from the Possession Date. The Maintenance Authority / Owner's Association shall be entitled to revise and increase the Maintenance Charges from time to time and the **Purchasers** shall not be entitled to object therein.

**2. STAFF :** The salaries and all other expenses of the staff to be employed for the common purpose including their bonus and other emoluments and benefits.

**3. ASSOCIATION :** Establishment and all other expenses of the Association including its formation office establishment and miscellaneous expenses.

**4. RESERVES :** All creating of fund for replacement renovation and / or other periodic expenses.

**5. INSURANCE :** Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightening, Civil commotion, etc.

6. **OTHERS** : All other expenses and outgoings including litigation expenses as are incurred by the Owner and or the Association for the common purpose.

**(Common Restrictions)**

**PART - IV**

1. The **Purchasers** cannot build any further story over and above **G+ MEZZANINE FLOOR + 1 Storied Bungalow**.

2. The exterior elevation, color and design of the newly constructed bungalow can never be changed by the **Purchasers**.

3. The **Purchasers** will never use **their Bungalow** for commercial purposes.

**Additional Payments payable wholly by the Purchaser**

**Part-III**

(a). GST, betterment and / or development charges and any other tax, duty, levy or charge that may be applicable, imposed or charged, if any, in connection with construction or transfer of the said residential **Bungalow** in favour of the **Purchasers**. Any liability arising on account of Service Tax is to be collected by the **Owner or his men and agents** from the **Purchasers** and deposited with the competent authority thereof.

(b). Stamp duty, registration fee and all other taxes, levy, miscellaneous and other allied expenses relating to the Memorandum, the Deed of Conveyance and all other papers and documents that may be executed and / or registered relating to the said residential **Bungalow** as also the additional stamp duty, additional registration fee, penalty, interest or any other levy, if any, that may be imposed or payable in this regard at any time.

(c). Charges levied by the **Owner or his men and agents** for any additional or extra work done including demolition or any additional amenity or facility provided or any change, additions, alternations or variation made in the said residential **Bungalow** including the costs, charges and expenses for revision of the Plans to the extent if relates to such charges, additions, alterations or variation.

(d). SUCH other expenses including printing and stationary as also additional litigation expenses incurred in respect of any dispute with the Municipality,

Corporation, Improvement Trust or any other legal authority or the government and with Insurance Company in relating to the same as deemed by the Vendors or the Committee entrusted with the management and upkeep of the said Building.

**(e).** The costs of maintaining and decorating the exterior of the building.

**(f).** The costs and expenses for running operations and maintaining water pump, electric motors etc.

**(g).** The salaries of the clerks, chowkidars, sweepers, mistry and caretakers etc.

**(h).** The costs of working and maintenance of other lights and services charges.

**(i).** The proportionate rates and outgoings in respect of the said residential **Bungalow** which is otherwise to be borne and paid by its owners.

**(j).** Security Deposit & Service charges for sanction of new and separate electric meter from WBSEB in the name of the **Purchasers**.

**(k).** Formation of the Association for the Common Purpose.

**(l).** The **Owner** will buy an electric AC Bus through his nominated Developer for Project to Sector - V route after formation of the Project Owner's Association but the **Purchasers** will have to pay all the maintenance and related costs of the said Bus.

### **PURCHASERS' COVENANT**

At or before the execution of this presence the **Purchasers doth** hereby jointly and severally confirm that **they are** signing this presence with full knowledge of all laws, rules, regulations, notifications, etc., applicable to the Project inter alia the following and the **Purchasers doth** hereby jointly and severally confirm that **they are** fully satisfied **themselves** with the following :-

**a)** That the right of the **Purchasers** shall remain restricted to the said **residential Bungalow** with proportionate share of the land.

**b)** That the said **residential Bungalow** shall always be used by the **Purchasers** only for the purpose of residential. It has been expressly understood and agreed that the **Purchasers** shall not use the said **residential Bungalow** as a Boarding House, Nursing Home, Dispensary or for any commercial or industrial activities, guest house or a public place or public entertainment place or doctors clinic, godown/storage place or for the purpose whatsoever other than for residence.

**c)** The **Purchasers** shall keep a sum of **Rs. 12,000/- (Twelve Thousand only)**+ GST (if applicable) with the **Owner or his men and agents** as **Security money** for observing and performing the covenants as to the outgoing and maintenance.

**d)** The **Purchasers** shall pay maintenance charges per month @ **Rs. 1.50/- + GST** (if applicable) per sq.ft in respect of super built up area of **their Bungalow**. The Maintenance Charge shall become payable from the Possession Date.

**e)** After handover the project by the **Owner or his men and agents** to the Maintenance Agency / Association, the said Agency / Association shall be entitled to revise or increase the Maintenance Charges from time to time and the **Purchasers** shall not be entitled to object therein.

**f)** The **Purchasers** shall pay regularly and punctually paying the monthly subscription of the Club and user charge for use of facilities at the Said Club, as determined by the **Owner or his men and agents /Maintenance Authority/Owner's Association**.

**g)** That the **Purchasers** and other owners / occupiers of the said Township project and with the consent of the **Owner or his men and agents** shall form Society, Association or company for maintaining the said building and the common areas of the said building and shall abide by all laws, bye laws, rules and regulations of such Society or Association, pay proportionately necessary taxes, revenue and other charges related to maintenance charges of the said building and common parts / portions / amenities / conveniences thereof and shall observe and perform all rules and bye laws of such Society, Association.

- h)** Co - operate - with the **Owner or his men and agents** in the management and maintenance of the premises and formation of the association.
- i)** To observe and perform the rules regulations restrictions from time to time in force for the use and management of the said Township project and in particular the common areas and installations.
- j)** The **Purchasers** shall be liable and agree to make payment of the proportionate share of maintenance and service charges regularly and punctually to the said Society, Association.
- k)** In the event of any capital expenditure for repairs, maintenance etc. for common purposes the **Purchasers** shall be liable to make payment of the proportionate share as shall be determined by the said Society, Association.
- l)** The **Purchasers** shall be liable to make payment of the Service tax, Gst, Panchayet taxes and outgoings in respect of **their residential Bungalow** in full.
- m)** The **Purchasers** shall have the absolute right to mutate **their** names before local Gram Panchayat and will pay tax / khajna of respective portion to be separately assessed by the Authorities. So long as such **residential Bungalow** of the said project shall not be separately assessed for taxes, the **Purchaser** shall pay to the **Owner/Developer** a proportionate share of the Panchayet Taxes, water tax of any in respect of **their residential Bungalow** of the project.
- n)** The **Owner or his men and agents/ Association** shall appoint Caretaker/s to look after the said Township project and its common amenities till the building is handed over to the Association Society or Company or Bungalow owners of the said Apartment. An amount is to be paid by Bungalow owners per month to the **Owner or his men and agents** until the Association, Society is formed, in order to look after the building and its common amenities.
- o)** To permit the **Owner or his men and agents** and **its** authorized agent with or without workmen at all reasonable time to enter into space of the **Purchasers** to check / view and examine the state and condition on the said space and **their**

convenience and for the purpose of cleaning, repairing and keeping in order the sewers, drain, pipes, rainwater pipes, electric cables and conditions.

**p)** Not to deposit, throw, accumulate any rubbish, water, dirt, rage or other refuse in the common passage and common area of the said Township project.

**q)** Not to display any boarding or signboards on the terrace of the said unit or anywhere also in the said premises.

**r)** To keep the external portion of the said **residential Bungalow** and every part thereof in good condition so as the support other supporting parts of the building.

**s)** Not to make any addition or alteration in structural work of the outer portion of the **G+ MEZZANINE FLOOR + 1 storied Bungalow** except with the prior written approval and sanction of the **Owner or his men and agents** or Architect of the said Township project.

**t)** Not to change the Colour of the front as well as outer portion as well as veranda portion of the **Bungalow** except with the prior written approval of the **Owner or his men and agents / Association**.

**u)** Not to install any covering grill in the Balcony or in the outside window of the **Bungalow** except with the prior written approval of the **Owner or his men and agents** and as per design and specifications approved by the **Owner or his men and agents**.

**v)** Not to decorate the exterior of the building outside than in the manner agreed by the **Owner or his men and agents** in writing or in the manner as near as may be in which it was previously decorated.

**w)** Not to commit or permit to be committed any alteration or changes in pipes conducts and other fixtures and fittings services of the building and the said unit.

**x)** Not to allow or permit to be allowed to store any goods articles or things in the common passage, common area or other areas of the said Township project.

**y)** Not to raise any objection in respect of amenities / facilities provided by the **Owner or his men and agents** in the said **Bungalow**.

**z)** Not to do any act, deed or thing whereby the **Owner or his men and agents** is prevented from selling, assigning or disposing off any other portion or portions of which the **Owner or his men and agents** are the only absolute owner, in the said Township project.

**aa)** The **Purchasers** hereby agree that the **Owner or his men and agents** shall have full and absolute right without any interference to develop the other Zones and /or Phases in the vicinity of Township Project shall be known as **SUNSHINE GREEN CITY'** on the adjacent land which may either be acquired by the **Owner or his men and agents** or suitable arrangements with regard thereto may be entered into by the **Owner or his men and agents**.

**bb)** To pay for electricity and other utilities consumed in or relating to the said **Bungalow**.

**cc)** After possession of the said **residential Bungalow** are taken over by the **Purchasers**, **they** shall not be entitled to raise any dispute against or claim any amount after 1 (One) year from the **Owner or his men and agents** on account of any defect in the said **Bungalow**.

**dd)** The **Purchasers** shall pay to the concerned Electricity department for installation of **their** individual electric meter.

**ee)** To use and enjoy the common areas and installations only to the extent required for ingress to and egress from the said **Bungalow** with materials and utilities.

**ff)** The **Purchasers** undertake and covenant with the **Owner or his men and agents** not to raise any requisition or objection regarding the building and also installation of Transformer because it is depending on the time schedule framed by concerned Governing Body (WBSEDCL).

jj) All Unit Purchasers at the Township Project shall be known as **SUNSHINE GREEN CITY** shall have common easement rights and all the Unit owners of and in all the Zones and /or Phases of the Project shall have the right to use the approach road and other common areas and facilities (including the Club) comprised the entire project, for which the **Purchasers** shall not raise any objection of whatsoever nature.

**PURCHASER'S INDEMNITY**

a) The proportionate share of the **Purchasers** in various matter referred herein shall be such as be determined by the **Owner or his men and agents** and **Purchasers** shall be bound to accept the same notwithstanding the minor variations therein.

b) The **Purchasers** understand & acknowledge that, during the course of construction of Township Project shall be known as '**SUNSHINE GREEN CITY**' certain changes, deviations or omissions may be required to be undertaken at the requirement of governmental authorities or certain design changes may be suggested by the Architect appointed by the **Owner or his men and agents**. Further, job conditions on the Project may require certain changes, deviations or omissions, or **Owner or his men and agents** may deem that certain changes, deviations, additions or omissions are necessary or are in the best interest of the Project. Any changes, additions, deviations or omissions recommended by the **Owner or his men and agents**, the Architect or governmental authorities at '**SUNSHINE GREEN CITY**' are hereby authorized by the **Purchasers**.

c) The decision of the Architects regarding construction, specifications, division of phases, common portions, the quality of materials and the workmanship, calculation of the built-up and super built-up areas of all Bungalows and Bungalow units and other such matters regarding construction shall be final and binding on the **Purchasers**.

d) Co - operate - with the **Owner or his men and agents** in the management and maintenance of the premises and formation of the association.

e) To observe and perform the rules regulations restrictions from time to time in force for the use and management of the building and in particular the common areas and installations.

f) Not to let out or part with possession of the parking space if so independently AND to use the same only for the purpose for which the same is meant for and permitted in terms of this Agreement and for no other purpose whatsoever AND not to make any construction temporary or permanent and not to block the said parking space by keeping any other article.

g) Not to do or permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other Units in the said Building and other Buildings in the Complex.

h) Not to do or permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other Units in the said Block / Phase and other Buildings in the Township Project.

i) Not to carry on or cause to be carried on any obnoxious, injurious, noisy, dangerous, hazardous, illegal or immoral activity in said Unit or the common or the common portions of the said Block / Phase and the common parts and/or any other parts in the said property/ Township Project.

j) Save the right of acquire the said Unit and making habitable the same, the **Purchasers** shall not have any right, title, interest, claim or demand whatsoever and in respect of the road and the other parts of portions of the said Phase and the said property/ Township Project and spaces save and except the common portions.

**IN WITNESS WHEREOF** the Parties have hereunder set and subscribed their hands and seal on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

By the **parties** at KOLKATA

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Signature of the **OWNER /VENDOR**

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Signature of the **PURCHASERS**

**Read over, Explained, Drafted**  
**& Prepared By me as per documents and information supplied to me :-**

**Mr. Arnab Kumar Das, Advocate.**  
District & Session Judges Court, Barasat, North 24 Parganas  
**Phone No. : 8013745448**  
**Enrolment no. F/2499/2382/2018**

**Witnesses**

1.

2.



Signature of the **OWNER/VENDOR**