

NM/AGREE/MASTER

AGREEMENT FOR SALE (WITHOUT POSSESSION)

This Agreement for Sale (**Agreement**) Executed on this Day of 2025.

BY AND BETWEEN

VENDORS:-

- (1) **M/S. JUPITER DEVELOPERS**, a partnership firm, having Income Tax Permanent Account No. (PAN) "**AAGFJ4322E**", having its Office at 238/126/3, Jessore Road, P.O. – Rajbari Colony, Police Station – Airport, Kolkata – 700 081, in the District of North-24-Parganas, represented by its Partner **MR. RANJIT BANERJEE** son of Late Mrigendra Chandra Banerjee, having Income Tax Permanent Account No. (PAN) "**ADXPB3534G**", by faith – Hindu, by occupation – Business, residing at 5/2/6/1, Mall Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, in the District of North-24-Parganas, Indian Citizen, (2) **M/S. JUPITER**, a partnership firm, having Income Tax Permanent Account No. (PAN) "**AACFJ4060F**", having its Office at 238/126/3, Jessore Road, Post Office – Rajbari Colony, Police Station – Airport, Kolkata – 700 081, in the District of North-24-Parganas, represented by its Partner **MR. JAYANTA CHATTERJEE** son of Late Santosh Chatterjee, having Income Tax Permanent Account No. (PAN) "**ADAPC3060H**", by faith - Hindu, by occupation - Business, residing at 5/2/6/1, Mall Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, in the District of North-24-Parganas, Indian Citizen, (3) **GLF PROJECTS LIMITED**, a company under the Companies Act, 1956, having Income Tax Permanent Account No. (PAN) "**AACCG9874H**", having its Office at 23A, Netaji Subhash Road, Fourth Floor, Room No. 7A, Post Office – Kolkata GPO, Police Station – Hare Street, Kolkata – 700 001, represented by its Director **MR. ROSHAN LAL SINGHAL**, son of Late Chander Bhan Singhal, having Income Tax Permanent Account No. (PAN) "**ALCPS8734J**", by faith – Hindu, by occupation – Business, residing at 23A, Netaji Subhash Road, Fourth Floor, Room No. 7A, Post Office – Kolkata GPO, Police Station – Hare Street, Kolkata – 700 001, Indian Citizen,

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For JUPITER DEVELOPERS
AND For JUPITER.

Ranjit
Partner

(4) **NICKY COMMERCIAL PRIVATE LIMITED**, a company under the Companies Act, 1956, having Income Tax Permanent Account No. (PAN) "**AAACN8443M**", having its Office at 23A, Netaji Subhash Road, Fourth Floor, Room No. 7A, Post Office – Kolkata GPO, Police Station – Hare Street, Kolkata – 700 001, represented by its Director **MR. ROSHAN LAL SINGHAL**, son of Late Chander Bhan Singhal, having Income Tax Permanent Account No. (PAN) "**ALCPS8734J**", by faith – Hindu, by occupation – Business, residing at 23A, Netaji Subhash Road, Fourth Floor, Room No. 7A, Post Office – Kolkata GPO, Police Station – Hare Street, Kolkata – 700 001, Indian Citizen, (5) **NITU DEVELOPERS PRIVATE LIMITED**, a company under the Companies Act, 1956, having Income Tax Permanent Account No. (PAN) "**AAECN1633P**", having its Office at Lauhati, Post Office – Lauhati, Police Station – Rajarhat, Kolkata – 700 135, represented by its Director **JAMAL UDDIN MOLLA** son of Mojambari Molla, having Income Tax Permanent Account No. (PAN) "**AIYPM1138K**", by faith – Muslim, by occupation – Business, residing at Village and Post Office – Lauhati, Police Station – Rajarhat, Kolkata – 700 135, Indian Citizen, (6) **JAMAL UDDIN MOLLA** son of Mojambari Molla, having Income Tax Permanent Account No. (PAN) "**AIYPM1138K**", by faith – Muslim, by occupation – Business, residing at Village and Post Office – Lauhati, Police Station – Rajarhat, Kolkata – 700 135, Indian Citizen, hereinafter collectively referred to as "**THE OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successor-in-office/interest and/or assigns) of the **FIRST PART.** Vendors No. 3 to 6 represented by their Constituted attorney, **ANY ONE OF (1) MR. RANJIT BANERJEE** son of Late Mrigendra Chandra Banerjee, having Income Tax Permanent Account No. (PAN) "**ADXPB3534G**", by faith - Hindu by occupation - Business, residing at, 5/2/6/1, Mall Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, Indian Citizen, (2) **MR. JAYANTA CHATTERJEE** son of Late Santosh Chatterjee, having Income Tax Permanent Account No. (PAN) "**ADAPC3060H**", by faith – Hindu, by occupation – Business, residing at 5/2/6, Mall Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, Indian Citizen, Partners of **JUPITER DEVELOPERS**, a partnership firm, having Income Tax Permanent Account No. (PAN) "**AAGFJ4322E**", having its Office at 238/126/3, Jessore Road, P.O. – Rajbari Colony, Police Station – Airport, Kolkata – 700 081, in the District of North-24-Parganas, by Three Nos. Registered Power of Attorney which was registered in the office of The Additional Registrar of Assurances - IV, Kolkata on 25.02.2021 and recorded in Book No. I, Volume No. 1904-2021, Pages 82531 to 82571, Being No. 190401416 for the year 2021 and recorded in Book No. I, Volume No. 1904-2021, Pages 82608 to 82653, Being No. 190401418 for the year 2021 and recorded in Book No. I, Volume No. 1904-2021, Pages 82654 to

82683, Being No. 190401419 for the year 2021 and Registered Power of Attorney dated 17.02.2022 registered at the office of the Addl. Registrar of Assurances - IV, Kolkata, copied in Book No. I, Volume No. 1904-2022, Pages 296965 to 297012, Being No. 190402989 for the year 2022.

AND

PROMOTERS:-

(1) **JUPITER DEVELOPERS**, a partnership firm, having Income Tax Permanent Account No. (PAN) "**AAGFJ4322E**", having its Office at 238/126/3, Jessore Road, P.O. – Rajbari Colony, Police Station – Airport, Kolkata – 700 081, in the District of North-24-Parganas, (2) **JUPITER**, a partnership firm, having Income Tax Permanent Account No. (PAN) "**AACFJ4060F**", having its Office at 238/126/3, Jessore Road, Post Office – Rajbari Colony, Police Station – Airport, Kolkata – 700 081, in the District of North-24-Parganas, represented by their **ANY ONE OF** Partner (1) **MR. RANJIT BANERJEE** son of Late Mrigendra Chandra Banerjee, having Income Tax Permanent Account No. (PAN) "**ADXPB3534G**", by faith - Hindu by occupation - Business, residing at, 5/2/6/1, Mall Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, Indian Citizen, (2) **MR. JAYANTA CHATTERJEE** son of Late Santosh Chatterjee, having Income Tax Permanent Account No. (PAN) "**ADAPC3060H**", by faith – Hindu, by occupation – Business, residing at 5/2/6, Mall Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, Indian Citizen, hereinafter collectively referred to as "**THE PROMOTERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successor-in-office/interest and/or assigns) of the **SECOND PART.**

AND

ALLOTTEE :-

(1) wife of, having Income Tax Permanent Account No. (PAN) ".....", Aadhar No., by faith - Hindu, by occupation -, (2) son of, having Income Tax Permanent Account No. (PAN) ".....", Aadhar No., by faith - Hindu, by occupation -, both residing at,, Post Office –, Police Station

–, Kolkata -, both are Indian Citizen, hereinafter collectively referred to as **“ALLOTTEES/PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their respective successors or successor-in-office/interest and/or assigns) of the **THIRD PART**.

The Promoter and Allottee shall hereinafter collectively be referred to as the “Parties” and individually as a “Party”.

DEFINITIONS:-

For the purpose of this Agreement for Sale, unless the context otherwise requires,

- a) **“Act”** means the Real Estate Regulatory Authority (**RERA**).
- b) **“Rules”** means the Real Estate Regulatory Authority (**RERA**).
- c) **“Regulations”** means the Regulations made under the Real Estate Regulatory Authority (**RERA**).
- d) **“Section”** means a section of the Act.
- e) **“GARDENIUM”** shall mean and include the said premises and the New Buildings there at with the Common Areas and Installations;
- f) **“Co-owners”** shall mean (a) all the allottees of Units in the GARDENIUM excepting those who (i) have either not been delivered possession of any Unit or (ii) have not got the conveyance deed in respect of any Unit to be executed and registered in their favour; and (b) for all Units which are not alienated by execution of deed of conveyance or whose possession are not parted with by the Vendors or the Promoter, shall mean the Promoter or the Vendors, as the case may be.
- g) **“Promoter”** shall mean **(1) JUPITER DEVELOPERS**, a partnership firm, having Income Tax Permanent Account No. (PAN) **"AAGFJ4322E"**, having its Office at 238/126/3, Jessore Road, P.O. – Rajbari Colony, Police Station – Airport, Kolkata – 700 081, in the District of North-24-Parganas, **(2) JUPITER**, a

partnership firm, having Income Tax Permanent Account No. (PAN) "**AACFJ4060F**", having its Office at 238/126/3, Jessore Road, Post Office – Rajbari Colony, Police Station – Airport, Kolkata – 700 081, in the District of North-24-Parganas, represented by their **ANY ONE OF** Partner **(1) MR. RANJIT BANERJEE** son of Late Mrigendra Chandra Banerjee, having Income Tax Permanent Account No. (PAN) "**ADXPB3534G**", by faith - Hindu, by occupation - Business, residing at, 5/2/6/1, Mall Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, Indian Citizen, **(2) MR. JAYANTA CHATTERJEE** son of Late Santosh Chatterjee, having Income Tax Permanent Account No. (PAN) "**ADAPC3060H**", by faith – Hindu, by occupation – Business, residing at 5/2/6, Mall Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, Indian Citizen, and include their successors or successors-in-office and/or assigns;

h) "**Deed of Conveyance**" shall mean the Indenture dated 17.04.2017 between the Vendors and the Purchasers and registered with The Additional Registrar of Assurances - IV, Kolkata and recorded in Book No. I, Volume No. 1904-2017, Pages 118896 to 118984, Being No.190403363 for the year 2017 and "**Development Agreements**" shall mean the Agreements dated 25.02.2021 between the Vendors and the Promoters and registered with The Additional Registrar of Assurances - IV, Kolkata on 25.02.2021 and recorded in Book No. I, Volume No. 1904-2021, Pages 81462 to 81598, Being No.190401364 for the year 2021 and recorded in Book No. I, Volume No. 1904-2021, Pages 76527 to 76598, Being No. 190401378 for the year 2021 and recorded in Book No. I, Volume No. 1904-2021, Pages 81946 to 82078, Being No.190401381 for the year 2021 and **Development Agreement** dated **17.02.2022** registered at the office of the Addl. Registrar of Assurances - IV, Kolkata, copied in Book No. I, Volume No. 1904-2022, Pages 292170 to 292276, Being No. 190402966 for the year 2022 and include any modifications thereof as agreed between the Vendors and the Promoters in writing.

i) "**Common areas** " mean :-

- i) The entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for the phase;
- ii) The common basements, terraces, parks, play areas, open parking areas and common storage spaces;
- iii) The premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staff or for the lodging of community service personnel;

- iv) Installation of central services such as electricity, gas, water and sanitation, air-conditioning, system for water conservation renewable energy;
 - v) The water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installation for common use;
 - vi) Community Hall as provided in the real estate project;
 - vii) All other portion of the project necessary or convenient for it's maintenance, safety, etc. and in common use;
- j) **"ALLOTTEE"** shall mean one or more Allottees named above and include:-
- a. in case of an individual, his/her heirs executors administrators legal representatives and/or assigns;
 - b. in case of a HUF, its members for the time being their respective heirs executors administrators legal representatives and/or assigns;
 - c. in case of a partnership firm or LLP, its partners for the time being their respective heirs executors administrators legal representatives and/or assigns and in case of LLP shall also include its successors or successors-in-office and/or assigns;
 - d. in case of a Company, its successors or successors-in-office and/or assigns;
 - e. in cases not falling within any of the above categories, the constituent of the Allottee as its nature and character permits and their heirs legal representatives or successors as the case may be and/or assigns.
- k) **"VENDORS"** shall mean **(1) M/S. Jupiter Developers, (2) M/S. Jupiter, (3) GLF Projects Limited, (4) Nicky Commercial Private Limited, (5) Nitu Developers Private Limited, (6) Jamal Uddin Molla** and include their and each of their successors or successors-in-office and/or assigns;
- l) Words importing masculine gender shall according to the context mean and construe feminine gender and/or neuter gender as the case may be; Similarly words importing feminine gender shall mean and construe masculine gender and/or neuter gender; Likewise words importing neuter gender shall mean and construe masculine gender and/or feminine gender;
- m) Words importing singular number shall according to the context mean and construe the plural number and vice versa. Similarly words importing SINGULAR NUMBER shall include the PLURAL NUMBER and vice versa;

WHEREAS **GLF PROJECTS LIMITED**, are thus well seized and possessed of the land measuring an area **253.98 Decimal**; comprised in R.S. Dag No. **5106, 5129, 5131, 5132, 5136, 5137, 5138, 5139, 5142, 5143, 5144, 5145, 5146, 5168, 5169, 5173, 5174**, under L.R. Khatian No. **3980, 1790**, at Mouza – Matigachha, Police Station – Barasat, within the limit of Kirtipur – II, Gram Panchayet, J.L. No. 187, R.S. No. 17, Touzi No. 146, Pargana - Anowarpur, in the District of North 24-Paraganas.

AND WHEREAS **NICKY COMMERCIAL PRIVATE LIMITED**, are thus well seized and possessed of the land measuring an area **155.44 Decimal**; comprised in R.S. Dag No. **5128, 5129, 5130, 5131, 5132, 5136, 5137, 5138, 5140, 5141, 5145, 5146, 5168, 5169, 5173**, under L.R. Khatian No. **4011**, at Mouza – Matigachha, Police Station – Barasat, within the limit of Kirtipur – II, Gram Panchayet, J.L. No. 187, R.S. No. 17, Touzi No. 146, Pargana - Anowarpur, in the District of North 24-Paraganas.

AND WHEREAS **INDONEXT REALTY LLP**, are thus well seized and possessed of the land measuring an area **2.06 Decimal**; comprised in R.S. Dag No. **5131, 5132**, under L.R. Khatian No. **4010**, at Mouza – Matigachha, Police Station – Barasat, within the limit of Kirtipur – II, Gram Panchayet, J.L. No. 187, R.S. No. 17, Touzi No. 146, Pargana - Anowarpur, in the District of North 24-Paraganas.

AND WHEREAS by a Deed of Conveyance dated 17.04.2017 registered at the Office of the Addl. Registrar of Assurances - IV, Kolkata copied in Book No. I, Volume No. 1904-2017, Pages 118896 to 118984 Being No. 190403363 for the year 2017, **GLF PROJECTS LIMITED, NICKY COMMERCIAL PRIVATE LIMITED and INDONEXT REALTY LLP**, described therein as Vendors, sold, transferred and conveyed to **M/S. JUPITER DEVELOPERS and M/S. JUPITER**, described therein as the Purchasers, ALL THAT piece or parcel of land measuring an area **411.48 Decimal**; comprised in R.S. Dag No. **5106, 5128, 5129, 5130, 5131, 5132, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5168, 5169, 5173, 5174**, under L.R. Khatian No. **1790, 3980, 4011, 4010**, at Mouza – Matigachha, Police Station – Barasat, within the limit of Kirtipur – II, Gram Panchayet, J.L. No. 187, R.S. No. 17, Touzi No. 146, Pargana - Anowarpur, in the District of North 24-Paraganas.

AND WHEREAS **M/S. JUPITER DEVELOPERS and M/S. JUPITER**, are thus well seized and possessed of the land measuring an area **351.48 Decimal**; comprised in R.S. Dag No. **5106, 5128, 5129**,

5130, 5131, 5132, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5168, 5173, 5174, under L.R. Khatian No. 1790, 3980, 4011, 4010, at Mouza – Matiagachha, Police Station – Barasat, within the limit of Kirtipur – II, Gram Panchayet, J.L. No. 187, R.S. No. 17, Touzi No. 146, Pargana - Anowarpur, in the District of North 24-Paraganas and also recorded their names in the records of B.L. & L.R.O., being L.R. Khatian No. 4665 (M/S. JUPITER DEVELOPERS) & 4666 (M/S. JUPITER).

R.S. & L.R. Dag No.	L.R. KHATIAN NO.	SOLD AREA
5106	4665 (M/S. JUPITER DEVELOPERS)	38.39 Decimal
5128		05.13 Decimal
5129		33.00 Decimal
5130		15.00 Decimal
5131		05.02 Decimal
5132		01.92 Decimal
5136		00.46 Decimal
5137		11.63 Decimal
5138		14.00 Decimal
5139		01.28 Decimal
5140		&
5141	01.55 Decimal	
5142	02.00 Decimal	
5143	02.00 Decimal	
5144	11.00 Decimal	
5145	02.00 Decimal	
5146	4666 (M/S. JUPITER)	145.06 Decimal
5168		07.47 Decimal
5173		07.39 Decimal
5174		46.93 Decimal
TOTAL :-		351.48
Decimal		

Be it noted that M/S. JUPITER DEVELOPERS will be the Owner of undivided 75% of the total land and M/S. JUPITER will be the Owner of undivided 25% of the total land.

Be it noted that Jupiter & Jupiter Developers have decided to retain the following area in following Dag Nos.

DAG NO.	AREA
5106	09.30 Decimal
5130	11.50 Decimal

5131	01.30 Decimal
5146	71.60 Decimal
TOTAL AREA :-	93.70 Decimal

AND WHEREAS Jupiter & Jupiter Developers have decided to develop the said land by construction Duplex, Bungalow, Row House & Apartment in the land measuring **257.78** Decimal comprised in R.S. Dag No. **5106, 5128, 5129, 5130, 5131, 5132, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5168, 5173, 5174**, under L.R. Khatian No. **1790, 3980, 4011, 4010 now 4665 & 4666** at Mouza – Matiagachha, Police Station – Barasat, within the limit of Kirtipur – II, Gram Panchayet, J.L. No. 187, R.S. No. 17, Touzi No. 146, Pargana - Anowarpur, in the District of North 24--Paraganas.

AND WHEREAS **GLF Projects Limited**, the Owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area land measuring an area **392.71** Decimal comprised in R.S. & L.R. Dag No. 4844, 5068, 5103, 5104, 5105, 5106, 5108, 5120, 5121, 5124, 5142, 5145, 5146, 5147, 5148, 5159, 5167, 5168, 5169, 5170, 5171, 5172, 5172/5202, 5173, 5174, 5180, 5182, 5183, 5185, 5186 under L.R. Khatian No. 3980, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS **Nicky Commercial Private Limited**, the Owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area land measuring an area **222.46** Decimal comprised in R.S. & L.R. Dag No. 5102, 5104, 5105, 5106, 5108, 5120, 5121, 5125, 5129, 5130, 5145, 5146, 5147, 5148, 5149, 5150, 5167, 5168, 5169, 5170, 5171, 5172, 5173, 5174, 5181, 5182, 5183, 5184, 5185, 5186, 5172/5202, under L.R. Khatian No. **4688**, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana - Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS the Owners have approached the Developer to undertake the development of the land constructing several Buildings, Showing Roads, Drains, Overhead Water Reservoir and Other facilities

mentioned in the specification attached herewith, mentioned herein below more fully and particularly described in the Schedule hereunder written.

R.S./L.R. DAG NO.	L.R. KHATIAN NO.	AREA (In Decimal)	COMPANY NAME
5104	3980	15.07	GLF Projects Limited
5105	3980	95.42	GLF Projects Limited
5147	3980	04.61	GLF Projects Limited
5148	3980	02.62	GLF Projects Limited
5104	4688	06.13	Nicky Commercial Private Limited
5105	4688	00.00	Nicky Commercial Private Limited
5147	4688	03.47	Nicky Commercial Private Limited
5148	4688	00.27	Nicky Commercial Private Limited
TOTAL AREA		- 127.59	

AND WHEREAS **GLF Projects Limited and Nicky Commercial Private Limited**, have entered into a Development Agreement dated 25.02.2021 with **JUPITER DEVELOPERS**, the Developer herein, ALL THAT **127.59 Decimals, SALI LAND** comprised in R.S. & L.R. Dag No. 5104, 5105, 5147 & 5148, under L.R. Khatian No. 3980, 4688, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi No. 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas, registered at the office of the Addl. Registrar of Assurances - IV, Kolkata, copied in Book No. I, Volume No. 1904-2021, Pages 76527 to 76598, Being No. 190401378 for the year 2021 to construct Duplex, Bungalow, Row House & Apartment as per **Sanction Plan No. 34 dated 17.08.2023 of North 24-Parganas Zilla Parishad**, on the terms and conditions set forth therein and also executed and registered the Power of Attorney dated 25.02.2021 registered at the office of the Addl. Registrar of Assurances - IV, Kolkata, copied in Book No. I, Volume No. 1904-2021, Pages 82654 to 82683, Being No. 190401419 for the year 2021.

AND WHEREAS Jamal Uddin Molla, Nitu developers private limited, GLF Projects Limited, Nicky Commercial Private Limited, the Owners herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area **869.2589 Decimals**, comprised in R.S. & L.R. Dag No. 5106, 5107, 5115, 5116, 5117, 5118, 5119, 5120, 5121, 5122, 5123, 5124, 5125, 5126, 5127, 5128, 5132, 5133, 5134, 5135, 5136, 5137, 5139, 5140, 5141, 5174, 5175, 5175/5229, 5180, under L.R.

Khatian No. **4688, 808, 3980, 4606, 4595**, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS the Owners have approached the Developer to undertake the development of the land constructing several Building, Showing Roads, Drains and Other facilities mentioned in the specification attached herewith, mentioned herein below more fully and particularly described in the Schedule hereunder written.

R.S./L.R. DAG NO.	L.R. KHATIAN NO.	AREA (In Decimal)	COMPANY NAME
5106	4595, 4010, 3980, 4688, 808	45.20	Jamal Uddin Molla, GLF Projects Limited, Nicky Commercial Private Limited
5107	4595, 4606, 4010, 3980, 4688, 808	36.67	Jamal Uddin Molla, Nitu developers private limited, GLF Projects Limited, Nicky Commercial Private Limited
5115	4595, 4606, 4010, 3980, 4688, 808	19.30	Jamal Uddin Molla, Nitu developers private limited, GLF Projects Limited, Nicky Commercial Private Limited
5116	4595, 4606, 4010, 3980, 4688, 808	11.94	Jamal Uddin Molla, Nitu developers private limited, GLF Projects Limited, Nicky Commercial Private Limited
5117	4010, 3980, 4688, 808	14.757	GLF Projects Limited, Nicky Commercial Private Limited
5118	4010, 3980, 4688, 808	13.935	GLF Projects Limited, Nicky Commercial Private Limited
5120	3980, 4688, 808	19.077	GLF Projects Limited, Nicky Commercial Private Limited
5121	4595, 4606, 3980, 4688, 808	17.545	Jamal Uddin Molla, Nitu developers private limited, GLF Projects Limited, Nicky Commercial Private Limited
5122	3980	17.659	GLF Projects Limited
5123	3980, 4688, 808	19.240	GLF Projects Limited, Nicky Commercial Private Limited
5124	3980	18.166	GLF Projects Limited
5125	4595, 3980, 4688, 808	12.352	Jamal Uddin Molla, GLF Projects Limited, Nicky Commercial Private Limited
5126	4595, 3980	39.878	Jamal Uddin Molla, GLF Projects Limited
5127	4595, 4606, 4010, 3980, 4688, 808	04.70	Jamal Uddin Molla, Nitu developers private limited, GLF Projects Limited, Nicky Commercial Private Limited

5128	3980, 4688, 808	10.69	GLF Projects Limited, Nicky Commercial Private Limited
5132	3980, 4688, 808	00.797	GLF Projects Limited, Nicky Commercial Private Limited
5135	3980, 4688, 808	10.814	GLF Projects Limited, Nicky Commercial Private Limited
5136	3980, 4688, 808	01.034	GLF Projects Limited, Nicky Commercial Private Limited
5137	3980, 4688	00.001	GLF Projects Limited, Nicky Commercial Private Limited
5139	3980, 4688, 808	00.103	GLF Projects Limited, Nicky Commercial Private Limited
5140	3980, 4688, 808	11.352	GLF Projects Limited, Nicky Commercial Private Limited
5141	3980, 4688, 808	13.911	GLF Projects Limited, Nicky Commercial Private Limited
5174	3980, 4688, 808	30.03	GLF Projects Limited, Nicky Commercial Private Limited
5175	3980, 4688, 808	11.348	GLF Projects Limited, Nicky Commercial Private Limited
5175/5229	3980, 4688, 808	01.026	GLF Projects Limited, Nicky Commercial Private Limited
5180	3980, 4688, 808	00.21	GLF Projects Limited, Nicky Commercial Private Limited
TOTAL AREA		- 381.735	

AND WHEREAS **Jamal Uddin Molla, Nitu developers private limited, GLF Projects Limited, Nicky Commercial Private Limited**, have entered into a Development Agreement dated 25.02.2021 with **JUPITER DEVELOPERS**, the Developer herein, ALL THAT **381.735 Decimals**, comprised in R.S. & L.R. Dag No. 5106, 5107, 5115, 5116, 5117, 5118, 5120, 5121, 5122, 5123, 5124, 5125, 5126, 5127, 5128, 5132, 5135, 5136, 5137, 5139, 5140, 5141, 5174, 5175, 5175/5229, 5180, under L.R. Khatian No. **4688, 3980, 4606, 4595,808**, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas, registered at the office of the Addl. Registrar of Assurances - IV, Kolkata, copied in Book No. I, Volume No. 1904-2021, Pages 81462 to 81598, Being No. 190401364 for the year 2021 to construct Duplex, Bungalow, Row House & Apartment as per **Sanction Plan No. 34 dated 17.08.2023 of North 24-Parganas Zilla Parishad**, on the terms and conditions set forth therein and also executed and registered the Power of Attorney dated 25.02.2021

registered at the office of the Addl. Registrar of Assurances - IV, Kolkata, copied in Book No. I, Volume No. 1904-2021, Pages 82608 to 82653, Being No. 190401418 for the year 2021.

AND WHEREAS **Jamal Uddin Molla**, the Owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area land measuring an area **122.27** Decimal comprised in R.S. & L.R. Dag No. 5115, 5169, 5173, 5174, 5175, 5179, 5181, 5175/5229, under L.R. Khatian No. **4595**, at Mouza – Matigachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi No 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS **Nitu Developers Private Limited**, the Owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area land measuring an area **49.85** Decimal comprised in R.S. & L.R. Dag No. 5115, 5173, 5174, 5175, 5181, 5175/5229 under L.R. Khatian No. **4606**, at Mouza – Matigachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS **GLF Projects Limited**, the Owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area land measuring an area **437.58** Decimal comprised in R.S. & L.R. Dag No. 5106, 5107, 5112, 5113, 5115, 5116, 5117, 5118, 5120, 5127, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5179, 5180, 5181, 5172/5202, 5175/5229, under L.R. Khatian No. **3980**, at Mouza – Matigachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS **GLF Projects Limited**, the Owner herein, has decided to Develop the land through to Developer herein and land area appears herein bellow :-

- an area 02.94 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
- an area 01.61 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
- an area 00.66 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
- an area 00.13 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **05.34** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5116, 5175, 5175/5229 under L.R. Khatian No. 4010, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS **Nicky Commercial Private Limited**, the Owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area land measuring an area **287.36** Decimal comprised in R.S. & L.R. Dag No. 5115, 5120, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5179, 5180, 5181, 5172/5202, 5175/5229, under L.R. Khatian No. **4688**, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS **Indonext Realty LLP**, was thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area land measuring an area **13.60** Decimal comprised in R.S. & L.R. Dag No. 5103, 5107, 5115, 5116, 5175, 5179, 5127, 5175/5229, under L.R. Khatian No. **4010**, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS **Jamal Uddin Molla, Nitu developers private limited, GLF Projects Limited, Nicky Commercial Private Limited**, the Owners herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area **878.88 Decimals**, comprised in R.S. & L.R. Dag No. **5115, 5120, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5179, 5180, 5181, 5172/5202, 5175/5229**, under L.R. Khatian No. **4688, 3980, 4606, 4595**, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS the Owners have approached the Developer to undertake the development of the land constructing several Building, Showing Roads, Drains and Other facilities mentioned in the

specification attached herewith, mentioned herein below more fully and particularly described in the Schedule hereunder written.

R.S. / L.R. DAG NO.	L.R. KHATIAN NO.	AREA (In Decimal)	COMPANY NAME
5115	4595, 3980, 4688	00.62	Jamal Uddin Molla, GLF Projects Limited, Nicky Commercial Private Limited
5120	3980, 4688	00.007	GLF Projects Limited, Nicky Commercial Private Limited
5170	3980, 4688	01.60	GLF Projects Limited, Nicky Commercial Private Limited
5171	3980, 4688	02.60	GLF Projects Limited, Nicky Commercial Private Limited
5172	3980, 4688	12.27	GLF Projects Limited, Nicky Commercial Private Limited
5173	4595, 4606, 3980, 4688	12.23	Jamal Uddin Molla, Nitu developers private limited, GLF Projects Limited, Nicky Commercial Private Limited
5174	4595, 4606, 3980, 4688	117.80	Jamal Uddin Molla, Nitu developers private limited, GLF Projects Limited, Nicky Commercial Private Limited
5175	4595, 3980, 4688	115.89	Jamal Uddin Molla, GLF Projects Limited, Nicky Commercial Private Limited
5179	4595, 4010, 3980, 4688	27.56	Jamal Uddin Molla, GLF Projects Limited, Nicky Commercial Private Limited
5180	3980, 4688	25.907	GLF Projects Limited, Nicky Commercial Private Limited
5181	4595, 4606, 3980, 4688	19.58	Jamal Uddin Molla, Nitu developers private limited, GLF Projects Limited, Nicky Commercial Private Limited
5172/5202	3980, 4688	32.69	GLF Projects Limited, Nicky Commercial Private Limited
5175/5229	4595, 4606, 3980, 4688	11.77	Jamal Uddin Molla, Nitu developers private limited, GLF Projects Limited, Nicky Commercial Private Limited
TOTAL AREA	-	380.524	

AND WHEREAS **Jamal Uddin Molla, Nitu Developers Private Limited, GLF Projects Limited, Nicky Commercial Private Limited**, have entered into a Development Agreement dated 25.02.2021 with **JUPITER**, the Developer herein, ALL THAT **380.524 Decimals**, comprised in R.S. & L.R. Dag No. **5115, 5120, 5170, 5171, 5172, 5173, 5174, 5175, 5179, 5180, 5181, 5172/5202, 5175/5229**, under L.R. Khatian No. **4688, 3980, 4606, 4595**, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas, registered at the office

of the Addl. Registrar of Assurances - IV, Kolkata, copied in Book No. I, Volume No. 1904-2021, Pages 81946 to 82078, Being No. 190401381 for the year 2021 to construct Duplex, Bungalow, Row House & Apartment as per **Sanction Plan No. 34 dated 17.08.2023 of North 24-Parganas Zilla Parishad**, on the terms and conditions set forth therein and also executed and registered the Power of Attorney dated 25.02.2021 registered at the office of the Addl. Registrar of Assurances - IV, Kolkata, copied in Book No. I, Volume No. 1904-2021, Pages 82531 to 82571, Being No. 190401416 for the year 2021.

AND WHEREAS **Jamal Uddin Molla, Nitu Developers Private Limited, GLF Projects Limited, Nicky Commercial Private Limited and Jupiter**, have registered a Deed of Declaration dated 17.02.2022 registered at the office of the Additional Registrar of Assurances - IV, Kolkata, copied in Book No. I, Volume No. 1904-2022, Pages 291081 to 291113, Being No. 190402952, for the year 2022, in respect of the Scheduled Land.

AND WHEREAS in the certain place of the aforesaid Deed No. 190401416 for the year 2021, certain inadvertent / typographical mistakes have crept in and at certain places and certain insertions have been omitted and the parties herein have mutually agreed to rectify the said mistake by executing the instant deed of Declaration.

AND WHEREAS by a Deed of Declaration dated 17.02.2022 registered at the office of the Additional Registrar of Assurances - IV, Kolkata, copied in Book No. I, Volume No. 1904-2022, Pages 291081 to 291113, Being No. 190402952, for the year 2022, the said mistake namely **JUPITER DEVELOPERS** instead of **JUPITER** has been rectified, more fully and particularly described in the said Deed of Declaration.

AND WHEREAS by a Deed of Conveyance dated 24.04.2017 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2017, Pages from 60340 to 60364, Being No. 150302362 for the year 2017, Arif Mahammad Tarafdar, described therein as Vendor, sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area 04.54 Decimals out of 04.54 Decimal comprised in R.S. & L.R. Dag No. 5115, 5175, 5179 under L.R. Khatian No. 3143, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146, at

present Touzi No. 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.09.2017 registered at the Office of the Additional Registrar of Assurances. IV, copied in Book No. I, Volume No. 1904-2017, Pages 379264 to 379297, Being No. 190410068 for the year 2017, Karim Box Molla, And Ibrahim Molla, AsrailMolla, And Nur Jahan Bibi, described therein as Vendors, sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring an area 04.89 Decimals out of 04.89 Decimal comprised in

an area 01.18Decimal out of 201Decimal comprised in R.S. & L.R. Dag No. 5107,

an area 01.47Decimal out of 283Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.25Decimal out of 43Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 00.02Decimal out of 04Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 00.81Decimal out of 155Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 00.33Decimal out of 64Decimal comprised in R.S. & L.R. Dag No. 5179,

an area 00.83Decimal out of 89Decimal comprised in R.S. & L.R. Dag No. 5182,

being total area 04.89Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5182 under L.R. Khatian No. 2701, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 now 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.09.2017registered at the Office of the Additional Registrar of Assurances. IV, copied in Book No. I, Volume No. 1904-2017, Pages 379298 to 379341, Being No. 190410071 for the year 2017, Mekail Sha, Sariful Sha, Rejaul Sha, and Anura Bibi, described therein as Vendors, sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 00.31Decimal out of 17Decimal comprised in R.S. & L.R. Dag No. 5121,

an area 00.04Decimal out of 02Decimal comprised in R.S. & L.R. Dag No. 5145,

an area 00.35 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,

an area 00.47 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,

an area 04.45 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,

an area 00.31 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 00.43 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
an area 01.38 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 01.18 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,
an area 00.04 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5102,
an area 00.06 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5149,
an area 00.06 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5150,
being total area 09.08Decimal with other properties under comprised in R.S. & L.R. Dag No. 5121. 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149, and 5150 under R.S.Khatian No. 190 & 2523, L.R. Khatian No. 1754, 1755, 2147, 2154, 2156, & 2160, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.09.2017 registered at the Office of the Additional Registrar of Assurances. IV, copied in Book No. I, Volume No. 1904-2017, Pages 382924 to 382966, Being No. 190410072 for the year 2017, Mekail Sha, Sariful Sha, Rejaul Sha, and Anura Bibi, described therein as Vendors, sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 00.31 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,
an area 00.03 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
an area 00.35 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,
an area 00.46 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
an area 04.45 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,
an area 00.31 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 00.42 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
an area 01.38 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 01.18 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,
an area 00.03 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5102,
an area 00.05 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5149,
an area 00.05 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5150,

being total area 09.02 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149, 5150 under R.S. Khatian No. 190 & 2523, L.R. Khatian No. 1754, 1755, 2147, 2154, 2156, & 2160, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 now 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.09.2017 registered at the Office of the Additional Registrar of Assurances. IV, copied in Book No. I, Volume No. 1904-2017, Pages 395003 to 395046, Being No. 190410065 for the year 2017, Mekail Sha, Sariful Sha, Rejaul Sha, and Anura Bibi, described therein as Vendors, sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 00.32 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,
an area 00.04 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
an area 00.36 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,
an area 00.47 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
an area 04.45 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,
an area 00.32 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 00.43 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
an area 01.38 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 00.99 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,
an area 00.04 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5102,
an area 00.06 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5149,
an area 00.06 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5150,

being total area 08.92 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149, 5150 under R.S. Khatian No. 190 & 2523, L.R. Khatian No. 1754, 1755, 2147, 2154, 2156, & 2160, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 now 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.09.2017 registered at the Office of the Additional Registrar of Assurances. IV, copied in Book No. I, Volume No. 1904-2017, Pages 383022 to

383054, Being No. 190410073 for the year 2017, Rafikul Islam, and Md. Muchha Haque Sha, described therein as Vendors, sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 01.03 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.56 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 00.23 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

an area 00.91 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,

an area 01.23 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,

being total area 03.96 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, 5108, 5181 under L.R. Khatian No. 3141 & 2145, 1754 & 1755, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 now 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.02.2017 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2017, Pages from 26504 to 26531, Being No. 150301068 for the year 2017, Hannan Sha and HamidonNechha Bibi, described therein as Vendors, sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 00.36 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,

an area 00.36 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,

an area 00.05 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,

an area 00.10 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,

an area 00.53 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,

an area 01.33 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,

an area 00.50 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,

an area 01.58 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,

an area 01.29 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,

being total area 06.10 Decimals comprised in R.S. & L.R. Dag No. 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183, 5185 under L.R. Khatian No. 1689, 2153, 2156, 1754, & 1755, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146, at

present Touzi No. 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.02.2017 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2017, Pages from 26473 to 26503, Being No. 150301067 for the year 2017, Mannan Sha, Sahan Sha, and Omar Ali Sha, described therein as Vendors, sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 00.21 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 00.21 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,
an area 00.03 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
an area 00.25 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,
an area 00.31 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
an area 02.40 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,
an area 00.29 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
an area 00.92 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 00.75 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,
being total area 05.37 Decimals comprised in R.S. & L.R. Dag No. 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183, 5185 under L.R. Khatian No. 1689, 2140, 2141, 2142, 2153, 2156, 1754, & 1755, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146, at present Touzi No. 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 03.03.2017 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2017, Pages from 31076 to 31103, Being No. 150301248 for the year 2017, Ebrahim Molla&Surab Uddin Molla, described therein as Vendors, sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 02.83 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 02.00 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.67 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

an area 00.03 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 00.09 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,
being total area 05.62 Decimals comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, 5127, &
5175/5229 under L.R. Khatian No. 3146 & 3012, at Mouza – Matiagachha, Police Station – Barasat now
Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146, at present Touzi No. 12, Pargana Anowarpur,
within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 29.01.2019 registered at the Office of the
Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2019, Pages from 22609 to
22634, Being No. 150300499 for the year 2019, Enayet Ali, described therein as Vendor, sold,
transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL
THAT piece or parcel of “Shali” land measuring an area 04.27 Decimal out of 283 Decimal comprised in
R.S. & L.R. Dag No. 5115, comprised in under L.R. Khatian No. 2684, at Mouza – Matiagachha, Police
Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi No. 12,
Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-
Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.09.2017 registered at the Office of the
Additional Registrar of Assurances. IV, copied in Book No. I, Volume No. 1904-2017, Pages 379204 to
379236, Being No. 190410064 for the year 2017, Safik Sha, Sariful Sha, Saiful Sha, and Rabiul Sha,
described therein as Vendors, sold, transferred and conveyed to Nitu Developers Private Limited,
described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring
an area 02.13 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 09.25 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 00.25 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5102,
an area 00.37 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5149,
an area 00.37 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5150,
being total area 12.37 Decimal with other properties under comprised in R.S. & L.R. Dag No.
5108, 5183, 5102, 5149, 5150 under L.R. Khatian No. 2152, at Mouza – Matiagachha, Police Station –
Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 now 12, Pargana Anowarpur, within
the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS Nitu Developers Private Limited, the Owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area "Shali" land measuring an area **74.14** Decimal comprised in R.S. & L.R. Dag No. 5115, 5182, 5183, 5185 under L.R. Khatian No. 4606, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi No 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 22.05.2017 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2017, Pages 78030 To 78052, Being No. 150303049 for the year 2017, Lal Miya Mondal, described therein as Vendor, sold, transferred and conveyed to Jamal Uddin Molla, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area 10.50 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115 under L.R. Khatian No. 2994, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi No. 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 19.05.2017 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2017, Pages 76096 To 76119, Being No. 150302983 for the year 2017, Lal Miya Mondal, described therein as Vendor, sold, transferred and conveyed to Jamal Uddin Molla, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 01.27 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 06.45 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 01.79 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 00.17 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 00.50 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area 10.18 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175, 5116, 5127, 5175/5229, under L.R. Khatian No. 2994, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12,

Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas

AND WHEREAS by a Deed of Conveyance dated 13.09.2018 registered at the Office of the Addl. District Sub-Registrar Rajarhat, copied in Book No. I, Volume No. 1523-2018, Pages 344151 to 344173, Being No. 152310452 for the year 2018, Rajjak Sha alias Md. Rajjak Sha, described therein as Vendor, sold, transferred and conveyed to Jamal Uddin Molla, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 03.30 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,

an area 02.86 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,

being total area 06.16 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5183 & 5185 under L.R. Khatian No. 2146, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 02.03.2021 registered at the Office of the Addl. District Sub-Registrar Rajarhat, copied in Book No. I, Volume No. 1503-2021, Pages 151153 to 151184, Being No. 152303506 for the year 2021, Md.Sariful Islam alias Sarif Uddin Islam, described therein as Vendor, sold, transferred and conveyed to Jamal Uddin Molla, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 02.28 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 01.55 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 01.58 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

an area 01.43 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,

an area 00.30 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 00.01 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 00.03 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area 06.18 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, 5107, 5116, 5127 & 5175/5229 under L.R. Khatian No. 3146, 3151, 3153, 3013, 3014, 3009, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi

No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 25.05.2017 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2017, Pages 81495 to 81517, Being No. 150303188 for the year 2017, Rushia Begum Alias Rushia Bibi, described therein as Vendor, sold, transferred and conveyed to Jamal Uddin Molla, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 01.18 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,

an area 01.47 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.25 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 00.02 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 00.81 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 00.33 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

an area 00.83 Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182,

an area 00.06 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

an area 02.17 Decimal out of 26 Decimal comprised in R.S. & L.R. Dag No. 5110,

an area 02.16 Decimal out of 138 Decimal comprised in R.S. & L.R. Dag No. 5169,

an area 06.52 Decimal out of 138 Decimal comprised in R.S. & L.R. Dag No. 5169,

being total area 15.80 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5182, 5175/5229, 5110, 5169, under L.R. Khatian No. 2701, 2275, 3044, 4317, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 08.05.2017 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2017, Pages 67957 to 67990, Being No. 150302673 for the year 2017, ChowlatnnechaBibi, Safik Sha, Sariful Sha, Najrul Islam Sha, Sahidul Islam Sha, Serina Begam, described therein as Vendors, sold, transferred and conveyed to Jamal Uddin Molla, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 00.27 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,
an area 00.03 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
an area 00.30 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,
an area 00.39 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
an area 03.13 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5174,
an area 00.36 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
an area 1.16 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 24 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,
being total area 29.64 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5121, 5145, 5147, 5173, 5174, 5181, 5183, 5185, under L.R. Khatian No. 2149, and 2171, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.03.2021 registered at the Office of the Addl. District Sub-Registrar Rajarhat, copied in Book No. I, Volume No. 1523-2021, Pages 188941 to 188977, Being No. 152304373 for the year 2021, Monoyara Bibi alias Monoyara Bibi Molya, Johara Bibi, Chhalima Bibi, described therein as Vendors, sold, transferred and conveyed to Jamal Uddin Molla, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 05.25 Decimal out of 57 Decimal comprised in R.S. & L.R. Dag No. 5069,
an area 01.93 Decimal out of 37 Decimal comprised in R.S. & L.R. Dag No. 4997,
an area 01.56 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 00.06 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 4991,
an area 00.17 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5149,
an area 00.17 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5150,
being total area 09.14 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5069, 4997, 5183, 4991, 5149, 5150, under L.R. Khatian No. 3533, 3535, 3536, and 2149, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas

AND WHEREAS by a Deed of Conveyance dated 01.09.2016 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2016, Pages 172174 to 172195, Being No. 150306518 for the year 2016, Jaynal Abedin, Khadija Bibi described therein as Vendors, sold, transferred and conveyed to Jamal Uddin Molla, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 02.22 Decimal out of 29 Decimal comprised in R.S. & L.R. Dag No. 5109,

an area 01.66 Decimal out of 33 Decimal comprised in R.S. & L.R. Dag No. 5129,

being total area 03.88 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5109, 5129, under L.R. Khatian No. 1790, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 12.11.2021 registered at the Office of the Addl. District Sub-Registrar Rajarhat copied in Book No. I, Volume No. 1523-2021, Pages 663974 to 663997, Being No. 152315639 for the year 2021, Safik Sha described therein as Vendor, sold, transferred and conveyed to Jamal Uddin Molla, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area 04.50 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174, under L.R. Khatian No. 4910, 5468, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 28.12.2021 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1502-2022, Pages 539 to 572, Being No. 150204956 for the year 2021, Safik Sha described therein as Vendor, sold, transferred and conveyed to Jamal Uddin Molla, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area 01.56 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185, under L.R. Khatian No. 3533, 3534, 3535, 3536 at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 29.03.2021 registered at the Office of the Addl. District Sub-Registrar Rajarhat copied in Book No. I, Volume No. 1523-2021, Pages 188978 to 189010, Being No. 152304374 for the year 2021, Monoyara Bibi alias Monoyara Bibi Molya, johara Bibi, Chhalima Bibi, described therein as Vendors, sold, transferred and conveyed to Jamal Uddin Molla, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area 04.75 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5104, under L.R. Khatian No. 3533, 3535, 3536 at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS Jamal Uddin Molla, the Owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area "Shali" land measuring an area **102.29** Decimal comprised in R.S. & L.R. Dag No. 5115, 5182, 5183, 5185, under R.S./L.R. Khatian No. 4595, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi No 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 10.07.2013 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 17, Pages 1649 to 1665, Being No. 04576 for the year 2013, Monowara Bibi, Johara Bibi, Chhalima Bibi, Anowara Bibi, described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

- an area 01.24 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,
- an area 01.68 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
- an area 05.39 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
- an area 01.24 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
- an area 00.15 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
- an area 01.39 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,
- an area 01.82 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
- an area 14.59 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5174,

being total area **27.50** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5121, 5181, 5183, 5108, 5145, 5147, 5173, 5174, under L.R. Khatian No. 2149, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 07.01.2016 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2016, Pages 5812 to 5903, Being No. 150300153 for the year 2016, SmtChhaya Ghosh, Sri Prakash Ghosh, Sri Prabir Ghosh, Smt Swapna Ghosh, SmtAlpana Ghosh, Smt Kalpana Ghosh, Smt Aparna Ghosh, SuparnaGohsh, SmtRadharani Ghosh, Soma Ghosh, Sourav Ghosh, Sri Biswanath Ghosh, Sri Ranjit Kumar Ghosh, Sri Sanjit Kumar Ghosh, Sri Sanjay Kumar Ghosh, SmtShyamali Lala (Ghosh), Smt Shikha Ghosh, Smt Bula Ghosh (Das), SmtDipali Ghosh, Smt Lalita Ghosh, SmtMita Ghosh alias Mita Rani Ghosh, Smt Rita Ghosh, described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring an area **04.99** Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182, under L.R. Khatian No. 2694, 2695, 2696, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 18.05.2016 registered at the Office of the Addl. Registrar of Assurance - IV Kolkata copied in Book No. I, Volume No. 1904-2016, Pages 209600 to 209627, Being No. 190405574 for the year 2016, Rabia Bibi, Raisul Sa, Manowara Bibi, Rijjiya Bibi, described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

- an area 00.87 Decimal out of 56 Decimal comprised in R.S. & L.R. Dag No. 5167,
- an area 00.05 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5170,
- an area 00.06 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5171,
- an area 00.23 Decimal out of 15 Decimal comprised in R.S. & L.R. Dag No. 5172,
- an area 06.34 Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182,
- an area 06.05 Decimal out of 194 Decimal comprised in R.S. & L.R. Dag No. 5105,

being total area **13.60** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5167, 5170, 5171, 5172, 5182, 5105 under L.R.Khatian No. 2171/4 and 1512, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 21.01.2015 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 04, Pages 1378 to 1411, Being No. 00551 for the year 2015, MatiyarRahaman Mali, Abdul Karim Mali, Abdul Kadar Mali, Abdul Rahim Mali, Turupuddin Mali, Mafijul Rahman Mali, Jahanara Bibi, Fulsumara Bibi (Beoya), described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 00.75 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5170,

an area 01.00 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5171,

an area 3.75 Decimal out of 15 Decimal comprised in R.S. & L.R. Dag No. 5172,

an area 15 Decimal out of 30 Decimal comprised in R.S. & L.R. Dag No. 5187,

being total area **20.50** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5170, 5171, 5172, 5187, under L.R. Khatian No. 2771, 2767, 2768, 2769, 2770, and 2766, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 19.01.2021 registered at the Office of the Addl. District Sub-Registrar Rajarhat, copied in Book No. I, Volume No. 1523-2021, Pages 46690 To 46721, Being No. 152300773 for the year 2021, Indonext Realty LLP, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 06.88 Decimal out of 220 Decimal comprised in R.S. & L.R. Dag No. 5106,

an area 02.09 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,

an area 01.26 Decimal out of 18 Decimal comprised in R.S. & L.R. Dag No. 5112,

an area 03.50 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5113,

an area 02.94 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 00.45 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 02.91 Decimal out of 15 Decimal comprised in R.S. & L.R. Dag No. 5117,
an area 01.05 Decimal out of 15 Decimal comprised in R.S. & L.R. Dag No. 5118,
an area 00.04 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 01.61 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.66 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 00.13 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **23.52** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5106, 5107, 5112, 5113, 5115, 5116, 5117, 5118, 5127, 5175, 5179, 5175/5229, under L.R. Khatian No. 4010, at Mouza – Matigachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 07.05.2013 registered at the Office of the District Sub-Registrar – II, copied in Book No. I, CD Volume No. 23, Pages 4151 to 4166, Being No. 06390 for the year 2013, Sirajul Alam Sha, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring an area **26.21** Decimal out of 147 Decimal comprised in R.S. & L.R. Dag No. 5184, under L.R. Khatian No. 2172/1, at Mouza – Matigachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 07.05.2013 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 11, Pages 1697 to 1714, Being No. 02829 for the year 2013, Sirajul Alam Sha, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 00.41 Decimal out of 15 Decimal comprised in R.S. & L.R. Dag No. 5172
an area 02.17 Decimal out of 194 Decimal comprised in R.S. & L.R. Dag No. 5105,
an area 04.50 Decimal out of 18 Decimal comprised in R.S. & L.R. Dag No. 5120,

an area 06.25 Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182,
an area 08.50 Decimal out of 53 Decimal comprised in R.S. & L.R. Dag No. 5186,
an area 00.11 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5171,
an area 00.08 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5170,
an area 06.00 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5180,
being total area **28.02** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5172, 5105, 5120, 5182, 5186, 5171, 5170, 5180, under L.R. Khatian No. 2172/1, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 10.06.2013 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 14, Pages 2626 to 2640, Being No. 03763 for the year 2013, Abdul Gani described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 05.75 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5104.
an area 00.49 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,
an area 00.66 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
an area 02.12 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 01.72 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,
an area 00.48 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 00.06 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
an area 00.54 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,
an area 00.71 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
being total area **12.53** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5104, 5121, 5181, 5183, 5185, 5108, 5145, 5147, 5173, under L.R. Khatian No. 2160, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 10.06.2013 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 14, Pages 2641 to 2663, Being No. 03764 for the year 2013, Samsher Ali Mondal, Sahidul Islam, Rashid Ali Mondal, Anshar Ali Mondal, Sukur Ali Mondal, Rabian Bibi, Jobeda Bibi, Murshida Bibi, Masuda Bibi, Sakila Bibi, Fajila Bibi, Manowara Bibi, Siraj Ali Mondal, described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 02.87 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5104.

an area 00.24 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,

an area 00.33 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,

an area 01.06 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,

an area 00.86 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,

an area 00.24 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,

an area 00.03 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,

an area 00.27 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,

an area 00.36 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,

being total area **06.26** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5104, 5121, 5181, 5183, 5185, 5108, 5145, 5147, 5173, under L.R. Khatian No. 2161, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 10.06.2013 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 14, Pages 2595 to 2608, Being No. 03761 for the year 2013, Johiron Bibi, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 02.87 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5104.

an area 00.24 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,

an area 00.33 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,

an area 01.06 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,

an area 00.86 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,
an area 00.24 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 00.03 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
an area 00.27 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,
an area 00.36 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
being total area **06.26** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5104, 5121, 5181, 5183, 5185, 5108, 5145, 5147, 5173, under L.R. Khatian No. 2162, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 10.06.2013 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 14, Pages 2581 to 2594, Being No. 03760 for the year 2013, Baharon Bibi, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 02.85 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5104.
an area 00.24 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,
an area 00.33 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
an area 01.05 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 00.85 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,
an area 00.24 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 00.03 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
an area 00.27 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,
an area 00.36 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
being total area **06.22** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5104, 5121, 5181, 5183, 5185, 5108, 5145, 5147, 5173, under L.R. Khatian No. 2163, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 02.09.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 46, Pages 810 to 824, Being No. 07098 for the year 2014, LutfarRahaman, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 03.61 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107.

an area 05.23 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.77 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 00.08 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 02.87 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 01.18 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

an area 00.24 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **13.98** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, under R.S. Khatian No. 2089 & 2121, L.R.Khatian No. 2997 & 3000, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 10.09.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 47, Pages 1520 to 1533, Being No. 07292 for the year 2014, Asmat Ali Baidya alias AchmatBaddi, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 05.58 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107.

an area 03.42 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 01.19 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 01.00 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

being total area **11.19** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5175, under L.R. Khatian No. 2650, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 12.07.2013 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 17, Pages 2485 to 2505, Being No. 04628 for the year 2013, Sri Nemai Ghosh, Subhas Ghosh, Sri Biswajit Ghosh, Sri Amit Ghosh, Smt Purnima Ghosh, Smt Tapati Ghosh alias Tapashi Ghosh, described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area **02.62** Decimal out of 147 Decimal under comprised in R.S. & L.R. Dag No. 5184, under L.R. Khatian No. 3158, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 10.07.2013 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 17, Pages 1626 to 1648, Being No. 04575 for the year 2013, Sri Paresh Ghosh, Sri Paritosh Ghosh, Sri Gobinda Ghosh, Sri Sadhan Ghosh, Sri Mahadeb Ghosh, Smt Menoka Ghosh, Sri Ujjal Ghosh, Sri Amit Ghosh alias Asit Ghosh, Sri Sujan Ghosh, Smt Tumpa Ghosh (Sardar), described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 04.27 Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182.

an area 14.58 Decimal out of 53 Decimal comprised in R.S. & L.R. Dag No. 5186,

being total area **18.85** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5182, 5186, under L.R. Khatian No. 2688, 2689, 2690, 2687, 2691, and 2692, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 17.04.2015 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 18, Pages 279 to 296, Being No. 02687 for the year 2015, Nazrul Islam Sha alias Nazrul Islam, Rajibul Islam Sha, Sariful Islam Sha, described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area **18.90** Decimal out of 147

Decimal comprised in R.S. & L.R. Dag No. 5184, under L.R. Khatian No. 3154, 3520, and 3521, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 31.12.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 01, Pages 82 to 95, Being No. 00001 for the year 2015, Alauddin Sha, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 03.67 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5122.

an area 07.00 Decimal out of 14 Decimal comprised in R.S. & L.R. Dag No. 5138,

an area 01.00 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5139,

an area 06.00 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5140,

an area 00.05 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5170,

an area 00.06 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5171,

an area 00.24 Decimal out of 15 Decimal comprised in R.S. & L.R. Dag No. 5172,

an area 00.66 Decimal out of 53 Decimal comprised in R.S. & L.R. Dag No. 5186.

being total area **18.68** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5122, 5138, 5139, 5140, 5170, 5171, 5172, 5186, under L.R. Khatian No. 2171/3, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 03.03.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 09, Pages 2586 to 2600, Being No. 01451 for the year 2014, Kutub Ali Boddi, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 05.00 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107.

an area 03.00 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 01.00 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5016,
an area 01.00 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
being total area **10.00** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5016, 5175, under L.R. Khatian No. 2652, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 28.06.2016 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2016, Pages 123321 to 123362, Being No. 150304736 for the year 2016, Sabir Hossan, Rehana Bibi, Rojina Bibi, Rebeka Bibi, Asma Bibi, Monowara Khatun, described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 02.58 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115.
an area 01.41 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.58 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 00.26 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
an area 00.05 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.01 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 00.20 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.08 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179.
an area 00.02 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229.

being total area **05.19** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, 5107, 5116, 5127, 5175, 5179, 5175/5229, under L.R. Khatian No. 3144 and 3007, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 16.04.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 17, Pages 2733 to 2745, Being No. 02810 for the year 2014, Abu Hossain Molla alias Abul Hossain Munsî, described therein as Vendor,

sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area **02** Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115 under L.R. Khatian No. 3126, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 13.04.2016 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2016, Pages 74478 to 74508, Being No. 150302898 for the year 2016, Md. Aftar Ali, Md. Ashan Ali Molla, Asma Bibi, Sahida Bibi, Halima Bibi, Shyma Bibi, Ajema Bibi, Fatema Khatun, Tamanna Khatun, Ajan Ali, described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area **02.04** Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115 under L.R. Khatian No. 3127, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 27.05.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 25, Pages 140 to 164, Being No. 04008 for the year 2014, Johara Bibi, Idris Sapui, Khairon Bibi, Abbas Uddin Sapui, Rajjak Ali Sapui, Jahanara Bibi, Sahanara Bibi, MInara Bibi, Rehana Bibi, Manowara Bibi, SayraBibi, described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

- an area 02.09 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107.
- an area 02.94 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
- an area 00.45 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
- an area 00.04 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
- an area 01.81 Decimal out of 14 Decimal comprised in R.S. & L.R. Dag No. 5138,
- an area 00.26 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5139,
- an area 01.55 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5140,
- an area 00.66 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179.

an area 02.40 Decimal out of 96 Decimal comprised in R.S. & L.R. Dag No. 5114.

an area 00.27 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175.

an area 00.02 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229.

being total area **12.49** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5138, 5139, 5140, 5179, 5114, 5175, 5175/5229, under L.R. Khatian No. 2889 and 2890, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 16.06.2016 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2016, Pages 116042 to 116065, Being No. 150304443 for the year 2016, AbdarRahaman, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 03.16 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107.

an area 04.58 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.68 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 00.07 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 02.51 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175

an area 01.04 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179.

an area 00.22 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229.

being total area **12.26** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, under L.R. Khatian No. 2999, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 02.05.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 21, Pages 165 to 179, Being No. 03321 for the year 2014, Mst. Rehena Bibi, described therein as Vendor, sold, transferred and

conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 12.58 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 06.89 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175

an area 00.17 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 02.84 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179.

an area 00.52 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229.

being total area **23.00** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, 5127, 5175/5229, under L.R. Khatian No. 3147 and 3015, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 02.05.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 21, Pages 180 to 195, Being No. 03322 for the year 2014, Mst. Tanjila Bibi, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 12.58 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 06.89 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175

an area 02.84 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179.

an area 00.17 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 00.52 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229.

being total area **23.00** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, 5127, 5175/5229, under L.R. Khatian No. 3147 and 3015, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 02.05.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 21, Pages 275 to 289, Being

No. 03329 for the year 2014, Mst. Ambiya Bibi, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 12.58 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 06.89 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175

an area 02.84 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179.

an area 00.17 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 00.52 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229.

being total area **23.00** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, 5127, 5175/5229, under L.R. Khatian No. 3147 and 3015, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 03.12.2015 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 1503-2015, Pages 108283 to 108305, Being No. 150308006 for the year 2015, AtiyarRahaman, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 03.14 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107.

an area 02.29 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.67 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 00.07 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 02.51 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175

an area 01.04 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179.

an area 00.22 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229.being total area **09.94** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, under L.R. Khatian No. 2998, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 13.04.2016 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2016, Pages 74397 to 74420, Being No. 150302897 for the year 2016, Ajan Ali, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 15.88 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 11.95 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175

an area 06.37 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179.

being total area **34.20** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, under L.R. Khatian No. 3124, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 07.11.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 55, Pages 682 to 697, Being No. 08506 for the year 2014, Rafik Sha, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 01.02 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121.

an area 00.12 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,

an area 01.51 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,

an area 07.34 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,

an area 02.27 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181

an area 05.29 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183.

an area 03.38 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185.

being total area **20.93** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5121, 5145, 5173, 5174, 5181, 5183, 5185 under L.R. Khatian No. 2148, 2145, 2156, 1754, and 1755, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 07.05.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 21, Pages 1952 to 1968, Being No. 03434 for the year 2014, Latifan Bibi, Masura Bibi, described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 01.18 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107.

an area 01.47 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.25 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 00.81 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175

an area 00.33 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179.

an area 00.84 Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182.

an area 00.02 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127.

an area 00.06 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229.

an area 02.15 Decimal out of 138 Decimal comprised in R.S. & L.R. Dag No. 5169.

being total area **07.11** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5175, 5179, 5182, 5127, 5175/5229, 5169, under L.R. Khatian No. 2702 and 3016, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 10.10.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 51, Pages 1109 to 1122, Being No. 07882 for the year 2014, Nasiruddin Laskar alias Nasiruddin Ali, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 03.67 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5122.

an area 00.67 Decimal out of 53 Decimal comprised in R.S. & L.R. Dag No. 5186.

an area 01.20 Decimal out of 147 Decimal comprised in R.S. & L.R. Dag No. 5184.

being total area **05.54** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5122, 5186, 5184, under L.R. Khatian No. 2704 and 3165, at Mouza – Matiagachha, Police Station –

Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 17.02.2015 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 08, Pages 1228 to 1241, Being No. 01185 for the year 2015, Rahan Sha, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 00.73 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5104.

an area 00.21 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,

an area 00.07 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,

an area 00.02 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145.

an area 00.30 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173.

an area 00.55 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174.

an area 00.15 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181.

an area 00.25 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183.

an area 00.22 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185.

being total area **02.50** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5104, 5108, 5121, 5145, 5173, 5174, 5181, 5183, 5185, under L.R. Khatian No. 2140, 1754, and 1755, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 05.08.2016 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2016, Pages 160404 to 160438, Being No. 150306062 for the year 2016, Masura Bibi, Saddam Hosain, Tajir Hossain, Sajida Bibi, Farida Bibi, described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 09.52 Decimal out of 29 Decimal comprised in R.S. & L.R. Dag No. 5109.

an area 07.14 Decimal out of 33 Decimal comprised in R.S. & L.R. Dag No. 5129.

being total area **16.66** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5109, 5129, under L.R. Khatian No. 1790, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas

AND WHEREAS by a Deed of Conveyance dated 19.08.2014 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, CD Volume No. 43, Pages 1664 to 1691, Being No. 06732 for the year 2014, Masura Bibi, Tamima Yasmin, described therein as Vendors, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 00.34 Decimal out of 29 Decimal comprised in R.S. & L.R. Dag No. 5109.

an area 00.36 Decimal out of 18 Decimal comprised in R.S. & L.R. Dag No. 5112.

an area 00.30 Decimal out of 15 Decimal comprised in R.S. & L.R. Dag No. 5118.

an area 00.16 Decimal out of 08 Decimal comprised in R.S. & L.R. Dag No. 5132.

being total area **01.16** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5109,5112,5118,5132, under L.R. Khatian No. 2115, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 18.06.2021 registered at the Office of the Addl. District Sub-Registrar Rajarhat copied in Book No. I, Being No. 7277 for the year 2021, Rabea bibi alias Rabia Bibi, described therein as Vendor, sold, transferred and conveyed to GLF Projects Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring an area **7.30** Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174 under L.R. Khatian No. 5426, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS GLF Projects Limited, the Owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area “Shali” land measuring an area **478.15** Decimal comprised in **R.S. & L.R. Dag No.** 5115, 5182, 5183, 5184, 5185, 5186, 5187 under **L.R.**

Khatian No. 4690, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 11.11.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 211043 to 211076 Being No. 150308018 for the year 2016, Rehana Bibi, SahanaraBibi, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of “Shali” land measuring

an area 00.27 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,
an area 00.03 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
an area 00.30 Decimal out of 19Decimal comprised in R.S. & L.R. Dag No. 5147,
an area 00.39 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
an area 00.94 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,
an area 00.27 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 00.36 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
an area 01.15 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 00.94 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,
an area 00.03 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5102,
an area 00.04 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5149,
an area 00.04 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5150,

being total area **04.76** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149, 5150, under R.S. Khatian No. 190 and 2523, L.R. Khatian No. 1754, 1755, 2147, 2154, and 2156, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 25.11.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 217453 to 217478 Being No. 150308252 for the year 2016, JiarulMondalaliasJiyaul Haque, described therein as

Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of "Shali" land measuring

an area 13.41 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
an area 06.59 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 02.87 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.18 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 02.87 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 01.36 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 00.53 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **27.81** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, under R.S. Khatian No. 2127 and 2095, L.R. Khatian No. 3014, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 08.02.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 22864 to 22889 Being No. 150300914 for the year 2016, Jamila Bibi, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of "Shali" land measuring

an area 03.36 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
an area 01.47 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 01.78 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.80 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.33 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

being total area **07.74** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5175, 5179, under L.R. Khatian No. 3131, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 20.09.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 183243 to 183268 Being No. 150306967 for the year 2016, Safiuddin Molla alias Safikuddin, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of "Shali" land measuring

an area 02.01 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
an area 13.84 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 00.66 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.06 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 05.74 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 02.72 Decimal out of 164 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 00.18 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **25.21** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, under L.R. Khatian No. 3010, Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 06.10.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 198029 to 198079 Being No. 150307509 for the year 2016, Mosaref Mondal, Matiar Mondal, Asura Bibi, Rafikul Islam, Kamaluddin Shah, Sirajuddin Shah, Rasida Bibi, Farida Bibi, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of "Shali" land measuring

an area 09.17 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
an area 05.12 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 01.96 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.19 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 04.25 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 01.75 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 00.55 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **22.99** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, and 5175/5229, under L.R. Khatian No. 3005 and 3007, Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 25.11.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 217479 to 217504 Being No. 150308253 for the year 2016, Sajahan Mondal alias SajahanMolla, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of “Shali” land measuring

- an area 13.41 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
- an area 06.57 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
- an area 02.87 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
- an area 00.18 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
- an area 02.85 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
- an area 01.35 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
- an area 00.53 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **27.76** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, and 5175/5229, under R.S. Khatian No. 2127 and 2095, L.R. Khatian No. 3013, Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 28.06.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 132453 to 132476 Being No. 150305058 for the year 2016, Kanailal Ghosh, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of “Shali” land measuring

- an area 05.01 Decimal out of 81 Decimal comprised in R.S. & L.R. Dag No. 5182,
- an area 17.00 Decimal out of 53 Decimal comprised in R.S. & L.R. Dag No. 5186,

being total area **22.01** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5182, 5186, under L.R. Khatian No. 2686, Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 17.06.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503-2016, Pages 117215 to 117238 Being No. 150304504 for the year 2016, Abdul Hai, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of “Shali” land measuring

an area 01.18 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
an area 01.47 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 00.25 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.02 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 00.81 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.33 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 00.84 Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182,
an area 00.06 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,
an area 02.15 Decimal out of 138 Decimal comprised in R.S. & L.R. Dag No. 5169,

being total area **07.11** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5182, 5175/5229, 5169 under L.R. Khatian No. 2702 and 3016, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 08.04.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 69829 to 69851 Being No. 150302707 for the year 2016, Rokiya Bibi, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of “Shali” land measuring

an area 01.73 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.06 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 00.95 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.17 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,
an area 00.39 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 01.67 Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182,
being total area **04.97** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5127, 5175, 5175/5229, 5179, 5182 under L.R. Khatian No. 3134, 3002, and 2699, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 18.02.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 44078 to 44102 Being No. 150301687 for the year 2016, Md. Muchha Haque Sha alias Muchha Haque Sha, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of “Shali” land measuring

an area 00.11 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
an area 01.34 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
an area 03.96 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 03.21 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,
being total area **08.62** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5145, 5173, 5183 and 5185 under L.R. Khatian No. 2145, 1689, 1754 and 1755, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 04.04.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 74421 to 74444 Being No. 150302894 for the year 2016, MinhajulAlam Sha, MahabubAlam Sha, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of “Shali” land measuring

an area 01.16 Decimal out of 194 Decimal comprised in R.S. & L.R. Dag No. 5105,
an area 00.86 Decimal out of 18 Decimal comprised in R.S. & L.R. Dag No. 5120,
an area 03.65 Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182,
an area 07.00 Decimal out of 147 Decimal comprised in R.S. & L.R. Dag No. 5184,
an area 04.95 Decimal out of 53 Decimal comprised in R.S. & L.R. Dag No. 5186,
being total area **17.62** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5105, 5120, 5182, 5184 and 5186 under L.R. Khatian No. 2036, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 03.03.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 44388 to 44417 Being No. 150301726 for the year 2016, Md. MahaburRahaman, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of “Shali” land measuring

an area 03.92 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
an area 03.68 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 00.78 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.07 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 00.92 Decimal out of 11 Decimal comprised in R.S. & L.R. Dag No. 5135,
an area 00.17 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5136,
an area 01.25 Decimal out of 15 Decimal comprised in R.S. & L.R. Dag No. 5137,
an area 00.22 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,
an area 02.01 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.83 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 01.43 Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182,
being total area **15.28** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5135, 5136, 5137, 5175/5229, 5175, 5179 and 5182 under L.R. Khatian No. 3003, 2686, 2693, 3138 and 3004, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 16.10.2015 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2015, Pages 89864 to 89889 Being No. 150307262 for the year 2015, Sahajan Molla alias Sahajan Ali Molla, Abdul Mannan Molla alias Md. Monnaf Ali Molla, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of "Shali" land measuring

an area 02.99 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,

an area 05.74 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 04.50 Decimal out of 18 Decimal comprised in R.S. & L.R. Dag No. 5120,

an area 13.19 Decimal out of 147 Decimal comprised in R.S. & L.R. Dag No. 5184,

being total area **26.41** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5116, 5120 and 5184, under L.R. Khatian No. 2435 and 2586, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 16.10.2015 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2015, Pages 89836 to 89863 Being No. 150307261 for the year 2015, Abu Taher Molla alias Taher Ali Molla, Abdul Motaleb alias Motaleb Ali Molla, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of "Shali" land measuring

an area 04.50 Decimal out of 18 Decimal comprised in R.S. & L.R. Dag No. 5120,

an area 12.01 Decimal out of 147 Decimal comprised in R.S. & L.R. Dag No. 5184,

being total area **16.51** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5120 and 5184, under L.R. Khatian No. 2589 and 2587, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 08.12.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 224179 to 224213 Being No. 150308518 for the year 2016, Anowara Bibi, Atiyar Rahaman Mondal alias Md. Atiyar Rahaman, Sobejan Bibi, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of "Shali" land measuring

an area 05.96 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5104,
an area 00.52 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 00.52 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,
an area 00.06 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
an area 00.59 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,
an area 00.77 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
an area 06.20 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,
an area 00.71 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
an area 02.29 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 01.86 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,

being total area **19.48** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 and 5185, under L.R. Khatian No. 2149, 2150, 2151, 2152, 3065 and 2171, at Mouza – Matigachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 08.12.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Being No. 08517 for the year 2016, Badiyar Rahaman Mondal alias Badiyar Rahaman, Aktar Ali Mondal alias Aktar Ali, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of "Shali" land measuring

an area 06.37 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5104,
an area 00.52 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 00.52 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,
an area 00.06 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,

an area 00.58 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,
an area 00.76 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
an area 06.07 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,
an area 00.70 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
an area 02.25 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 01.82 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,
being total area **19.65** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 and 5185, under R.S. Khatian No. 190 and 2416, L.R. Khatian No. 2149, 2150, 2151, 2152, 3065 and 2171, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 08.12.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 224214 to 224245 Being No. 150308516 for the year 2016, Tahid Sahaji, Mst. Jahanara Bibi alias Kaji Jahanara Bibi, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of "Shal" land measuring

an area 06.85 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5104,
an area 00.58 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 00.58 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,
an area 00.07 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
an area 00.65 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,
an area 00.85 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
an area 06.82 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,
an area 00.78 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
an area 02.52 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 02.04 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,
being total area **21.74** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 and 5185, under R.S. Khatian no. 190 and 2416, L.R. Khatian No. 2149, 2150, 2151, 2152, 3065 and 2171, at Mouza – Matiagachha, Police Station –

Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 26.11.2015 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2015, Pages 102243 to 102278 Being No. 150307760 for the year 2015, Mannan Sha, Rahan Sha, Sahan Sha, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of “Shali” land measuring

an area 06.80 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5104,

an area 00.42 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,

an area 00.04 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,

an area 00.25 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,

an area 00.63 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,

an area 00.72 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,

an area 02.51 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,

an area 00.35 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,

an area 01.28 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,

being total area **13.00** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5104, 5108, 5145, 5147, 5173, 5181, 5183, 5121 and 5185, under R.S. Khatian No. 2419, 190, 2523 and 2512, L.R. Khatian No. 1754, 1755, 2139, 2140, 2141, 2147, 2156, 2154, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 01.07.2016 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2016, Pages 132477 to 132515 Being No. 150305059 for the year 2016, Mostakin Rahaman, Monirul Islam, Mafijul Islam, Ainura Bibi, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of “Shali” land measuring

an area 02.53 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,

an area 03.17 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.54 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.04 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 01.74 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.72 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 01.80 Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182,
an area 00.12 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,
an area 04.64 Decimal out of 138 Decimal comprised in R.S. & L.R. Dag No. 5169,
an area 04.68 Decimal out of 26 Decimal comprised in R.S. & L.R. Dag No. 5110,
being total area **19.98** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5182, 5175/5229, 5169, 5110, under L.R. Khatian No. 2703, 3045, 2277, at Mouza – Matigachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 17.06.2021 registered at the Office of the Addl. District Sub-Registrar of Rajarhat, copied in Book No. I, Volume No. 1523 - 2021, Pages 272862 to 272896, Being No. 152306467 for the year 2021, Tajmira Bibi, Kasmira Bibi, Rejina Khatun, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of “Shali” land measuring

an area 02.20 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
an area 03.10 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 00.45 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.04 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 01.69 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.70 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 00.13 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,
being total area **08.31** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, under L.R. Khatian No. 2995, at Mouza – Matigachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 12.05.2021 registered at the Office of the Addl. District Sub-Registrar of Rajarhat copied in Book No. I, Volume No. 1523 - 2021, Pages 272722 to 272754 Being No. 152306462 for the year 2021, Sajeda Bibi, MonirullIslam, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of "Shali" land measuring

an area 02.00 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,

an area 02.80 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.41 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 00.04 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 01.53 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 00.63 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

an area 00.12 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **07.53** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, under L.R. Khatian No. 2995, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 12.05.2021 registered at the Office of the Addl. District Sub-Registrar of Rajarhat copied in Book No. I, Volume No. 1523 - 2021, Pages 272689 to 272721 Being No. 152306461 for the year 2021, Sajeda Bibi, Mafijul Karim, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of "Shali" land measuring

an area 02.00 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,

an area 02.80 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.41 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 00.04 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 01.53 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 00.63 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

an area 00.12 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **07.53** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, under L.R. Khatian No. 2995, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 17.06.2021 registered at the Office of the Addl. District Sub-Registrar of Rajarhat copied in Book No. I, Volume No. 1523 - 2021, Pages 272755 to 272790 Being No. 152306463 for the year 2021, Sahara Banu Bibi, Jahanara Bibi, Ajmira Bibi, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchase, ALL THAT piece or parcel of “Shali” land measuring

an area 02.20 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
an area 03.10 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 00.45 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.04 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 01.69 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.70 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 00.13 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **08.31** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, under L.R. Khatian No. 2995, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 30.06.2015 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, Volume No. 1503 - 2015, Pages 22286 to 22304 Being No. 150304481 for the year 2015, KaziSalehar Bibi, Alehar Bibi, Tachhlima Bibi, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring an area **03.33** Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182, under L.R. Khatian No. 2699, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at

present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 14.10.2014 registered at the Office of the Addl. Registrar of Assurance – II, Kolkata copied in Book No. I, CD Volume No. 67, Pages 3667 to 3681, Being No. 13675 for the year 2014, Sri Subhal Ghosh, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring an area **15.67** Decimal out of 147 Decimal comprised in R.S. & L.R. Dag No. 5184 under L.R.Khatian No. 3164, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 20.04.2015 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, CD Volume No. 18, Pages 740 to 755, Being No. 02722 for the year 2015, Rasida Bibi, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 00.71 Decimal out of 546 Decimal comprised in R.S. & L.R. Dag No. 5103,
an area 01.83 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
an area 01.84 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 00.39 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.04 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 00.46 Decimal out of 11 Decimal comprised in R.S. & L.R. Dag No. 5135,
an area 00.08 Decimal out of 2 Decimal comprised in R.S. & L.R. Dag No. 5136,
an area 00.62 Decimal out of 15 Decimal comprised in R.S. & L.R. Dag No. 5137,
an area 01.01 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.11 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,
an area 00.41 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

being total area **07.50** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5103, 5107, 5115, 5116, 5127, 5135, 5136, 5137, 5175, 5175/5229, 5179, under L.R. Khatian No. 3003,

3129 and 3138, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 17.06.2014 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, CD Volume No. 29, Pages 65 to 89, Being No. 04659 for the year 2014, Salehar Bibi, Alehar Bibi, Tahmina Bibi, Tachmina Bibi, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 10.80 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 05.90 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 02.43 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

being total area **19.13** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, under L.R. Khatian No. 3130, 3132, 3133, 3135 and 3136, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 28.11.2014 registered at the Office of the Addl. Registrar of Assurance – II, Kolkata copied in Book No. I, CD Volume No. 75, Pages 3249 to 3269, Being No. 15116 for the year 2014, Bharat Ghosh, Haran Ghosh, Smt Radha Rani Ghosh, Bikash Chandra Ghosh alias Bikash Ghosh, Biva Ghosh, Prabhat Ghosh, Pradip Ghosh, Purabi Ghosh, Pratima Ghosh, Parinita Ghosh (Chakraborty), described therein as Vendors, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring an area 26.36 Decimal out of 147 Decimal comprised in R.S. & L.R. Dag No. 5184 under L.R. Khatian No. 3159, 3161, 3160, 3162 and 3163, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 16.07.2014 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, CD Volume No. 36, Pages 1621 to 1637, Being No. 05735 for the year 2014, AtiarRahaman, Sabironnecha Bibi alias Sakiruonnechha Bibi, Abdul Khalil, Abdul Rashid, Abdul Gaffar, Fajila Bibi, Subila Bibi alias Sufiya Baidya, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 01.16 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
an area 01.63 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 00.25 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.02 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 00.89 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.37 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 00.06 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **04.38** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, under R.S. Khatian No. 2089, L.R. Khatian No. 3000, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 27.06.2014 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, CD Volume No. 32, Pages 1141 to 1156, Being No. 05151 for the year 2014, Abdul Hamid Mollah, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 04.11 Decimal out of 282 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 02.26 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.93 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

being total area **07.30** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, under L.R. Khatian No. 3141 and 3145, at Mouza – Matiagachha, Police Station –

Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 16.06.2014 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, CD Volume No. 28, Pages 1922 to 1935, Being No. 04606 for the year 2014, Sabironecha Bibi alias Sakirunnechha Bibi, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 02.09 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,

an area 02.29 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.45 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 01.26 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 00.52 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

being total area **06.61** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5175, 5179 under L.R. Khatian No. 3123, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 10.03.2015 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, CD Volume No. 12, Pages 444 to 459, Being No. 01765 for the year 2015, Nurjahan Bibi, EjajulAlamSha, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 01.04 Decimal out of 194 Decimal comprised in R.S. & L.R. Dag No. 5105,

an area 00.64 Decimal out of 18 Decimal comprised in R.S. & L.R. Dag No. 5120,

an area 00.03 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5170,

an area 00.04 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5171,

an area 00.18 Decimal out of 15 Decimal comprised in R.S. & L.R. Dag No. 5172,

an area 02.60 Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182,

an area 05.00 Decimal out of 147 Decimal comprised in R.S. & L.R. Dag No. 5184,
an area 03.55 Decimal out of 53 Decimal comprised in R.S. & L.R. Dag No. 5186,
being total area **13.08** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5105, 5120, 5170, 5171, 5172, 5182, 5184, 5186 under L.R. Khatian No. 2036 and 2172/2, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 10.04.2015 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, CD Volume No. 20, Pages 950 to 967, Being No. 03045 for the year 2015, Rajibul Islam Sha, Sariful Islam Sha, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring an area **16.50** Decimal out of 147 Decimal comprised in R.S. & L.R. Dag No. 5184, under L.R. Khatian No. 3520 and 3521, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 19.08.2014 registered at the Office of the Addl. Registrar of Assurance – II, Kolkata copied in Book No. I, CD Volume No. 50, Pages 4199 to 4214, Being No. 10427 for the year 2014, AbdurRahaman, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring
an area 09.42 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 05.16 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 02.13 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
being total area **16.71** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, under L.R. Khatian No. 3154, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 27.08.2014 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, CD Volume No. 45, Pages 512 to 525, Being No. 06949 for the year 2014, AbdarRahaman, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 00.46 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,

an area 00.65 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.10 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,

an area 00.01 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,

an area 00.36 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 00.14 Decimal out of 64Decimal comprised in R.S. & L.R. Dag No. 5179,

an area 00.02 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **01.74** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229 under L.R. Khatian No. 3000, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 21.01.2015 registered at the Office of the Addl. District Sub-Registrar of Barasat copied in Book No. I, CD Volume No. 04, Pages 1341 to 1377, Being No. 00550 for the year 2015, Nasiruddin Mali, Aftaruddin alias Aptabuddin Mali, Mamtaj Bibi, Jamsed Ali Mali, Jaynal Mali, Kashem Mali, Rahima Bibi, Najmina Bibi, Yeashmina Bibi, Rohina Khatun, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 00.75 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5170,

an area 01.00 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5171,

an area 03.75 Decimal out of 15 Decimal comprised in R.S. & L.R. Dag No. 5172,

an area 15.00 Decimal out of 30 Decimal comprised in R.S. & L.R. Dag No. 5187,

being total area **20.50** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5170, 5171, 5172, 5187under L.R. Khatian No. 2761, 2762, 2764, 2765, 2772, 2773, 2774 and 2763, at

Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 19.01.2021 registered at the Office of the Addl. District Sub-Registrar of Rajarhat copied in Book No. I, Volume No. 1523-2021, Pages 46640 to 46689, Being No. 152300772 for the year 2021, Sohida Khatun alias Sahida Bibi, Chaleme Khatun alias Chalema Bibi, Mafuza Khatun alias Mafuja Bibi, Tanuja Khatun alias Tanuja Bibi, Aleya Khatun alias Aleya Bibi, Md. Ichha Ali alias Ichha Nabi, Md. Noor Nabi, Saheb Ali, Ayub Ali, Ajil Bibi, Rijiya Bibi, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 01.1826 Decimal out of 18 Decimal comprised in R.S. & L.R. Dag No. 5111,

an area 0.8541 Decimal out of 13 Decimal comprised in R.S. & L.R. Dag No. 5119,

an area 0.0492 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5133,

an area 0.5256 Decimal out of 08 Decimal comprised in R.S. & L.R. Dag No. 5134,

being total area **2.6115** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5111, 5119, 5133, 5134, under L.R. Khatian No. 808, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 18.02.2016 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2016, Pages 31918 to 31940, Being No. 150301256 for the year 2016, Najir Hossain, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 01.48 Decimal out of 29 Decimal comprised in R.S. & L.R. Dag No. 5109.

an area 01.11 Decimal out of 33 Decimal comprised in R.S. & L.R. Dag No. 5129.

being total area **02.59** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5109, 5129, under L.R. Khatian No. 1790, at Mouza – Matiagachha, Police Station – Barasat now

Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas

AND WHEREAS by a Deed of Conveyance dated 30.11.2021 registered at the Office of the Addl. District Sub-Registrar Rajarhat copied in Book No. I, Volume No. 1523-2021, Pages 714886 to 714909, Being No. 152316888 for the year 2021, Sirajul Sha alias Sirajul Islam Sha, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring an area **19.15** Decimal out of 147 Decimal comprised in R.S. & L.R. Dag No. 5184. under L.R. Khatian No. 3095, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas

AND WHEREAS by a Deed of Conveyance dated 08.12.2021 registered at the Office of the Addl. District Sub-Registrar of Rajarhat copied in Book No. I, Volume No. 1523-2021, Pages 778358 to 778384, Being No. 152317457 for the year 2021, Azgar Ali Sha described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of “Shali” land measuring

an area 02.87 Decimal out of 153 Decimal comprised in R.S. & L.R. Dag No. 5146,

an area 00.06 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5148,

an area 02.59 Decimal out of 08 Decimal comprised in R.S. & L.R. Dag No. 5168,

an area 00.15 Decimal out of 138 Decimal comprised in R.S. & L.R. Dag No. 5169,

an area 00.79 Decimal out of 42 Decimal comprised in R.S. & L.R. Dag No. 5172/5202,

being total area **06.46** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5146,5148,5168,5169,5172/5202, under L.R. Khatian No. 3042, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 08.12.2021 registered at the Office of the Addl. District Sub-Registrar Rajarhat copied in Book No. I, Volume No. 1523-2021, Pages 739181 to 739219, Being No. 152317446 for the year 2021, Aliyar Rehaman Molla alias Oliyar Rahaman, Arjel

Rahaman, Mokshed Ali Molla, Safiar Rahaman alias Sapiar Rahaman described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area **01.25** Decimal out of 40 Decimal comprised in R.S. & L.R. Dag No. 5126. under L.R. Khatian No. 2243, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas

AND WHEREAS by a Deed of Conveyance dated 16.12.2021 registered at the Office of the Addl. District Sub-Registrar of Rajarhat copied in Book No. I, Volume No. 1523-2021, Pages 763860 to 763891, Being No. 152318118 for the year 2021, Sariful Islam, described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 00.49 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5104,
an area 00.21 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,
an area 00.21 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,
an area 00.02 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,
an area 00.24 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,
an area 00.31 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,
an area 00.62 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5174,
an area 00.29 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,
an area 00.75 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,
an area 00.20 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,

being total area **03.34** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183, 5185 under L.R. Khatian No. 6439, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 16.12.2021 registered at the Office of the Addl. District Sub-Registrar Rajarhat copied in Book No. I, Volume No. 1523-2021, Pages 763471 to 763498, Being No. 152318106 for the year 2021, Firoja Begum described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area **24** Decimal out of 96 Decimal comprised in R.S. & L.R. Dag No. 5114. under L.R. Khatian No. 3096, at Mouza – Matigachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 29.10.2021 registered at the Office of the Addl. District Sub-Registrar of Rajarhat copied in Book No. I, Volume No. 1523-2021, Pages 624998 to 625024, Being No. 152314774 for the year 2021, Abul Khayer Molla described therein as Vendor, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 06.00 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.50 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

an area 02.00 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

an area 05.99 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,

being total area **14.49** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175/5229, 5179, 5107, under L.R. Khatian No. 3537, at Mouza – Matigachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 21.06.2021 registered at the Office of the Addl. District Sub-Registrar of Rajarhat copied in Book No. I, Volume No. 1523-2021, Pages 272862 to 272896, Being No. 152306467 for the year 2021, Tajmira Bibi, Kasmira Bibi, Rejina Khatun, described therein as Vendors, sold, transferred and conveyed to Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 02.20 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,
an area 03.10 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,
an area 00.45 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,
an area 00.04 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,
an area 01.69 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,
an area 00.70 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,
an area 00.13 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,

being total area **08.31** Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229 under L.R. Khatian No. 2995, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 17, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited, the Owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area “Shali” land measuring an area **601.3415** Decimal comprised in **R.S. & L.R. Dag No. 5115, 5182, 5183, 5184, 5185, 5186, 5187**, under **L.R. Khatian No. 4011, 4688**, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS **Jamal Uddin Molla, Nitu Developers Private Limited, Glf Projects Limited, Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited**, the Executants herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the **1012.6974 Decimals**, comprised in R.S. & L.R. Dag No. **5104, 5105, 5106, 5107, 5108, 5109, 5110, 5111, 5112, 5113, 5114, 5115, 5116, 5134, 5136, 5139, 5140, 5146, 5147, 5148, 5149, 5150, 5167, 5168, 5169, 5170, 5172/5202, 5173, 5175, 5179, 5182, 5183, 5184, 5185, 5186, 5187** under L.R. Khatian No. **3980, 5993, 5992, 4688, 4011, 4690, 4606, 4595**, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas, more fully and particularly described in the schedule hereunder written.

AND WHEREAS The Owners have approached the Developer to undertake the development of the land constructing several Building, Showing Roads, Drains and Other facilities mentioned in the apecification attached herewith, mentioned herein below more fully and particularly described in the Schedule hereunder written.

NATURE OF LAND	R.S. & L.R. DAG NO.	L.R. KHATIAN NO.	AREA (In Decimal)
SHALI	5104	3980,4690,5993 (GLF Projects Limited)	025.09
SHALI	5105		060.72
SHALI	5106		009.46
SHALI	5107		117.44
SHALI	5108		011.78
SHALI	5109		011.34
SHALI	5110		013.35
SHALI	5111		001.18
SHALI	5112	4011, 4688, 5992 (Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited),	004.30
SHALI	5113		011.85
SHALI	5114		071.56
SHALI	5115		207.27
SHALI	5116		027.03
SHALI	5134		00.0044
SHALI	5136		000.046
SHALI	5139		000.577
SHALI	5140		000.358
SHALI	5146		006.42
SHALI	5147		005.43
SHALI	5148		000.08
SHALI	5149		000.71
SHALI	5150		000.71
SHALI	5167		001.74
SHALI	5168		000.35
SHALI	5169		007.66

SHALI	5170	4595 (Jamal Uddin Molla)	000.21
SHALI	5172/5202		009.20
SHALI	5173		000.88
SHALI	5175		000.852
SHALI	5179		025.33
SHALI	5182		046.25
SHALI	5183	&	053.56
SHALI	5184		147.00
SHALI	5185		053.05
SHALI	5186		049.91
		4606 (Nitu developers private limited)	
SHALI	5187		030.00
TOTAL :-			1012.6974
Decimals			

AND WHEREAS **Jamal Uddin Molla, Nitu Developers Private Limited, GLF Projects Limited, Nicky Commercial Private Limited**, have entered into a Development Agreement dated **17.02.2022** with **JUPITER**, the Developer herein, ALL THAT **1012.6974 Decimals**, comprised in R.S. & L.R. Dag No. **5104, 5105, 5106, 5107, 5108, 5109, 5110, 5111, 5112, 5113, 5114, 5115, 5116, 5134, 5136, 5139, 5140, 5146, 5147, 5148, 5149, 5150, 5167, 5168, 5169, 5170, 5172/5202, 5173, 5175, 5179, 5182, 5183, 5184, 5185, 5186, 5187** under L.R. Khatian No. **3980, 5993, 5992, 4688, 4011, 4690, 4606, 4595**, at Mouza – Matigachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas, registered at the office of the Addl. Registrar of Assurances - IV, Kolkata, copied in Book No. I, Volume No. 1904-2022, Pages 292170 to 292276, Being No. 190402966 for the year 2022 to construct Duplex, Bungalow, Row House & Apartment as per **Sanction Plan No. 119 dated 20.02.2025 of North 24-Parganas Zilla Parishad**, on the terms and conditions set forth therein.

Be it noted Nicky Commercial & Investment Private Limited is now known as Nicky Commercial Private Limited and it has been recorded in the records of competent authority.

AND WHEREAS Vendors for the purpose of Development of the aforesaid land the vendors have Amalgamate their plots showing Roads, Drains and Other facilities for the Purchaser(s) of Duplex, Bungalow & Row House at the said Project.

- i) Vendors herein become absolute owners of total land measuring **2160.3264** decimal and they jointly seized and possessed of and/or otherwise well and sufficiently entitled to as the full and absolute owners of ALL THAT **2160.3264** decimal morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written having undivided share therein and have caused their names to be mutated in the records of the Kirtipur – II Gram Panchayet in respect thereof.
- ii) By the Development Agreement the Vendors, interalia, did thereby agree to provide the said premises and to allow the same to be used exclusively and solely for the purpose of development of the same by the Promoter and agreed that with effect from the date of execution thereof.

The Promoter have decided to construct the aforesaid Duplex, Bungalow & Row House in Phase I & Phase II as per Sanction Plan of competent authority. The Vendors are also Owner's of several plots of land adjacent to the Schedule Land herein and they will be entitled to amalgamate the said land with the Schedule Land herein for construction of Duplex, Bungalow & Row House, as per Sanction Plan of competent authority in Phase III & Phase IV.

The Promoter would have the sole exclusive and irrevocable right and authority to develop the said premises into Duplex, Bungalow & Row House and to transfer the same in the manner mentioned therein. Under the said Development Agreement it was further, inter alia, agreed between the Vendors and the Promoter:-

- a. The Promoter would have the exclusive rights and authority to sell transfer and transfer the entire Duplex, Bungalow & Row House (save and except the Separately Allocable Areas if allotted to the Vendors exclusively) on the terms and conditions therein contained;

- b. The Vendors agreed to sell and transfer proportionate share in land to the persons intending to own Units and other transferable areas in the project and nominated by the Promoter and in such parts or shares as the Promoter may nominate or require.
- iii) By Power of Attorney dated 17.02.2022 and registered with Additional Registrar of Assurances - IV, Kolkata, the Vendors No. 3 - 6 are appointed the Promoters and their authorized representatives named therein as their constituted attorney as and for the purposes mentioned therein.
- iv) **The Building Plans for construction of the New Duplex, Bungalow & Row House have been caused to be sanctioned by the Promoters from the NORTH 24-PARAGANAS ZILLA PARISHAD vide Sanction Plan No. 34 dated 17.08.2023 & Sanction Plan No. 119 dated 20.02.2025.**

VENDOR(S)	DEVELOPER(S)	SECTOR	DUPLEX NO.	BUNGALOW NO.	ROW HOUSE NO.
Jupiter & Jupiter Developers	Jupiter & Jupiter Developers	1	DA 5	BA 1,2,3,4,5	AA 1,2,3,4,5,6,7,8,9,10 AB 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21, 22,23
Jamal Uddin Molla, Nitu Developers Private Limited, GLF Projects Limited, Nicky Commercial Private Limited	Jupiter Developers	2	DA 1,2,3,4,	NIL	NIL
Jamal Uddin Molla, Nitu Developers Private Limited, GLF Projects Limited, Nicky Commercial Private Limited	Jupiter Developers	3	NIL	HB 1,2,3,4,5,6,7 N 1,2,2A,3,4,5,6,7,8,9,10,11,12,12A,14 LB 1,2,3	FA 1,2,3,4,5,6 FB 1,2,3,4,5,6 GA 1,2,3,4,5 GB 1,2,3,4,5,6,7,8,9,10,11 HA 1,2,3,4,5,6,7,8

					JA1,2,3, JB 1,2,3 KA 1,2,3, KB1,2,3 LA1,2,3,
Jamal Uddin Molla, Nitu Developers Private Limited, GLF Projects Limited, Nicky Commercial Private Limited	Jupiter	4	DA 11,12,13,14,16	LB 4,5,6,7,8,9	AB 24,25,26,27, 28,29,30,31,32 JA 4,5,6,7,8,9,10 11,12 JB 4,5,6,7,8,9,10 11,12 KA 4,5,6,7,8,9,10,11 KB 4,5,6,7,8,9,10,11 LA 4
Jamal Uddin Molla, Nitu Developers Private Limited, GLF Projects Limited, Nicky Commercial Private Limited	Jupiter	5	NIL	PB 1,2,3,4,5,6,7,8,9,1 0,11,12,13 RA 1,2,3,4,5,6,7 RB 1,2,3,4,5,6,7 SA 1,2,3,4,5,6,7,8,9,1 0,11,12,13	MA 1,2,3,4,5,6,7,8,9,10, 11,12,13,14 PA 1,2,3,4,5,6,7,8,9,10, 11,12,13,14,15 SB 1,2,3,4,5,6,7,8,9,10, 11,12,13,14,15,16 TA 1,2,3,4,5,6,7,8,9,10,11, 12,13,14,15,16,17,18 TB 1,2,3,4,5,6,7,8,9,10, 11,12,13,14,15,16,17,1 8,19 UA 1,2,3,4,5,6,7,8,9,10, 11,12,13,14,15,16,17,1

					8,19
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- v) The Promoter has provided to the Allottee copies of all documents of title, the Development Agreement, the Building Plans and all other papers and documents required by the Allottee relating to the said premises for independent verification, due diligence and satisfaction by the Allottee. The Allottee has also inspected and got himself/herself/themselves fully satisfied about the site of the said premises at which the property is being developed.
- vi) The parties hereto do hereby record into writing the terms and conditions applicable to the sale of the Duplex / Bungalow / Row House Including (Including Car Parking, if Applicable) by the Vendors and the Promoter to the Allottee as hereinafter contained.
- A)** The said Land is earmarked for the purpose of building a residential project comprising Duplex, Bungalow & Row House and the said project shall be known as **"GARDENIUM"**. Provided that where land is earmarked for any institutional development the same shall be used for those purposed only and no commercial/residential development shall be permitted unless it is a part of the plan approved by the competent authority;
- B)** The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said Land on which Project is to be constructed have been completed.
- C)** The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority (**RERA**) at Kolkata on **09.11.2023** under registration number **WBRERA/P/NOR/2023/000761** in the name of **JUPITER** and on **02.12.2023** under registration number **WBRERA/P/NOR/2023/000823** in the name of **JUPITER DEVELOPERS** and on under registration number in the name of **JUPITER** and on under registration number in the name of **JUPITER DEVELOPERS** for **"GARDENIUM"**;
- D)** Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the Duplex, Bungalow & Row House, plot or project, as the case may be from The

Competent Authority. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;

- E) The Allottee had applied for an Bungalow / Row House in the Project vide Application No. dated and has been allotted **Land measuring an area** **Katha with Bungalow No.**, **Unit Type -**, having carpet area **Sq.ft.** and built up area of **square feet**, "Bungalow/Row House" more particularly described in Schedule A and the floor plan or the Bungalow / Row House is annexed hereto and marked as Schedule A, Part - II),
- F) The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- G) The payments in the account name as mentioned in clause 2 shall be continued to be made until instructions to the contrary are given in writing by the Promoter to the Allottee. All payments shall be made by the Allottee against proper receipts by the Promoter and the Allottee shall not be entitled to agree nor to set up any oral evidence regarding any payment.
- H) The Consideration shall be paid by the Allottee to the Promoter in instalments as mentioned in the SCHEDULE-B hereto. Unless otherwise expressly mentioned elsewhere herein, the payment of any instalment mentioned in the within stated SCHEDULE-B shall be made by the Allottee within 21 days of issuance of notice by the Promoter demanding the same.
- I) The payment of all Extras and Deposits shall be made by the Allottee to the Promoter before taking possession of the Designated Unit and within 21 days of issuance of notice from the Promoter demanding the same. In case as on the date of the Promoter issuing the Notice for Possession, the liability on any head cannot be reasonably quantified then the Promoter shall be entitled to ask for payments on such head provisionally subject to subsequent accounting and settlement. Nothing contained above shall affect or derogate the right of the Promoter to claim any Extra or Deposit at any time after the delivery of possession in case the liability for the same arises or is crystallized thereafter or in case the Promoter deliver possession of the Designated Unit without receiving the same and the

Allottee shall be liable to pay all such amounts within 21 days of issuance of notice from the Promoter in this behalf.

- J)** The Tax Deductible at Source (If Applicable) under the Income Tax Laws shall be deducted by the Allottee on the consideration payable to the Promoter and the same shall be deposited by the Allottee to the concerned authority within the time period stipulated under law, The Promoter or the Vendors shall not be liable in any manner whatsoever in case of default on the part of the Allottee in depositing such TDS.
- K)** The Promoter has been empowered and authorized under the Development Agreement to receive the entire Consideration and also all Extras and Deposits from the Allottee and the Allottee has satisfied himself/herself/themselves about such rights of the Promoter.
- L)** The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- M)** The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- N)** In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Bungalow / Row House .

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

1. TERMS:-

- 1.1. Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Bungalow / Row House as specified in para E.

1.2 The Total Price for the Bungalow and Transformer & Generator excluding GST is **Rs.**
/- (**Rupees** **Only**) ("Total Price") :-

Bungalow Number :		Built up Area :	
	Price	GST	Price including GST
Bungalow Cost	Rs./-	Rs./-	Rs./-
Cost of Transformer & Generator	Rs./-	Rs./-	Rs./-

TOTAL PRICE with GST Rs./- (**Rupees** **Only**).

Be it noted in case of sale of any New Bungalow / Row House, all consideration with GST will be deposited in Account of Jupiter Developers and Jupiter Developers will pay 25% of the said amount to Jupiter.

Explanation :

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Bungalow / Row House;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter By way of G.S.T. and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the Bungalow / Row House to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate;

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

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

- (iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of Bungalow / Row House includes recovery of price of land, construction of [not only the Bungalow / Row House] the Common Areas (Project), internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Duplex, Bungalow & Row House, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and fire fighting equipment in the common areas, maintenance charges as per para II etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Bungalow / Row House and the project.

1.3 The total price is escalation-free, save and except increases which the Allottee hereby agrees to pay due to increase on account of development charges payable to the competent authority and/other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority as per the Act, the same shall not be charges from the Allottee.

1.4. The Allottee(s) shall make the payment as per the payment plan set out in Schedule B ("Payment Plan").

1.5 It is agreed that the Promoter shall not make any additions and alternations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule 'C' and Schedule 'D' (which shall be in conformity with the advertisement, prospectus etc. on the basis of which sale is effected) in respect of the Bungalow / Row House, plot or project, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act.

Provided that the Promoter may make such minor additions or alternations as may be required by the Allottee, or such minor changes or alternations as per the provisions of the Act.

1.6. The promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Project is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within forty five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the Bungalow / Row House, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in Schedule B. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.

1.7. Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Bungalow / Row House as mentioned below:-

- i. The Allottee shall have exclusive ownership of the Bungalow / Row House;
- ii. The Allottee shall also have undivided proportionate share in the Common Areas of the Project. Since the share interest of Allottee in the Common Areas of the Project is undivided and cannot be divided or separated, the Allottee shall use the Common Areas of the Project along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them. It is clarified that the promoter shall hand over the common areas of the Project to the association of allottee after duly obtaining the completion certificate from the competent authority as provided in the Act;

- iii. That the computation of the price of the Bungalow / Row House includes recovery of price of land, construction of the Common Areas of the Project, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Bungalow / Row House, water line and plumbing, finishing with paint, marbles, tiles, doors, windows fire detection and fire-fighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Bungalow / Row House and the Project;
- iv. The Allottee has the right to visit the project site to assess the extent of development of the project and his/her/their Bungalow / Row House / plot, as the case may be, as per the pre appointed date fixed with the Promoter.

1.8 It is made clear by the Promoter and the Allottee agrees that the Bungalow / Row House shall be treated as a single indivisible unit for all purposes. It is agreed that the project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

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

- 1.10. The Allottee has paid a sum of **Rs./- (Rupees Only)** as booking amount being part payment towards the Total price of the Bungalow / Row House at the time of application the receipt of which the Promoter hereby acknowledge and the Allottee hereby agrees to pay the remaining price of the Bungalow / Row House as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein; Provided that if the allottee delays in payment towards any amount which is payable, he/she/they shall be liable to pay interest at the rate prescribed in the Rules i.e. in case of delay of payment by the Allottee, the Allottee shall be liable to pay interest on due amount and under section 13, the rate of interest shall be the State Bank Of India Prime Lending Rate plus two percent per annum.

2. MODE OF PAYMENT :

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of **JUPITER DEVELOPERS / JUPITER payable at Kolkata.**

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES :

- 3.1. The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act,1999, Reserve Bank of India Act,1934 and the Rules and Regulations made thereunder or any statutory amendments/modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfil its obligations under this Agreement. Any refund, transfer or security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act,1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act,1999 or other laws as applicable, as amended from time to time.

3.2 The Promoter accepts no responsibility in regard to matters specified in part 3.1 above.

The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, It shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws, the Promoter shall not be responsible towards any third party making payment/remittances on behalf of any allottee and such third party shall not have any right in the application/allotment of the said Bungalow / Row House applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

The Allottee authorizes the Promoter to adjust appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the allottee against the Bungalow / Row House, if any, in his/her/their name and the Allottee undertakes not to object/demand/ direct the Promoter to adjust his/her/their payments in any manner.

5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Bungalow / Row House to the Allottee and the common areas of the Project to the association of allottees or the competent authority, as the case may be.

6. CONSTRUCTION OF THE PROJECT / BUNGALOW / ROW HOUSE:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Bungalow / Row House and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities, subject to the terms in this Agreement, the

Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the West Bengal Building Rule and shall not have an option to make any variation/alteration/modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

The Allottee will not be entitled to make addition or alteration in the outside of his/her/their allocated property. The Allottee will not be entitled to change the exterior colour scheme of the said constructed area. If anybody violate the same, in such case Promoter will be entitled to take legal action in the appropriate Court of Law.

7. POSSESSION OF THE BUNGALOW / ROW HOUSE :

- 7.1 Schedule for possession of the said Bungalow / Row House** – The Promoter agrees and understands that timely delivery of possession of the Bungalow / Row House to the allottee and the common areas of the Project to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Bungalow/Row House **PHASE WISE** along with ready and complete common areas of the Project with all specifications, amenities and facilities of the project in place on or before **02.12.2028** unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affective the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Bungalow / Row House.

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure condition, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from the date. The promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she/they shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

- 7.2 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Bungalow / Row House, to the Allottee in terms of this Agreement to be taken within two months from the date of issue of occupancy certificate. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the completion certificate for the Project. The promoter shall hand over the occupancy certificate of the Bungalow / Row House, as the case may be, to the allottee at the time of conveyance of the same.
- 7.3 **Failure of Allottee to take Possession of Bungalow / Row House** - Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Bungalow / Row House from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the Bungalow / Row House to the allottee. In case the Allottee fails to take possession with the time provided in para 7.2 such Allottee shall continue to be liable to pay maintenance charges as specified in para 7.2.
- 7.4 **Possession by the Allottee :-** After obtaining the occupancy certificate and handing over physical possession of the Bungalow / Row House to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas of the Project, to the association of Allottee or the competent authority, as the case may be, as per the local laws ;
[Provide that, in the absence of any local law, the promoter shall handover the necessary documents and plans, including common areas of the Project, to the association of allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate].
- 7.5 **Cancellation by Allottee** - The Allottee shall have the right to cancel/withdraw his/her/their allotment in the Project as provided in the Act:

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of such cancellation.

7.6 Compensation- The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land on which the project is being developed or has been developed, in the manner as provide under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Bungalow / Row House (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or (ii) due to discontinuance of his business as a Promoter on account of suspension or revocation of the registration under Act, or for any other reason, the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project without prejudice to any other remedy available, to return the total amount received by him/her/them in respect of the Bungalow / Row House, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty-five days of it becoming due ;

Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Bungalow / Row House which shall be paid by the promoter to the allottee within forty-five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:-

The Promoter hereby represents and warrants to the Allottee as follows:-

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land; the requisite right to carry out development upon the said Land and absolute, actual , physical and legal possession of the said Land for the Project;

- (ii) The Promoter has lawful rights and requisite approvals from the competent Authority to carry out development of the Project;
- (iii) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Bungalow & Row House ;
- (iv) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Bungalow / Row House are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, and Bungalow / Row House and common areas of the Project;
- (v) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vi) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Land including the Project and the said Bungalow / Row House which will, in any manner, affect the rights of Allottee under this Agreement;
- (vii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Bungalow / Row House to the Allottee in the manner contemplated in this Agreement;
- (viii) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Bungalow / Row House to the Allottee and the common areas of the Project to the association of allottees or the competent authority, as the case may be;
- (ix) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;

- (x) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premium, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of Bungalow / Row House, plot or project, as the case may be, along with common areas of the Project (equipped with all the specifications amenities and facilities) has been handed over to the allottee and the association of allottees or the competent authority, as the case may be;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:-

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide ready to move in possession of the Bungalow / Row House to the Allottee within the time period specified in para 7.1 or fails to complete the project with the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para 'ready to move in possession' shall mean that the Bungalow / Row House shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a Promoter on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following :-

- i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
- ii) The Allottee shall have the option of termination the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the Bungalow / Row House, along with interest at the rate prescribed in the Rules within forty-five days of receiving the termination notice; Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he/she/they shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Bungalow / Row House, which shall be paid by the promoter to the allottee within forty-five days of it become due.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payments for consecutive demands may by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate prescribed in the Rules;
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond 3 (Three) consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Bungalow / Row House in favour of the Allottee and refund the money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated;

Provided that the promoter shall intimate the allottee about such termination at least thirty days prior to such termination.

10. CONVEYANCE OF THE SAID BUNGALOW / ROW HOUSE :-

The Promoter on receipt of the Total Price of the Bungalow / Row House as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Bungalow /

Row House together with proportionate indivisible share in the Common Areas of the Project within 3 months from the date of issuance of the occupancy certificate and the completion certificate, as the case may be, to the allottee :-

[Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee Fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her/their favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

11.MAINTENANCE OF THE SAID PROJECT / BUNGALOW / ROW HOUSE/PROJECT:-

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of allottees upon the issuance of the completion certificate of the project. The cost of such maintenance has been included in the Total Price of the Bungalow / Row House.

12. DEFECT LIABILITY:-

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of the services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5(five) years by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE BUNGALOW / ROW HOUSE FOR REPAIRS:-

The Promoter/maintenance agency/association of allottees shall have rights of unrestricted access of all Common Areas of the Project, for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Bungalow / Row House or

any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise with a view to set right any defect.

14. USAGE:-

Use of Service Areas: The service areas, as located within the Gardenium, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks. Pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas in any manner whatsoever, other than those earmarked as the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

15.COMPLIANCE WITH RESPECT TO THE BUNGALOW / ROW HOUSE :-

15.1 Subject to para 12 above, the Allottee shall after taking possession, be solely responsible to maintain the Bungalow / Row House at his/her/their own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Project, of the Project or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Bungalow / Row House and keep the Bungalow / Row House, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Project is not in any way damaged or jeopardized.

15.2 The Allottee further undertakes, assures and guarantees that he/she/they would not put any sign-board/nameplate, neon light, publicity material or advertisement material etc. on the fact façade of the Project or anywhere on the exterior of the Project, buildings therein or Common Areas of the Project. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Bungalow / Row House or place any heavy material in

the common passages of the Project. The Allottee shall also not remove any wall including the outer and load bearing wall of the Bungalow / Row House.

15.3 The Allottee shall plan and distribute its electrical load in the conformity with the electrical system installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES :-

The Parties are entering into this Agreement for the allotment of an Bungalow / Row House with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

17. ADDITIONAL CONSTRUCTIONS:-

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:-

After the Promoter executes this Agreement they shall not mortgage or create a charge on the Bungalow/Row House and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Bungalow / Row House.

19. BUNGALOW / ROW HOUSE OWNERSHIP ACT (OR THE RELEVANT STATE ACT) :-

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the West Bengal Bungalow / Row House Ownership Act. The Promoter showing compliance of various laws/regulations as applicable in the Act.

20. BINDING EFFECT:-

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned office of ADSR Rajarhat / D.S.R. North 24-Parganas / A.R.A. Kolkata, West Bengal as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30(thirty) days from the date of its receipt by the Allottee and/or appear before the ADSR Rajarhat / D.S.R. North 24-Parganas / A.R.A. Kolkata, West Bengal for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

21. ENTIRE AGREEMENT:-

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

22. RIGHT TO AMEND:-

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

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/SUBSEQUENT ALLOTTEES :-

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

24. WAIVER NOT A LIMITATION TO ENFORCE:-

- 24.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan [Schedule-B] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.
- 24.2 Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. SEVERABILITY:-

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

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:-

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Bungalow / Row House bears to the total carpet area of all the Bungalow / Row House in the Project.

27. FURTHER ASSURANCES:-

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

28. PLACE OF EXECUTION:-

The execution of this Agreement shall be completed only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in agreement, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the ADSR Rajarhat / D.S.R. North 24-Parganas / A.R.A. Kolkata, West Bengal. Hence this Agreement shall be deemed to have been executed at office of the ADSR Rajarhat / D.S.R. North 24-Parganas / A.R.A. Kolkata, West Bengal.

29. NOTICES :-

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

Name of Allottee :

Allottee's Address :

Promoters Name: JUPITER DEVELOPERS & JUPITER

Promoter Address : 238/126/3, Jessore Road, Post Office – Rajbari Colony, Police Station – Airport, Kolkata – 700 081, District - North-24-Parganas.

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

30. JOINT ALLOTTEES :-

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

31. SAVINGS:-

Any application letter, allotment letter, agreement, or any other document signed by the allottee in respect of the Bungalow / Row House, plot or project, as the case may be, prior to the execution and registration of this Agreement for Sale for such Bungalow / Row House, plot or project, as the case may be, shall not be construed to limit the rights and interests of the allottee under the Agreement for Sale or under the Act or the rules or the regulations made thereunder.

32. GOVERNING LAW:-

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other applicable laws of India for the time being in force.

33. DISPUTE RESOLUTION:-

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms hereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled under the Arbitration and Conciliation Act, 1996.

34 NOMINATION/TRANSFER BY THE ALLOTTEE:-

34.1 The Allottee may, only after a period of 18 months from the date of execution of this agreement and that too upon taking prior written consent of the Promoter and against payment of the sum mentioned in clause 34.2 below, in advance to the Promoter, get the name of his nominee substituted in his place and stead in the records of the Promoter as the Allottee of the Designated Unit. Any such nomination or transfer shall be subject to there being no restriction or prohibition under the laws for the time being in force and shall be at the sole risk and costs of the Allottee and shall be subject to the terms conditions agreements and covenants contained hereunder which shall thenceforth be observed fulfilled and performed by the nominee. All stamp duty and registration charges, legal fees and charges and other outgoings as may be occasioned due to aforesaid nomination or transfer shall be payable by the Allottee or its nominee. Any Income Tax (except on the said sum mentioned in clause 34.2 below in respect of the Designated Unit paid to the Promoter as aforesaid) or Goods and Service Tax arising due to any nomination by the Allottee shall be payable by the Allottee or its transferee but the Vendors or the Promoter shall have no liability in respect thereof and in case any tax is demanded from the Vendors or the Promoter to which the Vendors or the Promoter may become liable owing to any such nomination or related transactions, the same shall be payable by the Allottee in advance to the Vendors and/or the Promoter and the Promoter may not give any consent to any such nomination or transfer without such payment.

34.2 The sum payable by the Allottee in terms of clause 34.1 above shall be payable for transfer of Nomination of each Unit.

34.3 The Allottee shall not be entitled to assign or transfer this agreement for a period of 18 months from the date of execution hereof nor to let out, sell, transfer or part with possession of the Designated Unit at any time until all the amounts, charges, outgoings and dues payable by the Allottee to the Promoter in respect of the Designated Unit are fully paid up and a No Dues certificate is obtained by the Allottee from the Promoter.

35. Fittings & Fixtures:

Except those provided by the Promoter, all fit outs to be put-up, erected and installed at or inside the Designated Unit including the interior decoration shall be done and completed by the Allottee at its own costs and expenses. In doing and carrying out the said fit out works, the Allottee shall be obliged to adhere to the following:

- (i) No work shall be commenced before the date of Allottee taking possession of the Designated Unit upon receiving the notice for possession in terms hereof;
- (ii) All works shall be done and in a good and workman-like manner and without violating any laws, rules or regulations of the panchayet, National Building Code, state laws and regulations of Fire rules and other authorities and with minimum noise and the Allottee shall ensure that no disturbance or annoyance to the other Co-owners;
- (iii) The Allottee shall ensure that there shall be no stacking of debris or materials in the Common Areas of the Project and Installations and there shall be regular clearing of all debris arising out of the Fit out works;
- (iv) The Allottee hereby unequivocally and categorically undertakes not to drill, break, maim, hammer or in any way damage or destroy the beams and columns in the floor, ceiling and walls of the Designated Unit.

- (v) The Allottee has been categorically informed by the Promoter that the construction of the New Project and the Designated Unit has been done by using Reinforced Cement Concrete and hereby unequivocally agrees and undertakes that the Allottee shall not hammer or hit the walls in any manner and to carry out any fittings only by proper drilling and fasteners.
- (vi) The Allottee shall be responsible for all consequences, losses of life and property, damages or accidents that may occur due to breach or default on the part of the Allottee in carrying out any condition and stipulation mentioned herein.

SCHEDULE- "A"
PART-I (A)

ALL THOSE the Various pieces and parcels of land or ground including the passage or roadway and containing by estimation an area of **257.78 Decimal**; comprised in R.S. & L.R. Dag No. **5106, 5128, 5129, 5130, 5131, 5132, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5168, 5173, 5174**, under L.R. Khatian No. **1790, 3980, 4011, 4010 now 4665 (M/S. JUPITER DEVELOPERS) & 4666 (M/S. JUPITER)** at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, Kolkata - 700 135, Addl. District Sub-Registrar Barasat, and according to the settlement records of rights finally published and comprised at Pargana - Anowarpur, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the limit of Kirtipur – II, Gram Panchayet, in the District of North-24-Parganas. Details as follows : -

R.S. & L.R. Dag No.	L.R. KHATIAN NO.	AREA OF LAND
5106	4665 (M/S. JUPITER DEVELOPERS)	29.09 Decimal
5128		05.13 Decimal
5129		33.00 Decimal
5130		03.50 Decimal
5131		03.72 Decimal
5132		01.92 Decimal

5136	<div>&</div> <div>4666 (M/S. JUPITER)</div>	00.46 Decimal
5137		11.63 Decimal
5138		14.00 Decimal
5139		01.28 Decimal
5140		00.25 Decimal
5141		01.55 Decimal
5142		02.00 Decimal
5143		02.00 Decimal
5144		11.00 Decimal
5145		02.00 Decimal
5146		74.00 Decimal
5168		07.47 Decimal
5173		07.39 Decimal
5174		46.93 Decimal

The said plot of land is butted and bounded as follows: -

ON THE NORTH : Khal.

ON THE SOUTH : 30' ft. Wide Road.

ON THE EAST : Dag No. 5169, 5174, 5173

ON THE WEST : Road Entrance.

PART-I (B)

ALL THAT piece or parcel of land measuring an area about **127.59 Decimals**, comprised in R.S. & L.R. Dag No. **5104, 5105, 5147, 5148**, under L.R. Khatian No. **3980, 4688**, at Mouza – Matiagachha, Police Station – Rajarhat, Kolkata – 700 135, Pargana - Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, Addl. District Sub-Registrar Office Rajarhat and according to the settlement Record of rights finally published the plot is comprised at J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, in the District of North 24-Parganas.

R.S. & L.R. Dag No.	L.R. KHATIAN NO.	AREA OF LAND
5104	3980 (GLF Projects Limited) & 4688 (Nicky Commercial Private Limited)	21.20 Decimals
5105		95.42 Decimals
5147		08.08 Decimals
5148		02.89 Decimals

The said plot of land is butted and bounded as follows: -

ON THE NORTH : Plot of Others land
ON THE SOUTH : Plot of Others land
ON THE EAST : Plot of Others land
ON THE WEST : Plot of Others land

PART-I (C)

ALL THAT piece or parcel of land measuring an area about **381.735 Decimals**, comprised in R.S. & L.R. Dag No. 5106, 5107, 5115, 5116, 5117, 5118, 5120, 5121, 5122, 5123, 5124, 5125, 5126, 5127, 5128, 5132, 5135, 5136, 5137, 5139, 5140, 5141, 5174, 5175, 5175/5229, 5180, under L.R. Khatian No. **4688, 3980, 4606, 4595**, at Mouza – Matiagachha, Police Station – Rajarhat, Kolkata – 700 135, Pargana - Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, Addl. District Sub-Registrar Office Rajarhat and according to the settlement Record of rights finally published the plot is comprised at J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, in the District of North 24-Parganas.

R.S. & L.R. Dag No.	L.R. KHATIAN NO.	AREA OF LAND
5106	3980 (GLF Projects Limited) & 4688 (Nicky Commercial Private Limited)	45.20 Decimals
5107		36.67 Decimals
5115		19.30 Decimals
5116		11.94 Decimals
5117		14.757 Decimals
5118		13.935 Decimals

5120	4688 (Nicky Commercial Private Limited),	19.077 Decimals
5121		17.545 Decimals
5122		17.659 Decimals
5123		19.240 Decimals
5124		18.166 Decimals
5125		12.352 Decimals
5126	&	39.878 Decimals
5127		04.70 Decimals
5128		10.69 Decimals
5132		00.797 Decimals
5135	4595 (Jamal Uddin Molla)	10.814 Decimals
5136		01.034 Decimals
5137		00.001 Decimals
5139		00.103 Decimals
5140	&	11.352 Decimals
5141		13.911 Decimals
5174		30.03 Decimals
5175		11.348 Decimals
5180	4606 (Nitu developers private limited)	00.21 Decimals
5175/5229		01.026 Decimals

The said plot of land is butted and bounded as follows: -

ON THE NORTH : Plot of Others land

ON THE SOUTH : Plot of Others land

ON THE EAST : Plot of Others land

ON THE WEST : Plot of Others land

PART-I (D)

ALL THAT piece or parcel of land measuring an area about **380.524 Decimals**, comprised in R.S. & L.R. Dag No. **5115, 5120, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5179, 5180, 5181, 5172/5202, 5175/5229**, under L.R. Khatian No. **4688, 3980, 4606, 4595**, at Mouza – Matiagachha, Police Station – Rajarhat, Pargana - Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, Addl. District Sub-Registrar Office Rajarhat and according to the settlement Record of rights finally published the plot is comprised at J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, in the District of North 24-Parganas.

R.S. & L.R. Dag No.	L.R. KHATIAN NO.	AREA OF LAND
5115	3980 (GLF Projects Limited)	00.62 Decimals
5120		00.007 Decimals
5170		01.60 Decimals
5171	& 4688 (Nicky Commercial Private Limited)	02.60 Decimals
5172		12.27 Decimals
5173		12.23 Decimals
5174	& 4595 (Jamal Uddin Molla)	117.80 Decimals
5175		115.89 Decimals
5179		27.56 Decimals
5180	& 4606 (Nitu developers private limited)	25.907 Decimals
5181		19.58 Decimals
5172/5202		32.69 Decimals
5175/5229		11.77 Decimals

The said plot of land is butted and bounded as follows :-

ON THE NORTH : Plot of Others land
 ON THE SOUTH : Plot of Others land
 ON THE EAST : Plot of Others land

ON THE WEST : Plot of Others land

PART-I (E)

ALL THAT piece or parcel of land measuring an area about **1012.6974 Decimals**, comprised in R.S. & L.R. Dag No. **5104, 5105, 5106, 5107, 5108, 5109, 5110, 5111, 5112, 5113, 5114, 5115, 5116, 5134, 5136, 5139, 5140, 5146, 5147, 5148, 5149, 5150, 5167, 5168, 5169, 5170, 5172/5202, 5173, 5175, 5179, 5182, 5183, 5184, 5185, 5186, 5187** under Khatian No. **3980, 5993, 5992, 4688, 4011, 4690, 4606, 4595** at Mouza – Matiagachha, Police Station – Rajarhat, Pargana - Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, Addl. District Sub-Registrar Office Rajarhat and according to the settlement Record of rights finally published the plot is comprised at J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, in the District of North 24-Parganas.

R.S. & L.R. DAG NO.	L.R. KHATIAN NO.	AREA (In Decimal)
5104	3980, 4690, 5993 (GLF Projects Limited)	025.09
5105		060.72
5106		009.46
5107		117.44
5108		011.78
5109		011.34
5110		013.35
5111		001.18
5112		004.30
5113		011.85
5114	4011, 4688, 5992 (Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited),	071.56
5115		207.27
5116		027.03
5134		00.0044
5136		000.046
5139		000.577
5140		000.358
5146		006.42
5147		005.43

5148	4595 (Jamal Uddin Molla)	000.08
5149		000.71
5150		000.71
5167		001.74
5168		000.35
5169		007.66
5170		000.21
5172/5202		009.20
5173		000.88
5175		000.852
5179	&	025.33
5182		046.25
5183		053.56
5184		147.00
5185		053.05
5186		049.91
5187		030.00
	4606 (Nitu developers private limited)	

The said plot of land is butted and bounded as follows: -

ON THE NORTH : Plot of others land
ON THE SOUTH : Plot of others land
ON THE EAST : Plot of others land
ON THE WEST : Plot of others land

PART-I (F)
(TOTAL LAND)

ALL THAT piece or parcel of land measuring an area about **2160.3264 Decimals**, comprised in R.S. & L.R. Dag No. **5104, 5105, 5106, 5107, 5108, 5109, 5110, 5111, 5112, 5113, 5114, 5115, 5116, 5134, 5136, 5139, 5140, 5146, 5147, 5148, 5149, 5150, 5167, 5168, 5169, 5170, 5172/5202, 5173, 5175, 5179, 5182, 5183, 5184, 5185, 5186, 5187** under Khatian No. **3980, 5993, 5992, 4688, 4011,**

4690, 4606, 4595 at Mouza – Matiagachha, Police Station – Rajarhat, Pargana - Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, Addl. District Sub-Registrar Office Rajarhat and according to the settlement Record of rights finally published the plot is comprised at J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, in the District of North 24-Parganas.

R.S. & L.R. DAG NO.	L.R. KHATIAN NO.	AREA (In Decimal)
5104	3980, 4690, 5993 (GLF Projects Limited) &	046.2900 Decimals
5105		156.1400 Decimals
5106		083.7500 Decimals
5107		154.1100 Decimals
5108		011.7800 Decimals
5109		011.3400 Decimals
5110		013.3500 Decimals
5111		001.1800 Decimals
5112		004.3000 Decimals
5113		011.8500 Decimals
5114		071.5600 Decimals
5115		227.1900 Decimals
5116		038.9700 Decimals
5117		014.7570 Decimals
5118		013.9350 Decimals
5120		019.0840 Decimals
5121		017.5450 Decimals
5122		017.6590 Decimals
5123		019.2400 Decimals
5124		018.1660 Decimals
5125		012.3520 Decimals
5126		039.8780 Decimals
5127		004.7000 Decimals
5128		015.8200 Decimals

5129	4011, 4688, 5992 (Nicky Commercial & Investment Private Limited known as Nicky Commercial Private Limited),	033.0000 Decimals
5130		003.5000 Decimals
5131		003.7200 Decimals
5132		002.7170 Decimals
5134		000.0044 Decimals
5135		010.8140 Decimals
5136		001.5400 Decimals
5137		011.6310 Decimals
5138		014.0000 Decimals
5139		001.9600 Decimals
5140		011.9600 Decimals
5141		015.4610 Decimals
5142		002.0000 Decimals
5143		002.0000 Decimals
5144		011.0000 Decimals
5145		002.0000 Decimals
5146		079.8800 Decimals
5147		013.5100 Decimals
5148		002.9700 Decimals
5149	& 4595 (Jamal Uddin Molla)	000.7100 Decimals
5150		000.7100 Decimals
5167		001.7400 Decimals
5168		007.8200 Decimals
5169		007.6600 Decimals
5170		001.8100 Decimals
5171		002.6000 Decimals
5172		012.2700 Decimals
5172/5202		041.8900 Decimals
5173		020.5000 Decimals
5174		194.760 Decimals

5175	<p style="text-align: center;">&</p> <p style="text-align: center;">4606 (Nitu developers private limited)</p>	128.0900 Decimals
5175/5229		012.7960 Decimals
5179		052.8900 Decimals
5180		026.1170 Decimals
5181		019.5800 Decimals
5182		046.2500 Decimals
5183		053.5600 Decimals
5184		147.0000 Decimals
5185		053.0500 Decimals
5186		049.9100 Decimals
5187		030.0000 Decimals

The said plot of land is butted and bounded as follows: -

ON THE NORTH : 30' ft. Wide Road.
ON THE SOUTH : Land of Gardenium
ON THE EAST : Khal
ON THE WEST : Part of R.S. / L.R. Dag No. 5104

PART-II(A)
(DESIGNATED UNIT)
(UNDER CONSTRUCTION)

ALL THAT the Bungalow No., **Unit Type -** comprised in R.S. & L.R. Dag No
..... containing carpet area **Sq.ft.** and Built up area of **Square feet**
more or less on land area of **Cottah** in the Building Complex namely “**GARDENIUM**” at the
said premises and shown in the Unit Plan annexed hereto duly bordered thereon in “RED”.

GROUND FLOOR :-

Carpet Area - Sq.ft.

FIRST FLOOR :-

Carpet Area - Sq.ft.

Built Up Area - **Sq.ft.** Built Up Area - **Sq.ft.**
 Parking Area (2 Nos.) - **Sq.ft.**

ROOF :-

Stair - Head Room Carpet up area - **Sq.ft.** AND Stair - Head Room Built up area - **Sq.ft.**

SCHEDULE – B
PART - I
PAYMENT PLAN FOR “TOTAL PRICE”

The said total consideration of Bungalow **Rs.**/- (**Rupees**
 **Only**) shall be paid by the Allottee to the Promoter in instalments as follows :-

Sl. No.	Particulars	Amount (in Rupees) (Excluding GST)	Amount (in Rupees) (GST)	Amount (in Rupees) (Including GST)
1	10% of Bungalow / Row House and Car Parking Value as booking money before the execution of this Agreement;	Rs./-	Rs./-	Rs./-
2	10% of Bungalow / Row House and Car Parking Value as earnest money on execution of this Agreement hereof;	Rs./-	Rs./-	Rs./-
3	20% of Bungalow / Row House and Car Parking Value as further earnest money on the completion of Foundation of the Designated Block;	Rs./-	Rs./-	Rs./-
4	10% of Bungalow / Row House and Car Parking Value as further earnest money on the completion of Ground floor roof casting of the Designated Block;	Rs./-	Rs./-	Rs./-
5	10% of Bungalow / Row House and Car Parking Value as further earnest money on the completion of 1st floor roof casting of the Designated Block;	Rs./-	Rs./-	Rs./-
6	10% of Bungalow / Row House and Car Parking Value as further earnest money on the completion of Brick work of the Designated Block;	Rs./-	Rs./-	Rs./-

7	10% of Bungalow / Row House and Car Parking Value as further earnest money on the completion of Flooring of the Designated Block;	Rs./-	Rs./-	Rs./-
8	10% of Bungalow / Row House and Car Parking Value as further earnest money on the completion of Electrical and Plumbing line of the Designated Unit;	Rs./-	Rs./-	Rs./-
9	10% of Bungalow / Row House and Car Parking Value before offering possession or registration whichever is earlier.	Rs./-	Rs./-	Rs./-
TOTAL		Rs./-	Rs./-	Rs./-

Maintenance Charges for One Year after Possession, Association Formation Charge, Legal Charges and Corpus Deposit before offering possession or registration whichever is earlier.

SCHEDULE – C

SPECIFICATION FOR THE DUPLEX, BUNGALOW & ROW HOUSE

I. **STRUCTURE:** The project shall be constructed with RCC structure in accordance with the plan and drawing prepared by the Architects and sanctioned by The **North 24-Parganas Zilla Parishad**, West Bengal.

II. **FLOORING** :

MAIN LOBBY OF DESIGNATED BLOCK	:	Marble/Tiles/Kota
FLOOR LOBBIES OF DESIGNATED BLOCK	:	Ceramic Tiles
STAIRCASE	:	Kota Stone/Marble/Tiles/IPS

III. **UNIT** :

1. Flooring of Living Dinning

	and all bedrooms	:	Vitrified tiles
2.	Walls	:	Brick / RCC with Putty finish
3.	Kitchen	:	Vitrified Tiles flooring and Granite Kitchen top and Stainless Steel Sink and Dado of ceramic tiles up to 2 Ft.
	Bathrooms	:	Flooring of Anti-skid Ceramic Tiles, Dado of ceramic tiles upto 6ft
5.	Doors	:	Flush Doors
6.	Locks	:	Only main door will be provided with lock
7.	Windows	:	Aluminium Sliding / UPVC Windows
8.	Electrical	:	Concealed wiring
9.	Plumbing	:	Concealed pipes, Sanitary wares in toilet.

SCHEDULE – D

SPECIFICATION, AMENITIES AND FACILITY OF THE PROJECT

1. Land comprised in the said Premises.
2. Entrance and Exit Gate of the said Premises.
3. Landscape paths passages and driveways in the said premises other than those reserved by the Promoter for its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars or other vehicles or marked by the Promoter for its exclusive use.
4. Entrance Lobby for each of the Tower.
5. Staircase, Lobbies and landings of all the Towers.

6. Ultimate Roof of the Towers.
7. Water supply or Deep tube well with water filtration plant (only in case of deep tube well) for water supply.
8. Landscape area.
9. Pathways
10. Jogging track/walkways
11. CCTV Surveillance System
12. Transformer & Generator
13. Community Hall
14. Club Facilities (At Additional Cost)
15. Water waste and sewerage evacuation pipes and drains from the several Duplex / Bungalow / Row House to the drains through Septic tank.
16. DG Set, its panels, accessories and wirings and space for installation of the same.

WITNESSETH WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in presence of: -

1.
DEVELOPERS

JUPITER

Partner

JUPITER

Partner

MR. RANJIT BANERJEE

As Constituted Attorney of GLF Projects Limited, Nicky Commercial Private Limited, Nitu Developers Private Limited, Jamal Uddin Molla

SIGNATURE OF THE OWNERS

SIGNATURE OF THE PROMOTER

SIGNATURE OF THE PURCHASER(S)

Drafted by: -

MR. ARUN KUMAR BHAUMIK (ADVOCATE),
Calcutta High Court, Reg. No. WB-905/1983,
63/21, Dum Dum Road, Surer Math,
P.O. – Motijheel, P.S. – Dum Dum,
Kolkata – 74, Dial – 9830038790,
e-mail ID - arun_bhoumik@yahoo.com

MEMO OF CONSIDERATION :-

RECEIVED of and from within named Allottee the within mentioned sum of **Rs.**
/- (**Rupees Only**) being earnest money out of the full consideration money
 as per Memo below :-

MEMO

SL. NO.	INSTRUMENT DETAILS	DATE	BANK	AMOUNT (RS.)
1.				Rs.-/-
2.				Rs.-/-
TOTAL (Rupees only)				Rs.-/-

WITNESSES:

1.

2.

**For JUPITER DEVELOPERS
AND For JUPITER.**

Rayat *Partner*

SIGNATURE OF THE PROMOTER