

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the ____ day of _____, 2026 of the English Calendar Year.

BETWEEN

M/s AMBIENCE INTERIOR, a Proprietorship Business having its registered at Premises No. 1714/1, Laskarhat Road, Post Office- Tiljala, Police Station- Tiljala, District- South 24 Parganas, Kolkata- 700 039, represented by its sole proprietor namely **INTEKHAB ALAM**, having Income Tax Permanent Account Number: ATRPA3032E and Aadhar No. 4181 7075 6437, Son of Mahboob Alam, by Faith- Islam, by Occupation- Business, permanent resident of Premises No. 2, Ganesh Ghosh Lane, Post Office- Tiljala, Police Station- Tiljala, District- South 24 Parganas, Kolkata- 700 039, a citizen of India, hereinafter called and referred to as the “**VENDOR**” (which terms and expression shall unless and otherwise excluded by or repugnant to the context be deemed to mean and include its Successors-in-Office, heirs, executors, administrators, representatives, attorneys and assigns) of the **ONE PART**.

-AND-

_____, having Income Tax Permanent Account Number _____ and Aadhar No: _____, Son/Wife of _____, by Occupation- _____, by Faith- _____, residing at Premises No. _____, Post Office- _____, Police Station- _____, Kolkata- _____, District- _____, a Citizen of India, hereinafter called and referred to as the “**PURCHASER**” (which term or expression shall unless otherwise excluded by or repugnant to the context be seemed to mean an include her heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS one Smt. Rama Ghosh, wife of Sri Basanta Kumar Ghosh, as the sole and absolute owner as ‘Raiyati Stithiban’, seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the, the then District- 24 Parganas, within the jurisdiction of the, the then Police Station- Sadar Tollygunge, Sub-Registration Office Sealdah, within the limits of Pargana Calcutta Mahal Madanmalla (Haltu), Mouza- Goalpara (Naskarhat), Touzi No.

145, C.S. Khatian No. 7/1, C.S. Dag No. 263, hereinafter called and referred to as the 'said total Property', by way of a registered Deed of Conveyance, in Bengali vernacular, dated 22nd July, 1947, registered at the Office of the District Sub-Registrar at Alipore, registered in Book no. I, Volume No. 38, Pages from 222 to 225, Being no. 2076 for the Year 1947, from the erstwhile owner thereof namely Sri Upendra Nath alias Upendra Nath Sadhukhan Son of Late Narayan Chandra Sadhukhan.

AND WHEREAS said Smt. Rama Ghosh, wife of Sri Basanta Kumar Ghosh being seized and possessed of or otherwise well and sufficiently entitled to the said total property, being ALL THAT piece and parcel of land measuring about 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the, the then District- 24 Parganas, within the jurisdiction of the, the then Police Station- Sadar Tollygunge, Sub-Registration Office Sealdah, within the limits of Pargana Calcutta Mahal Madanmalla (Haltu), Mouza- Goalpara (Naskarhat), Touzi No. 145, C.S. Khatian No. 7/1, C.S. Dag No. 263, sold transferred and alienated the said total property, in favour of one Baidyanath Ghosh Son of Atul Chandra Ghosh, by way of a registered Deed of Conveyance, in Bengali vernacular, dated 01st August, 1967, registered at the Office of the Sub-registrar at Alipore, registered in Book No. I, Volume No. 113, Pages from 73 to 78, Being Deed No. 5730 for the Year 1967, for a lawful consideration morefully contained therein.

AND WHEREAS said Baidyanath Ghosh Son of Atul Chandra Ghosh, by way of the said Deed of Conveyance, in Bengali vernacular, dated 01st August, 1967, Being Deed No. 5730 for the Year 1967, became the sole and absolute owner of ALL THAT piece and parcel of land measuring about 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the, the then District- 24 Parganas, within the jurisdiction of the, the then Police Station- Sadar Tollygunge, Sub-Registration Office Sealdah, within the limits of Pargana Calcutta Mahal Madanmalla (Haltu), Mouza- Goalpara (Naskarhat), Touzi No. 145, C.S. Khatian No. 7/1, C.S. Dag No. 263, being the said total property.

AND WHEREAS being seized and possessed of or otherwise well and sufficiently entitled to the said total property, said Baidyanath Ghosh Son of Atul Chandra Ghosh, instated a title suit for recovery of possession being Title Suit No. 36 of 1968 before the Court of the Learned 3rd Subordinate Judge at Alipore, against one Ramani Mohan Ghosh, whereby the said title suit for recovery of possession being Title Suit No. 36 of 1968 was decreed in favour of said Baidyanath Ghosh Son of Atul Chandra Ghosh, by a Decree dated 30th July, 1970 passed by the Learned 3rd Subordinate Judge at Alipore in the said Title Suit.

AND WHEREAS said Ramani Mohan Ghosh being aggrieved by the said Decree dated 30th July, 1970 passed by the Learned 3rd Subordinate Judge at Alipore in the said Title Suit No. 36 of 1968, preferred an Appeal being Appeal No. 1217 of 1970 before the Court of the Learned Additional District Judge, Alipore, wherein the said Learned Additional District Judge, Alipore passed an Order dated 13th November, 1972 in the said Appeal No. 1217 of 1970, confirming the Decree passed by the 3rd Subordinate Judge at Alipore dated 30th July, 1970 in the said Title Suit No. 36 of 1968.

AND WHEREAS said Ramani Mohan Ghosh further being aggrieved by the said Order dated 13th November, 1972 passed by the Learned Additional District Judge, Alipore in the said Appeal No. 1217 of 1970, preferred a Second Appeal being S.A.T No. 2534 of 1972 before the Hon'ble High Court at Calcutta.

AND WHEREAS during the pendency of the said Second Appeal being S.A.T No. 2534 of 1972 before the Hon'ble High Court at Calcutta, said Ramani Mohan Ghosh died intestate, and eventually the said Second Appeal was dismissed.

AND WHEREAS thus, said Baidyanath Ghosh Son of Atul Chandra Ghosh, remained the sole and absolute owners and seized and possessed of or otherwise well and sufficiently entitled to the said total property, in free from all encumbrances, liens, lispendences and charges, of whatsoever nature may be.

AND WHEREAS thereafter said Baidyanath Ghosh Son of Atul Chandra Ghosh recorded and mutated his name in the Records of Rights of the Revisional Settlement being ALL THAT piece and parcel of land measuring about 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263 being the said total Property.

AND WHEREAS said Baidyanath Ghosh Son of Atul Chandra Ghosh, during his lifetime, being seized and possessed of otherwise well and sufficiently entitled to the said total Property, sold, transferred and alienated a divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263, in favour of one Pradip Kumar Sarkar alias Badal Sarkar, Son of Haripada Sarkar, by way of a registered Deed of Conveyance, in Bengali vernacular, dated 30th September, 1981, registered at the Office of the District Sub-Registrar at Alipore, registered in Book no. I, Volume No. 120, Pages from 225 to , Being no. 4916 for the Year 1981, for a consideration amount morefully mentioned therein.

AND WHEREAS subsequently thereafter, said Baidyanath Ghosh Son of Atul Chandra Ghosh, during his lifetime, being seized and possessed of otherwise well and sufficiently entitled to the said remaining portion out of the total Property, sold, transferred and alienated another divided and demarcated Plot

of Land out of the said remaining total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas and 12 (Twelve) Chittaks, be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263, in favour of one Anima Sarkar, by way of a registered Deed of Conveyance, in Bengali vernacular, dated 04th November, 1981, registered at the Office of the District Sub-Registrar at Alipore, registered in Book no. I, Volume No. 135, Pages from 193 to , Being no. 5229 for the Year 1981, for a consideration amount morefully mentioned therein.

AND WHEREAS said, Pradip Kumar Sarkar alias Badal Sarkar being seized and possessed of or otherwise well and sufficiently entitled to the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263, as the sole and absolute owner thereof, during his lifetime sold, transferred and alienated a portion of the said Plot measuring about 03 (Three) Cotthas be the same a little more or less out of his said 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft.

AND WHEREAS thus, said Pradip Kumar Sarkar alias Badal Sarkar, remained seized and possessed of or otherwise well and sufficiently entitled to the divided and demarcated Plot of Land out of the said total Property being ALL

THAT piece and parcel of Land measuring about 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.

AND WHEREAS said Pradip Kumar Sarkar alias Badal Sarkar being seized and possessed of or otherwise well and sufficiently entitled to the divided and demarcated Plot Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263 , died intestate on 23rd July, 1999, leaving behind him his widow namely Smt. Anima Sarkar and only Daughter namely Smt. Mrinmoyee Sarkar, to inherit his estate as per and according to the Hindu Succession Act, 1956.

AND WHEREAS thus, said Smt. Anima Sarkar and Smt. Mrinmoyee Sarkar, as per inheritance under the Hindu Succession Act, 1956, inherited the said estate of Late Pradip Kumar Sarkar alias Badal Sarkar, being a divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore

Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263, in equal shares.

AND WHEREAS as such, said Anima Sarkar became the joint owner having undivided share of the estate of Late Pradip Kumar Sarkar alias Badal Sarkar being undivided 50% share in the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft. be the same a little more or less out of said remaining 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.

AND WHEREAS said Smt. Mrinmoyee Sarkar became the joint owner having undivided share of the estate of Late Pradip Kumar Sarkar alias Badal Sarkar being undivided 50% share in the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft., be the same a little more or less out of said remaining 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.

AND WHEREAS said Anima Sarkar in the manner as recited hereinabove, became the owner of Plot of Land being ALL THAT total piece and parcel of Land measuring about 06 (Six) Cotthas, 14 (Fourteen) Chittaks and 02 (Two) sq.ft., {04 (Four) Cotthas and 12 (Twelve) Chittaks, by Purchase and 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft. by Inheritance} be the same a

little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.

AND WHEREAS thereafter the said Anima Sarkar being the sole and absolute owner of the divided and demarcated Plot of Land out of the said remaining total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas and 12 (Twelve) Chittaks, be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 266 mutated her name in the records of the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 266 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata under the classification- 'Doba'.

AND WHEREAS thereafter the said Smt. Anima Sarkar further being the joint owner of the 50% undivided share in the divided and demarcated Plot being ALL THAT undivided 50% share in the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and and 02 (Two) sq.ft., be the same a little more or less out of said 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No.

151, R.S. Khatian No. 751, R.S. Dag No. 263 mutated her name in the records of the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata.

AND WHEREAS said Smt. Mrinmoyee Sarkar in the manner as recited hereinabove, became the owner of Plot of Land being ALL THAT total piece and parcel of Land measuring about 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft., be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.

AND WHEREAS said by way of registered Declarations being (1) Registered in Book No. I, Volume No. 67, Pages from 181 to 186, Being No. 2841 for the Year 2002 said Smt. Anima Sarkar and Smt. Mrinmoyee Sarkar jointly, declared and finalized that the said Property is actually measuring about 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751 (R.S. Khatian No. 151), R.S. Dag No. 263 mutated her name in the records of the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1079 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata.

AND WHEREAS thereafter, said Smt. Anima Sarkar and Smt. Mrinmoyee Sarkar jointly further entered into a registered Declaration registered at the Office of the District Sub-Registrar-III, Alipore, South 24 Parganas, registered in Book

No. I, Volume No. 13, Pages from 932 to 939, Being No. 160303868 for the Year 2006 confirming the said area for the Kolkata Municipal Corporation.

AND WHEREAS thereafter the said Smt. Mrinmoyee Sarkar further being the joint owner of the 50% undivided share in the divided and demarcated Plot being ALL THAT undivided 50% share in the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft., be the same a little more or less out of said 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751 (R.S. Khatian No. 151), R.S. Dag No. 263 mutated her name in the records of the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1079 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata.

AND WHEREAS thereafter said Smt. Anima Sarkar made an application dated 11th March, 2023 for conversion of the:

- (1) Plot under classification of the said 'Doba' measuring about 04 (Four) Cotthas and 12 (Twelve) Chittaks, be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 266 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata under the classification- 'Doba' to classification 'Bastu'. AND
- (2) Plot under classification 'Pukur' measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft., be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata under the classification- 'Pukur' to classification 'Bastu'.

AND WHEREAS thereafter the Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas, by an order being Memo No. 51A(C)/169/5878/P/24 dated 10th December, 2024, under the Rule 166(II) of W.B.L & L.R. Manual, the classification of 'Pukur':

- (1) Plot measuring about 04 (Four) Cotthas and 12 (Twelve) Chittaks, be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 266 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, is converted to 'Bastu'. AND
- (2) Plot measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and and 02 (Two) sq.ft., be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, is converted to 'Bastu'.

Pertinent to mention herein that further by the said order the Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas further directed to correct the Record of Rights under Section 51A (4) of the WBLR Act, 1955.

AND WHEREAS thereafter said Smt. Mrinmoyee Sarkar made an application dated 11th March, 2023 for conversion of the Plot measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and and 02 (Two) sq.ft., be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata under the classification- 'Pukur' to classification 'Bastu'.

AND WHEREAS thereafter the Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas, by an order being Memo No. 51A(C)/169/5879/P/24 dated 10th December, 2024, under the Rule 166(II) of W.B.L & L.R. Manual, the classification of Plot measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and and 02 (Two) sq.ft., be the same a little

more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1079 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, is converted to 'Bastu'.

Pertinent to mention herein that further by the said order the Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas further directed to correct the Record of Rights under Section 51A (4) of the WBLR Act, 1955.

AND WHEREAS thus, said Smt. Anima Sarkar and Smt. Mrinmoyee Sarkar, in the manner as recited herein above, became the absolute joint owners, having respective shares therein, of ALL THAT plot of, by classification 'Bastu' Land total measuring 09 (Nine) Cotthas and 04 (Four) sq.ft., be the same a little more or less, lying and situate at Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South).

AND WHEREAS presently due to the expansion of the limits and jurisdiction of the Kolkata Municipal Corporation the said Property being ALL THAT plot of, by classification 'Bastu' Land total measuring 09 (Nine) cotthas and 04 (Four) sq.ft., be the same a little more or less, lying and situate at Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), came within the jurisdiction of the Kolkata Municipal Corporation as such, came to be known as and numbered as Premises No. 1878, Laskarhat, within the limits of Ward No. 107 of the Kolkata Municipal Corporation.

AND WHEREAS said Smt. Anima Sarkar and Smt. Mrinmoyee Sarkar, as the absolute joint owners, having respective shares, in the said Property being ALL THAT plot of, by classification 'Bastu' Land total measuring 09 (Nine) cotthas and 04 (Four) sq.ft., be the same a little more or less, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), jointly mutated their names under Assessee No. 31-107-08-6736-2.

Pertinent to mention herein that in the records of the Kolkata Municipal Corporation the said Property is total measuring 09 (Nine) cotthas, 11 (Eleven) Chittaks and 39 (Thirty Nine) sq.ft., be the same a little more or less.

AND WHEREAS presently the said property being ALL THAT divided and demarcated plot of, by classification 'Bastu' Land, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), is physically measuring about 07 (Seven) cotthas and 04 (Four) Chittaks and 33 (Thirty Three) sq.ft., be the same a little more or less, which is morefully and particularly described in the Schedule "A" herein underwritten and for the sake of brevity hereinafter called and referred to as the said Schedule "A" Property.

AND WHEREAS thereafter said Smt. Anima Sarkar and Smt. Mrinmoyee Sarkar, being seized and possessed of or otherwise well and sufficiently entitled to the said Schedule "A" Property, as the Vendor herein joint sold transferred and alienated the said Schedule "A" Property, to said M/s AMBIENCE INTERIOR,

the Vendor herein by way of a registered Deed of Sale dated 17th January, 2025, Registered at the Office of the District Sub-Registrar-V, Alipore 24 Parganas South, registered in Book No. I, Volume No. 1902-2025, Pages from 23072 to 23094, Being No. 190200398, For the Year 2025.

AND WHEREAS thus, in the manner as recited herein above said M/s AMBIENCE INTERIOR became the sole and absolute owner of ALL THAT divided and demarcated plot of, by classification 'Bastu' Land, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), is physically measuring about 07 (Seven) cotthas and 04 (Four) Chittaks and 33 (Thirty Three) sq.ft., be the same a little more or less, being the said Schedule "A" Property.

Pertinent to mention herein that the Vendor herein has mutated its name in the records of the Kolkata Municipal Corporation under Assessee No. 31-107-08-6736-2 as the sole and absolute owner of the said Schedule "A" Property.

AND WHEREAS said M/s AMBIENCE INTERIOR being seized and possessed of or otherwise well and sufficiently entitled to the said Schedule "A" Property as the sole and absolute owner thereof decided to develop the said Schedule "A" Property by constructing multi-storied building upon ALL THAT divided and demarcated plot of, by classification 'Bastu' Land, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), is physically measuring about 07

(Seven) cotthas and 04 (Four) Chittaks and 33 (Thirty Three) sq.ft., be the same a little more or less along with common passage together with all easement rights attached thereto and specifically and morefully mentioned in the Schedule "A" Property hereunder written, as such, for the said proposed development of the said Schedule "A" Property the Vendor herein also obtained a Sanctioned building Plan from the K.M.C. vide Building Permit No. 2025120328 dated 16/12/2025.

AND WHEREAS the said Vendor herein is constructing a G+4 storied Building at the said Schedule "A" Property, in accordance with the said Building plan duly sanctioned by the K.M.C. vide Building Permit No. 2025120328 dated 16/12/2025.

AND WHEREAS thus, the Vendor herein, has declared to sell the respective flats and other constructed areas along with proportionate and impartible share or interest in the land mentioned in Schedule "A" herein underwritten, including all common areas, facilities and amenities and all easement rights attached thereto, in the proposed G+4 storied Building at the said Schedule "A" Property, in favour of proposed purchasers.

AND WHEREAS the Purchaser herein, upon coming to know about the intention of the Vendor herein, approached the Vendor herein with the proposal to purchase a Shop Room, being ALL THAT 'Tiles' flooring, Shop Room being Shop No. 1____, lying and situate at the Ground, _____ Portion of the said G+4 storied building, measuring about _____ (_____) sq.ft., Carpet Area, _____ (_____) sq.ft., Covered Area equivalent to _____ (_____) sq.ft. Super Built-up Area, be the same a little more or less, consisting of 01 (One) Shop Room, lying and situate at the said Schedule "A" Property being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No.

151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South) Kolkata- 700 039, along with proportionate and impartible share or interest in the land mentioned in Schedule "A" herein underwritten, including all common areas, facilities and amenities as mentioned in Schedule "D" herein underwritten and all easement rights attached thereto, for a total Consideration amount being a sum of Rs. _____/- (Rupees _____) only, excluding statutory G.S.T. amount.

AND WHEREAS the Vendor herein has agreed to sell ALL THAT 'Tiles' flooring, Shop Room being Shop No. 1____, lying and situate at the Ground, _____ Portion of the said G+4 storied building, measuring about _____ (_____) sq.ft., Carpet Area, _____ (_____) sq.ft., Covered Area equivalent to _____ (_____) sq.ft. Super Built-up Area, be the same a little more or less, consisting of 01 (One) Shop Room, lying and situate at the said Schedule "A" Property being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South) Kolkata- 700 039, along with proportionate and impartible share or interest in the land mentioned in Schedule "A" herein underwritten, including all common areas, facilities and amenities and all easement rights attached thereto, being the said Schedule "B" Shop for a total Consideration amount being a sum of Rs. _____/- (Rupees _____) only, excluding statutory G.S.T. amount.

AND WHEREAS thus, the Vendor herein herein have agreed to sale of the said Schedule "B" Shop in favour of the Purchaser herein for a total consideration amount being a sum Rs. _____/- (Rupees _____) only, to be paid by the Purchaser herein in favour of the Vendor herein, in the

manner as stated in this Agreement herein underwritten, free from all encumbrances charges, liens, lispendences, attachments whatsoever.

AND WHEREAS the Vendor herein is the present sole and absolute owner of the said Schedule "B" Shop, in free from all encumbrances, charges, liens, lispendens, attachments, trusts, whatsoever or howsoever and are sufficiently entitle to sale the said Shop Room (Commercial), which is morefully and particularly described in the Schedule "B" herein underwritten, agreed to enter into this Agreement for Sale.

AND WHEREAS the Vendor herein in addition to the above, has also represented and declared to the Purchaser as follows:-

- (a) That the Vendor herein is the sole and absolute owner of and/or otherwise well and sufficiently entitled to the said Schedule "A" Property and the said Schedule "B" Shop.
- (b) That the said Schedule "B" Shop and said Schedule "A" Property is not subject to any acquisition or requisition proceedings or the properties are not affected under the Trust Board and the Vendor herein have not received any notice or has any knowledge to that effect.
- (c) That there is no legal impediment or bar on the part or the Vendor herein to sell, transfer and assign the said Schedule "B" Shop or any part thereof.
- (d) That the Vendor herein itself or through its agents has not entered into any agreement for sale, transfer or lease out or any other Agreement whatsoever with any other person or persons in respect of the said Schedule "B" Shop or any part thereof.
- (e) That no litigation is pending before any Court or any other concerned authority regarding the title or of any other nature whatsoever in respect of the said Schedule "B" Shop or the said Schedule "A" Property herein or any part thereof.

- (f) That the Vendor herein have good, clear and marketable right, title, interest and ownership, respectively in respect of the said Schedule "A" Property and the said Schedule "B" Shop herein and every part thereof.
- (g) That no other person or persons has/have any right of pre-emption over and in respect of the said Schedule "B" Shop or any part thereof.
- (h) That the said Schedule "B" Shop, is free from mortgage/s, Bank Loan/s, charge/s, lease and attachment/s in any manner of whatsoever nature may be.

AND WHEREAS that being satisfied of the title, rights and interest of the said Vendor herein, as declared by the Vendor herein and believing the same to be true and on good faith upon conducting reasonable searching and on the Vendor herein agreeing to sell the said Schedule "B" Shop for a total consideration amount being a sum of Rs. _____/- (Rupees _____) only, to be paid, by the Purchaser herein in favour of the Vendor herein, in the manner as morefully mentioned herein underwritten, in free from all encumbrances, liens, charges, mortgages, lispendenses, attachments and trusts whatsoever and howsoever, the Purchaser herein agreed to purchase the said Schedule "B" Shop.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Registered Agreement for Sale dated _____, 2026, and in consideration of the said sum of Rs. _____/- (Rupees _____) only being the amount paid by the Purchaser herein in favour of the Vendor herein, the receipt whereof the Vendors doth hereby admit and acknowledge and acquit release and discharge the said Commercial Unit being Shop No. _____, together with the proportionate undivided impartible share in the said land upon which the said building is constructed together with the proportionate share in the common areas parts and facilities, appurtenants and amenities attached with the said Building) the Vendor hereto doth hereby grant, transfer, sell convey assign and assure unto and to the use and benefit of the Purchaser herein ALL THAT 'Tiles' flooring, Shop Room being Shop No. _____, lying and

situate at the Ground, _____ Portion of the said G+4 storied building, measuring about _____ (_____) sq.ft., Carpet Area, _____ (_____) sq.ft., Covered Area equivalent to _____ (_____) sq.ft. Super Built-up Area, be the same a little more or less, consisting of 01 (One) Shop Room, lying and situate at the said Schedule "A" Property being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South) Kolkata- 700 039 together with the undivided proportionate impartable share and/or interest in the land comprised in the Said Premises attributable to the Said Shop Room (Commercial) Being Shop No. _____ together with the undivided proportionate impartable share in the common areas, facilities, amenities and installations in the Said Building **TOGETHER WITH** all the common right of user of underground water reservoir, overhead tank, main entrance gate, stair cases, drains, sewers water lines, common passage, roof right with other easements and appurtenances thereto along with all water, sanitary and electrical fittings and fixtures and half depth in all joints above between its floors and ceiling of the Shop Room and walls on all sides of the Shop Room and all internal and external walls exclusively belonging and appertaining to the said Shop Room and the full ownership of all doors, windows, water, electrical and sanitary fittings and fixtures free from all encumbrances, liens and attachments whatsoever manner or nature along with all easements rights therein attached with the said Shop Room (the said Shop Room is more fully and particularly described in the **SCHEDULE "B"** hereunder written free from all encumbrances, along with all rights in common in the common areas, common facilities, and common installations, in the said Building morefully and particularly described in the **SCHEDULE "C"** and **SCHEDULE "D"** hereunder written. **THAT NOT WITHSTANDING** any act deed or thing whatsoever by the vendor, done or executed or caused to be done or executed or knowingly suffered to the contrary the vendor have good right, full

power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the said property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances without any suit hindrance eviction interruption claim or demand whatsoever from or by the vendor or any other person or persons lawfully or equitably claiming from or under or in trust for the vendor and that free and clear and freely and clearly, and absolutely acquitted, exonerated and released and discharges, and sufficiently saved, defended, kept harmless, and indemnified or from and against all and all manner of lispens attachment's and encumbrances, executions and liabilities whatsoever made or suffered by the vendor or any other person or persons lawfully or equitably claiming under or in trust for them and further that the vendor and all persons having or lawfully or equitably claiming any right, title, interest or estate whatsoever in the said property or any part thereof from through under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser make do acknowledge and execute or caused to be made, done, acknowledge and executed all such acts, deeds, matters, and things whatsoever for further better and more perfectly and effectually granting transferring and assuring the sad property, together with the benefits and rights, hereby transferred as aforesaid unto and to the use of the Purchaser as shall or may be reasonably required and the vendor doth hereby covenant with the Purchaser and they shall unless prevented by fire or earth quake or cyclone or some other inevitable accident from time to time and at all times hereby or upon every reasonable request and costs of the Purchaser produce or cause to be produced to them or at any trial nearing commission examination or otherwise as occasion shall require all or any of the deed writing comprised in the schedules hereto for the purpose of showing his title to the hereditaments and premises hereby conveyed or expressed so to be or any part thereof. And also at the request and costs deliver or cause to be delivered unto the purchaser such attested of other copies or extracts of or from the said deeds and writings or

any of them as he may require, and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe unabliterated and uncanceled.

THE VENDOR DOTH HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS:

1. That the interest which the vendor profess to transfer subsist and their sole right, absolute authority and full power to grant, convey, transfer, assure the said Commercial Unit being Shop No. ____, including undivided proportionate right and interest underneath the land of the said premises and common areas and facilities including water supply, and box, drainage, sewerages, boundary wall and main gate and other fittings in common areas free from all encumbrances.
2. That the Purchaser shall have absolute and unfettered proportionately right to the said Commercial Unit being Shop No. ____, and such as the Vendor derive from their right, title and interest save and except demolishing and committing waste in respect of the property.
3. That the Purchaser shall have right of execution, repairing, replacing, painting of the doors, windows, inside decoration of the said Commercial Unit being Shop No. ____, provided any such acts, does not cause any obstruction or nuisance to the other Unit owners/shop owners.
4. That the Purchaser being absolute owners shall have the right to sell, mortgage, lease or otherwise alienate the Commercial Unit being Shop No. ____, hereby conveyed without interference of the vendor and any other person or persons.
5. That the Purchaser with other shop owners/flat owners of the said multi-storied building shall maintain and protect the said multi-storied building in the manner to be amicably decided by them.
6. That the Purchaser being the owners of the Commercial Unit being Shop No. ____, shall not store in the Schedule "B" Commercial Unit being Shop No. ____, illegal gas cylinder, fire equipment, harmful chemical, explosive substances,

any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the schedule space is situated or storing of which goods is objected to by the concerned local or other authority.

7. That the Vendor shall from time to time and all times hereafter upon every reasonable request and at the costs of the Purchaser made do acknowledge exercise, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the right, title and interest of the conveyed property and the right of use and enjoyment of common user, facilities attached thereto.

9. That the Purchaser shall have common right and facilities along with other co-owners of the building in all the common areas as adjoining surrounding areas common toilet on ground floor, common areas, drainage, main gate, Telephone point on the ground floor, and such other fittings equipments and fix tube well which area being used commonly either for the common purpose on needed for using the individual facilities/ amenities.

THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDOR AS FOLLOWS:

1. That the Purchaser neither have nor shall claim from the Vendor or from the other units owners any right, title and interest in any other part or portion of the building, save and except the Commercial Unit being Shop No. ____, hereunder conveyed with right of common users and facilities.
2. That the Purchaser herein shall not at any time claim partition of the undivided proportionate share in the land and the common portion, common areas and facilities.
3. That the Purchaser herein shall get their Commercial Unit being Shop No. ____, aforementioned and mutated their name as a recorded owners in the records of the concern authority and shall pay the taxes directly to the said authorities.

4. That the Purchaser along with other owners of all other portions of the building shall Form an Owner's Association or Organization for management and maintenance of the building and the Purchaser shall be a member of the said Organization or Association as the case may be. Till such time the Purchaser shall punctually pay her/his proportionate maintenance charges towards salaries of Security, Sweepers, electric charges for common areas, stair case and passages, including pump motor operational Charges to the vendor.
5. That Purchaser shall punctually pay her proportionate maintenance charges to the association towards salary of Security, Sweeper, electric charges for common areas including adjoining/ surrounding areas, common toilet, and such other fittings, equipments and fixtures which area being used commonly either for the common purpose or needed for using/ amenities/ facilities.
6. Motor pump for water supply if repaired and/or require new purchase shall be proportionately borne by the Purchaser and the other co-owners of the building in the manner to be amicably decided by all co-owners of the building.
7. The Purchaser shall proportionate and separately pay for such other expenses as may be necessary or incidental to the above expenses for the purpose common enjoyment in the manner decided by all co-owners of the building.
8. The Purchaser shall not make any structural additions or improvement in the said Shop Room as well as in the said building and shall not do any act whereby the construction and/or safety and stability of the building is prejudiced and/or affected, but the Purchaser alongwith other owners shall keep the said building in a good repairable condition.

9. The Purchaser shall not throw, dirt, rubbish, rags, refuse or other articles in the stair, common or common passage in the said building and shall not block the same in any manner whatsoever.
10. The Purchaser shall not store any inflammable, combustible explosive or offensive and hazardous articles, which shall cause nuisance or annoyance of other owners and/or occupiers.

THE SCHEDULE "A" ABOVE REFERRED TO

(TOTAL PROPERTY)

ALL THAT divided and demarcated Vacant plot of, by classification 'Bastu' Land, physically measuring about **07 (Seven) cotthas and 04 (Four) Chittaks and 33 (Thirty Three) sq.ft.**, be the same a little more or less, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), {Road Zone: Rest in Laskarhat- Rest in Laskarhat} alongwith all easement rights of egress and ingress thereto, on the 30 (Thirty) feet wide Approach Road, which is butted and bounded as follows:

ON THE NORTH	:	By 30 Feet wide Naskarhat Road.
ON THE SOUTH	:	By Other Premises.
ON THE EAST	:	By Premises No. 1599 Laskarhat.
ON THE WEST	:	By Premises No. 1878 Laskarhat.

THE SCHEDULE "B" ABOVE REFERRED TO

(TRANSFERRED PROPERTY)

ALL THAT 'Tiles' flooring, Shop Room being Shop No. 1____, lying and situate at the Ground, _____ Portion of the said G+4 storied building, measuring about _____ (_____) sq.ft., Carpet Area, _____ (_____) sq.ft., Covered Area equivalent to _____ (_____) sq.ft. Super Built-up Area, be the same a little more or less, consisting of 01 (One) Shop Room, lying and situate at the said Schedule "A" Property being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South) Kolkata- 700 039, {Road Zone: Rest in Laskarhat- Rest in Laskarhat} along with proportionate and impartible share or interest in the land mentioned in Schedule "A" herein underwritten, including all common areas, facilities and amenities and all easement rights thereto, which is morefully shown in the Plan attached herewith and delineated with 'Red' ink border respectively and the same is butted and bounded :

ON THE NORTH : By _____.

ON THE SOUTH : By _____.

ON THE EAST : By _____.

ON THE WEST : By _____.

THE SCHEDULE "C" AS ABOVE REFERRED TO
(Common Areas and Installations)

1. The foundations, columns beams, supports, fire escape, entrance and exits.
2. Lobbies and Common passage from Main gate to stair-case only, roof right and areas excepting the specified areas incorporated in the Schedule "B" Property.
3. Water Pump, over-head water tanks and underground water reservoirs, water pipes and other common installations.
4. Electrical wirings, meters, and fittings and fixtures for lighting the staircase, lobbies.
5. Drains and sewers from the Building to the Corporation duct.
6. Water and sewerage evacuation pipes from the units to the drains and sewers common to the Building.
7. Toilets and bathroom for servants and Gate Keeper, of the Building in the ground floor, if any.
8. Such other equipments, installations, fixtures, fittings, Lift, as are necessary and/or easements of necessity of the Building, alongwith lift shafts and the lobby in front of them and Lift machine rooms as per plan.
9. The Purchasers shall be entitled to all rights, privileges, vertical and lateral supports, easements, quasi-easements appendages and appurtenances, whatsoever, belonging to or any way appertaining to the said Schedule "B" Property and the common portion of the said Schedule "A" Property or therewith usually held, used, occupied or enjoyed or reputed or known as part and parcel thereof or appertaining thereto subject to the stipulations as contained elsewhere in this agreement and other schedules.

10. The right of protection of the said Schedule "B" Property by or from all other parts of the Schedule "A" Property so far as they now protect the same.
11. The right of flow in common as aforesaid of gas, if any electricity, water and waste or soil from and/or to the said Schedule "B" Property through pipes, drains, wires and conduits lying or being in, under or over the other parts of the Schedule "A" Property so far as may be reasonably necessary for the beneficial use, occupation and enjoyment of the said Schedule "B" Property.
12. The right of the Purchasers with or without workmen and necessary materials or enter from time to time upon the other parts of the said Schedule "A" Property for the purpose of re-building, repairing or cleaning so far as may be necessary, such pipes, drains wires and conduits aforesaid and also for the purpose of re-building, repairing, replacing or clearing any part of parts of the said Schedule "B" Property in so far as such re-building, repairing, replacing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases excepting in emergent situation upon giving forty eight hours previous notice in writing of the Purchasers intent property entitled to the same.
13. Water Reservoir and overhead Tanks.
14. Paths, passages and driveways in the said Schedule "A" Property other than those reserved by the Vendor or earmarked or intended to be reserved for parking of motor cars, two wheelers and/or other vehicles for its own exclusive use and enjoyment and/or for transfer thereof to the Co-owners of the Building or else; and/or for installation of various common installations thereat; and/or earmarked by the Vendors for use of any Co-owner.
15. Boundary walls.

THE SCHEDULE "D" AS ABOVE REFERRED TO:
(Common Expenses)

1. MAINTENANCE: All costs and expenses of maintaining repairing redecorating and renewing etc of the main structure and in particular the top roofs (only to the extent of leakage and drainage to the upper floors), gutters and water pipes for all purposes, drains and electric cables and wires under

or upon the Housing Complex and enjoyed or used by the co-owners in common with each other, main entrance and exit gates, landings and staircases of the Buildings/Blocks in the Housing Complex and enjoyed by the co-owners in common as aforesaid and the boundary walls of the premises, compounds etc. The costs of cleaning and lighting the main entrance and exit gates, passage, driveway, landings, staircases and other parts of the said premises so enjoyed or used by the co-owners in common as aforesaid and keeping the adjoining side spaces in good and repaired conditions.

2. OPERATIONAL: All expenses for running and operating all machines equipments and Installations comprised in the Common Areas and Installations [including but not limited to the Lifts, Water Pump with Motor, Generator, Deep Tube Well (if any) etc.] and also the costs of repairing, renovating and replacing the same.
3. STAFF: The salaries of and all other expenses of the staffs to be employed for the common plumber, administration persons, accountant, clerk, gardeners, sweepers, liftmen etc.) including their bonus and other emoluments and benefits.
4. TAXES: Municipal and other rates, taxes and levies and all other outgoings, if any, in respect of the premises (save those assessed separately in respect of any unit).
5. INSURANCE: Insurance premium, if incurred for insurance of the said Housing Complex and premises and also otherwise for insuring the same against earthquake, damages, fire, lightning, mob, violence, civil commotion (and other risks, if insured).
6. COMMON UTILITIES: Expenses for serving / supply of common facilities and utilities and all charges incidental thereto.
7. RESERVES: Creation of funds for replacement, renovation and/or other periodic expenses.

8. OTHERS: All other expenses and/or outgoings including litigation expenses as are incurred by the Maintenance In-charge for the common purposes.

IN WITNESSES WHEREOF the parties hereto above named set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties abovenamed at Kolkata
in presence of

WITNESSES :

1.

2.

(INTEKHAB ALAM)

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

The contents of these presents are
drafted, read over and explained by
me to the parties hereto.

(SHITAL SUNWAS)

Advocate.

High Court, Calcutta

Enrolment No. WB/1587 of 2006

MEMO OF CONSIDERATION

RECEIVED FROM THE WITHIN NAMED PURCHASER the within mentioned sum of Rs. _____/- (Rupees _____) only being the total consideration money in terms hereof and under these presents as per under-mentioned details:-

Sl. No.	Cheque/ DD No.	Dated	Bank	Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
			Total Rs	

Thanks for Receipt

Total Rupees _____ only.

WITNESSES :

1.

2.

(INTEKHAB ALAM)
SIGNATURE OF THE VENDOR

DATED THIS THE ____ DAY OF _____, 2026

BETWEEN

M/s AMBIENCE INTERIOR

..... VENDOR.

AND

..... PURCHASER.

DEED OF SALE