

DEED OF CONVEYANCE

THIS **DEED OF CONVEYANCE** made on this day of in the year Two
Thousand Twenty Five (2025).

BETWEEN

(1). MRS. SUNANDA BANERJEE, (PAN NO. AELPB3541A), (AADHAAR no. 7414 0468 5624), (MOBILE No. 9830083922), daughter of late Bishnu Pada Chatterjee and widow of late Alok Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at "Siddha Pines", Block - Silver1, Flat - SL401, opposite Derozio College, Rajarhat Giopalpur, P.O. & P.S. Rajarhat, District - 24 Parganas (North), Pin code - 700136, State - West Bengal **and (2). MR. ARINDAM BANERJEE, (PAN no. AEFPB8754F) & (AADHAAR no. 7474 0290 4129) & (MOBILE NO. 9830792002),** son of late Alok Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at "Siddha Pines", Block - Silver1, Flat - SL401, opposite Derozio College, Rajarhat Giopalpur, P.O. & P.S. Rajarhat, District - 24 Parganas (North), Pin code - 700136, State - West Bengal, **(3). MRS. PAPIA BANERJEE, (PAN NO. AEFPB8748B), (AADHAAR no. 9015 8864 2369), (Mobile No. 8951619330),** daughter of late Alok Banerjee, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Siddha Town, SP-302, Sir Ramesh Mitra Road, Beraberi Sikher Bagan, Besides Spencer, Rajarhat Gopalpur (M), P.O. & P.S. Rajarhat, North 24 Parganas, Pin code- 700136, West Bengal, **(4). SMT. SUTAPA MUKHERJEE (PAN no. AEWPM2022A) (AADHAAR no. 4816 3926 6393) & (MOBILE NO. 9830055317),** married daughter of late Sudhir Kumar Banerjee and widow of Late Bimal Mukherjee, **(5). SMT. SHRABANI MUKHERJEE (PAN no. AQPPM9012P) (AADHAAR no. 2964 2259 4153) & (MOBILE NO. 9836659520),** married daughter of Late Bimal Mukherjee and wife of Manotosh Toppo, both are by faith - Hindu, by occupation - House wife and Business, by Nationality - Indian, all are residing at Village - Bhatenda, School Road, Rajarhat, Post Office and Police Station Rajarhat, District North 24 Parganas, Pin - 700135, West Bengal, **(6). RUMA KARMAKAR, (PAN no. BFZPK9366Q), (AADHAAR no. 9468 5063 8731), (Phone No. 9143906064)** widow of late Sukumar Karmakar, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Village - Bhatenda, Ramesh Mitra Road, Rajarhat, Post Office and Police Station Rajarhat, District North 24 Parganas, Pin - 700135, West Bengal; **(7). ARYABAN KARMAKAR (PAN no. LGVPK6487P), (AADHAAR no. 3961 9115 5591), (Phone No. 8777702195)** son of late Sukumar Karmakar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Village - Bhatenda, Ramesh Mitra Road, Rajarhat, Post Office and Police Station Rajarhat, District North 24 Parganas, Pin - 700135, West Bengal and **(8). MR. SUSANTA KARMAKAR, (PAN No. CNBPK1571J) & (AADHAAR no. 3640 3330 8807) & (MOBILE No. 9830383705),** son of late Kiran Karmakar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Village - Bhatenda, Ramesh Mitra Road, Rajarhat, Post Office and Police Station Rajarhat, District North 24 Parganas, Pin - 700135, West Bengal, hereinafter called the **"OWNERS"** (which expression shall unless excluded by or repugnant to the subject or context here of be deemed to mean and include **his/her/their** heirs, executors, administrators, representatives, assigns, nominee or nominees and also Successors and Legal heirs.

Hereinafter jointly and collectively called and referred to as the **"LAND OWNERS / VENDORS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

The said land owners are represented by **their** constituted attorney namely **MR. ARINDAM BANERJEE,** son of late Alok Banerjee, empowered by 4 (Four) **Development Agreement along with Development Power of Attorney being no. 6008 for the year 2023** dated **28.04.2023,** registered at the office of the A.R.A. IV, Kolkata, **Development Agreement along with Development Power of Attorney being no. 17893 for the year 2023** dated **16.12.2023,** registered at the office of the A.R.A. IV, Kolkata, **Development Agreement along with Development Power of Attorney being no. 5167 for the year 2024** dated **10.04.2024,** registered at the office of the A.R.A. IV,

Kolkata and **Development Agreement along with Development Power of Attorney being no. 6172 for the year 2024** dated **03.05.2024**, registered the office of the A.R.A. IV, Kolkata.

AND

SWEET HUT INFRASTRUCTURE PRIVATE LIMITED, (PAN No. AAOC9984L), a Private Limited Company, having its office at Synthesis Business Park, 7th Floor, Block - A, Room No. - 12, opposite Eco Park Gate no. 2, Action area - 2A, New Town, P.O. New Town, P.S. Rajarhat, District - 24 Parganas (north), Pin code - 700156, State - West Bengal, represented by its Managing Director namely **MR. ARINDAM BANERJEE, (PAN no. AEFPB8754F) & (AADHAAR no. 747402904129) & (MOBILE NO. 9830792002)**, son of late Alok Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at "Siddha Pines", Block - Silver1, Flat - SL401, opposite Derozio College, Rajarhat Giopalpur, P.O. & P.S. Rajarhat, District - 24 Parganas (North), Pin code - 700136, State - West Bengal, hereinafter called and referred to as the **"PROMOTER"** (which expression shall, wherever the context permits, include its successors in interests and assigns including those of the respective partners).

AND

-----, **(PAN No. -----) & (AADHAAR no. -----) & (MOBILE No. -----)**, son / daughter of -----, by faith - -----, by occupation - -----, by Nationality - -----, residing at -----, hereinafter called and referred to as the **"PURCHASER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include **his / her** heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

WHEREAS Ownership of Landowners : By virtue of the events and in the circumstances, the Landowners herein, became the absolute joint owners of the First Schedule Property, free from all encumbrances and were in peaceful possession thereof, described as follows :

AND WHEREAS Chain and title regarding absolute ownership of the abovementioned Owners as is follows :-

First Part (MRS. SUTAPA MUKHERJEE & MRS. SHRABANI MUKHERJEE)

1. Absolute Ownership of Kiran Chandra Karmakar : One Kiran Chandra Karmakar was the absolute owner of **49 satak** land lying and situated at **Mouza - Bhatenda**, J.L No. 28, Touzi No.2998, **R.S./L.R. Dag No. 586** corresponding to **R.S./L.R. Khatian No. 349, Bishnupur-I Gram Panchayet, P.S. Rajarhat, A.D.S.R. Office Bidhannagar, Salt Lake City (Presently Rajarhat, Newtown) Pargana - Kalikata**.

1.1. Demise of Kiran Chandra Karmakar : Kiran Chandra Karmakar died intetstate leaving behind as his legal heir and heiress **2 (two) wives** namely **Smt. Durba Rani Karmakar and Bimala Bala Karmakar, 7 (seven) sons** namely **Ashutosh Karmakar, Sunil Karmakar, Sushil Karmakar, Anil Chandra Karmakar, Krishna Chandra Karmakar, Sushanto Karmakar, Sukumar Karmakar** and **4 (four) daughters** namely **Reba Karmakar, Renuka Ghosh, Indubala Karmakar and Nalini Karmakar** who jointly inherited **49 satak land**.

1.2. Record of Rights: Sukumar Karmakar recorded his name with the Block Land and Land Reforms Office under **L.R. Khatian No. 820** and has been paying taxes from time to time.

1.3. Ownership of Bimal Mukherjee (now deceased) & Ors. : Bimal Mukherjee (now deceased), Mantu Mallick and Bijoy Ghosh were the owners of the **Schedule A, B, C and D** respectively, hereunder written and mentioned below respectively by way of **4 (four) different "Bengali Saf Bikray Kobala vide Deed Nos. 8974, 8975, 8976 & 17685**, all are recorded in Book No. I, Volume No. 192, Pages from 237 to 244, **being No. 8974, for the year 1997**; Book No. I, Volume

No. 192, Pages from 245 to 252, **being No. 8975, for the year 1997** all dated **24.10.1997** and all are registered at the office of A.D.S.R. Bidhannagar, Salt lake City **AND** Book No. I, Volume No. 1523-2021, Pages from 748705 to 74874, **being No. 17685 for the year 2021** respectively and registered at the office of A.D.S.R. Rajarhat dated **17.11.2021**.

1.4. Absolute Ownership of Bimal Mukherjee (now deceased) : That said **Bimal Mukherjee (now deceased)**, became the owner and occupier of the **Schedule "A"** Property and **Schedule "D"** Property by way of **Two separate Sale Deed (Saf Bikray Kobala)**, vide Deed Nos. **8974 for the year 1997 and 17685 for the year 2021**.

1.5. Absolute Ownership of Mantu Mallick: That said **Mantu Mallick** became the owner and occupier of the **Schedule "B"** Property by way of **Sale Deed (Saf Bikray Kobala)** , vide Deed No. **8975**.

1.6. Absolute Ownership of Bijoy Ghosh: That said **Bijoy Ghosh** became the owner and occupier of the **Schedule "C"** Property by way of **Sale Deed (Saf Bikray Kobala)**, vide Deed No. **8976**.

1.7. Repurchase of Bimal Mukherjee : That said **Bimal Mukherjee (now deceased)**, again purchased the **Schedule "B"** Property from one **Mantu Mallick** by virtue of **Bengali Saf Bikray Kobala vide Deed Nos. 00307 for the year 2022**, recorded in Book No. I, Volume No. 1523-2022, Pages from 18452 to 18475 and registered at the office of A.D.S.R. Rajarhat dated **23.12.2021** and **Schedule "C"** Property from one **Bijoy Ghosh** by virtue of **Bengali Saf Bikray Kobala vide Deed Nos. 00308 for the year 2022**, recorded in Book No. I, Volume No. 1523-2022, Pages from 18476 to 18499 and registered at the office of A.D.S.R. Rajarhat dated **23.12.2021**.

1.8. Record of Rights : The said **LANDOWNER** therein namely **Bimal Mukherjee (now deceased)** mutated **his** name in respect thereof the said land in the concerned B.L. & L.R.O. office under **L.R. Khatian No. 1610** and in the records of **Rajarhat Bishnupur Gram Panchayat** in respect of plots of land total measuring about **41 (Forty One) Decimal** be the same a little more or less under **Rajarhat Bishnupur 1 No. Gram Panchayet, Kolkata - 700135 under the Police Station - Rajarhat**, in the District - North 24 – Parganas.

1.9. In the manner aforesaid the said **LANDOWNER** therein namely **Bimal Mukherjee (now deceased)** thus became the absolute owner and seized and possessed of and / or otherwise well and sufficiently entitled to ALL THAT piece of the Bastu land containing by estimation an area of **41 (Forty One) Decimal** be the same a little more or less out of 49 Decimal of land, lying and situate at **Monza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998**, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 586** under R.S. Khatian Nos. 349 , 805, 299/1, 169/1, 631/1 & 318/1, **L.R. Khatian No. 1610**, A.D.S.R.O. Rajarhat, New Town, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet, Pin code - 700135**, in the District - North 24 - Parganas, West Bengal. Thus, by way of above-mentioned **Schedule "E"**, the **LANDOWNERS** therein namely **Bimal Mukherjee (now deceased)** became the joint and absolute owners of **41 (Forty One) Decimal** be the same a little more or less and have been possessing and enjoying their respective plot of land without interruption of others.

1.10. Demise of Bimal Mukherjee: **Bimal Mukherjee** died intestate on 21.11.2022 leaving behind as his legal heir and heiress his wife **Sutapa Mukherjee** and daughter **Shrabani Mukherjee** who jointly inherited the entire property/Total Land morefully mentioned in **Schedule "E"** herein under.

1.11. Absolute Ownership of Sutapa Mukherjee and Shrabani Mukherjee: **Sutapa Mukherjee and Shrabani Mukherjee** became the absolute owners of the morefully mentioned in **Schedule "E"** herein under by virtue of inheritance according to the Hindu Succession Act.

1.12. Record of Rights : The said **LANDOWNERS** therein namely **Sutapa Mukherjee and Shrabani Mukherjee : Sutapa Mukherjee and Shrabani Mukherjee** mutated **their** names in respect thereof the said land in the concerned B.L. & L.R.O. office under **L.R. Khatian Nos. 5462 and 5463** and in the records of

Rajarhat Bishnupur Gram Panchayat in respect of plots of land total measuring about **41 (Forty One) Decimal** be the same a little more or less under **Rajarhat Bishnupur 1 No. Gram Panchayet, Kolkata - 700135 under the Police Station - Rajarhat**, in the District - North 24 - Parganas.

**Second Part (MRS. SUNANDA BANERJEE, MR. ARINDAM BANERJEE
& MRS. PAPIA BANERJEE)**

2. Absolute Ownership of Kiran Chandra Karmakar : One Kiran Chandra Karmakar was the absolute owner of **49 Decimal** land lying and situated at **Mouza - Bhatenda**, J.L No. 28, Touzi No.2998, **R.S./L.R. Dag No. 586** corresponding to **R.S./L.R. Khatian No. 349, Bishnupur-I Gram Panchayet, P.S. Rajarhat**, A.D.S.R. Office Bidhannagar, Salt Lake City (Presently Rajarhat, Newtown) Pargana - Kalikata.

2.1. Demise of Kiran Chandra Karmakar : Kiran Chandra Karmakar died interstate leaving behind as his legal heir and heiress **2 (two) wives** namely **Smt. Durba Rani Karmakar and Bimala Bala Karmakar**, **7 (seven) sons** namely **Ashutosh Karmakar, Sunil Karmakar, Sushil Karmakar, Anil Chandra Karmakar, Krishna Chandra Karmakar, Sushanto Karmakar, Sukumar Karmakar** and **4 (four) daughters** namely **Reba Karmakar, Renuka Ghosh, Indubala Karmakar and Nalini Karmakar** who jointly inherited **49 satak land**.

2.2. Ownership of Sri Bimal Mukherjee (now deceased) & Ors. : **Bimal Mukherjee (now deceased), Mantu Mallick and Bijoy Ghosh** were the owners of the **ALL THAT** piece or parcel of **Bagan land** measuring an area of **41.324 Decimal** be the same a little more or less lying and situate at **Monza - Bhatenda**, comprised in **R.S./L.R. Dag No. 586** by way of **4 (four) different "Bengali Saf Bikray Kobala vide Deed Nos. 8974, 8975, 8976 & 17685**, recorded in Book No. I, Volume No. 192, Pages from 237 to 244, **being No. 8974** for the year **1997**; Book No. I, Volume No. 192, Pages from 245 to 252, **being No. 8975** for the year **1997**, Book No. I, Volume No. 192, Pages from 253 to 260, **being No. 8976** for the year **1997** all dated **24.10.1997** and all are registered at the office of A.D.S.R. Bidhannagar, Salt lake City **AND** Book No. I, Volume No. 1523-2021, Pages from 748705 to 748745, **being No. 17685 for the year 2021** respectively and registered at the office of A.D.S.R. Rajarhat dated **17.11.2021**.

2.3. Ownership of Bimal Mukherjee (now deceased) : That said **Bimal Mukherjee (now deceased)**, became the owner and occupier of the **ALL THAT** piece or parcel of **Bagan land** measuring an area of **34.324 Decimal** be the same a little more or less lying and situate at **Monza - Bhatenda**, comprised in **R.S./L.R. Dag No. 586** by way of **Two separate Sale Deed (Saf Bikray Kobala), vide Deed Nos. 8974 for the year 1997 and 17685 for the year 2021**.

2.4. Absolute Ownership of Mantu Mallick: That said **Mantu Mallick** became the owner and occupier of the **ALL THAT** piece or parcel of **Bagan land** measuring an area of **4 Decimal** be the same a little more or less lying and situate at **Monza - Bhatenda**, comprised in **R.S./L.R. Dag No. 586** by way of **Sale Deed (Saf Bikray Kobala) , vide Deed No. 8975 for the year 1997**.

2.5 Absolute Ownership of Bijoy Ghosh: That said **Bijoy Ghosh** became the owner and occupier of the **ALL THAT** piece or parcel of **Bagan land** measuring an area of **3 Decimal** be the same a little more or less lying and situate at **Monza - Bhatenda**, comprised in **R.S./L.R. Dag No. 586** by way of **Sale Deed (Saf Bikray Kobala), vide Deed No. 8976 for the year 1997**.

2.6. Repurchase of Bimal Mukherjee : That said **Bimal Mukherjee (now deceased)**, again purchased **ALL THAT** piece or parcel of **Bagan land** measuring an area of **4 Decimal** be the same a little more or less lying and situate at **Monza - Bhatenda**, comprised in **R.S./L.R. Dag No. 586** from one **Mantu Mallick** by virtue of **Bengali Saf Bikray Kobala vide Deed Nos. 00307 for the year 2022**, recorded in Book No. I, Volume No. 1523-2022, Pages from 18452 to 18475 and registered at the office of A.D.S.R. Rajarhat dated **23.12.2021** and **ALL THAT** piece or parcel of **Bagan land** measuring an area of **3 Decimal** be the same a little more or less lying and situate at **Monza - Bhatenda**, comprised in **R.S./L.R. Dag No.**

586 from one **Bijoy Ghosh** by virtue of **Bengali Saf Bikray Kobala vide Deed Nos. 00308 for the year 2022**, recorded in Book No. I, Volume No. 1523-2022, Pages from 18476 to 18499 and registered at the office of A.D.S.R. Rajarhat dated **23.12.2021**.

2.7. Record of Rights : The said **LANDOWNER** therein namely **Bimal Mukherjee (now deceased)** mutated **his** name in respect thereof the said land in the concerned B.L. & L.R.O. office under **L.R. Khatian No. 1610** and in the records of **Rajarhat Bishnupur Gram Panchayat** in respect of plots of land total measuring about **41 (Forty One) Decimal** be the same a little more or less under **Rajarhat Bishnupur 1 No. Gram Panchayet, Kolkata - 700135 under the Police Station - Rajarhat**, in the District - North 24 - Parganas.

2.8. Absolute Ownership of Bimal Mukherjee (now deceased) : in the manner aforesaid the said **LANDOWNER** therein namely **Bimal Mukherjee (now deceased)** thus became the absolute owner and seized and possessed of and / or otherwise well and sufficiently entitled to **ALL THAT** piece of the Bagan land containing by estimation an area of **41 (Forty One) Decimal** be the same a little more or less out of 49 Decimal of land, lying and situate at **Monza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998**, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 586** under R.S. Khatian Nos. 349 , 805, 299/1, 169/1, 631/1 & 318/1, **L.R. Khatian No. 1610**, A.D.S.R.O. Rajarhat, New Town, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet, Pin code - 700135**, in the District - North 24 - Parganas, West Bengal and have been possessing and enjoying their respective plot of land without interruption of others.

2.9. Demise of Bimal Mukherjee: **Bimal Mukherjee** died intestate on 21.11.2022 leaving behind as his legal heir and heiress his wife **Sutapa Mukherjee** and daughter **Shrabani Mukherjee** who jointly inherited the entire property/Total Land morefully mentioned in **ALL THAT** piece or parcel of **land** measuring an area of **41 (Forty One) Decimal** be the same a little more or less comprised in **R.S./L.R. Dag No. 586**.

2.10. Absolute Ownership of Sutapa Mukherjee and Shrabani Mukherjee : **Sutapa Mukherjee and Shrabani Mukherjee** became the absolute owners of the **ALL THAT** piece or parcel of **land** measuring an area of **41 (Forty One) Decimal** be the same a little more or less comprised in **R.S./L.R. Dag No. 586** under by virtue of inheritance according to the Hindu Succession Act.

2.11. Record of Rights : The said **Sutapa Mukherjee and Shrabani Mukherjee** mutated **their** names in respect thereof the said land in the concerned B.L. & L.R.O. office under **L.R. Khatian Nos. 5462 and 5463** and in the records of **Rajarhat Bishnupur Gram Panchayat** in respect of plots of land total measuring about **41 (Forty One) Decimal** be the same a little more or less under **Rajarhat Bishnupur 1 No. Gram Panchayet, Kolkata - 700135 under the Police Station - Rajarhat**, in the District - North 24 - Parganas.

2.12. Ownership of MRS. SUNANDA BANERJEE, MR. ARINDAM BANERJEE AND MRS. PAPIA BANERJEE : That **MRS. SUNANDA BANERJEE, MR. ARINDAM BANERJEE** and **MRS. PAPIA BANERJEE** purchased **ALL THAT** piece and parcel of a land measuring **21 (Twenty One) Decimal** be the same a little more or less (**10 Decimal of Sutapa Mukherjee and 11 Decimal of Shrabani Mukherjee**) out of **41 (Forty One) Decimal** be the same a little more or less, lying and situate at **Monza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998**, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 586** under R.S. Khatian Nos. 349 , 805, 299/1, 169/1, 631/1 & 318/1, 826/1, 858/1, 450/1, 446/1, 30, 148, 800, 634, 637, L.R. Khatian nos. 1611 and 1612, L.R. Khatian No. 1610 (in the name of Bimal Mukherjee), **new L.R. Khatian No. 5462 (in the name of Sutapa Mukherjee), new L.R. Khatian No. 5463 (in the name of Shrabani Mukherjee)**, A.D.S.R.O. Rajarhat, New Town, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet, Pin code - 700135**, in the District - North 24 - Parganas, West Bengal by virtue of a **Deed of Conveyance vide Deed No. 17490 for the year 2023**, recorded in Book No. I, Volume No. 1904-2023, Pages from 999186 to 999210 and registered at the office of A.R.A. IV Kolkata dated **09.12.2023**

and **Schedule "A"** Property from said **Sutapa Mukherjee and Shrabani Mukherjee**.

2.13. Record of Rights : The present **LANDOWNERS** therein namely **MRS. SUNANDA BANERJEE, MR. ARINDAM BANERJEE** and **MRS. PAPIA BANERJEE** mutated **their** names in respect thereof the said land in the concerned B.L. & L.R.O. office under **L.R. Khatian Nos. 5617** (in the name of **SUNANDA BANERJEE**), **5618** (in the name of **ARINDAM BANERJEE**) and **5619** (in the name of **MRS. PAPIA BANERJEE**) respectively and in the records of **Rajarhat Bishnupur Gram Panchayat** in respect of plots of land total measuring about **41 (Forty One) Decimal** be the same a little more or less under **Rajarhat Bishnupur 1 No. Gram Panchayet, Kolkata - 700135** under the **Police Station - Rajarhat**, in the District - North 24 - Parganasaha.

Third Part (MRS. RUMA KARMAKAR & MR. ARYABAN KARMAKAR)

3. Absolute Ownership of Kiran Chandra Karmakar : Kiran Chandra Karmakar was the absolute owner of **49 satak** land lying and situated at **Mouza - Bhatenda**, J.L No. 28, Touzi No.2998, **R.S./L.R. Dag No. 586** corresponding to **R.S./L.R. Khatian No. 349, Bishnupur-I Gram Panchayet, P.S. Rajarhat**, A.D.S.R. Office Bidhannagar, Salt Lake City (Presently Rajarhat, Newtown) Pargana - Kalikata.

3.1. Ownership of Rajarhat Siksha Niketan : By an **Indenture of Binimoy Deed dated 23.12.1955** registered in the office of Kashipore, Dum Dum recorded in **Deed No. 9921 for the year 1955**, **Kiran Chandra Karmakar** transferred **5 decimal** land in favour of **Rajarhat Siksha Niketan**.

3.2. Demise of Kiran Chandra Karmakar : Kiran Chandra Karmakar died intetstate leaving behind as his legal heir and heiress **2 (two) wives** namely **Smt. Durba Rani Karmakar and Bimala Bala Karmakar**, **7 (seven) sons** namely **Ashutosh Karmakar, Sunil Karmakar, Sushil Karmakar, Anil Chandra Karmakar, Krishna Chandra Karmakar, Sushanto Karmakar, Sukumar Karmakar** and **4 (four) daughters** namely **Reba Karmakar, Renuka Ghosh, Indubala Karmakar and Nalini Karmakar** who jointly inherited **49 satak land**.

3.3. Absolute Ownership of Sukumar Karmakar: Sukumar Karmakar became the absolute owner of **4 decimal** by virtue of inheritance from his father Kiran Chandra Karmakar.

3.4. Record of Rights: Sukumar Karmakar recorded his name with the Block Land and Land Reforms Office under **L.R. Khatian No. 820** and has been paying taxes from time to time.

3.5. Demise of Sukumar Karmakar : Sukumar Karmakar died intestate on 12.09.2016 leaving behind as his legal heir and heiress **his mother Bimala Bala Karmakar**, widow of late Kiran Chandra Karmakar, **wife Ruma Karmakar**, widow of late Sukumar Karmakar and son **Aryaban Karmakar** who jointly inherited their equal shares from the Property owned by their husband and father **i.e., 1.33 decimal each**.

3.6. Absolute Ownership of MRS. RUMA KARMAKAR & MR. ARYABAN KARMAKAR : **MRS. RUMA KARMAKAR & MR. ARYABAN KARMAKAR** became the absolute owner of **2.66 decimal** by virtue of inheritance from **their** husband / father namely **Sukumar Karmakar**

3.7. Record of Rights of MRS. RUMA KARMAKAR & MR. ARYABAN KARMAKAR : **MRS. RUMA KARMAKAR & MR. ARYABAN KARMAKAR** recorded their names with the Block Land and Land Reforms Office under **L.R. Khatian No. 5637** (in the name of **RUMA KARMAKAR**), **L.R. Khatian No. 5638** (in the name of **ARYABAN KARMAKAR**) and has been paying taxes from time to time.

Fourth Part (MR. SUSANTA KARMAKAR)

4. Absolute Ownership of Kiran Chandra Karmakar : Kiran Chandra Karmakar was the absolute owner of **49 satak** land lying and situated at **Mouza - Bhatenda**, J.L No. 28, Touzi No.2998, **R.S./L.R. Dag No. 586** corresponding to **R.S./L.R. Khatian No. 349, Bishnupur-I Gram Panchayet, P.S. Rajarhat**, A.D.S.R. Office Bidhannagar, Salt Lake City (Presently Rajarhat, Newtown) Pargana - Kalikata.

Ownership of Rajarhat Siksha Niketan : By an **Indenture of Binimoy Deed dated 23.12.1955** registered in the office of Kashipore, Dum Dum recorded in **Deed No. 9921 for the year 1955**, **Kiran Chandra Karmakar** transferred **5 decimal** land in favour of **Rajarhat Siksha Niketan**.

4.1. Demise of Kiran Chandra Karmakar : Kiran Chandra Karmakar died intestate leaving behind as his legal heir and heiress **2 (two) wives** namely **Smt. Durba Rani Karmakar and Bimala Bala Karmakar**, **7 (seven) sons** namely **Ashutosh Karmakar, Sunil Karmakar, Sushil Karmakar, Anil Chandra Karmakar, Krishna Chandra Karmakar, Susanta Karmakar, Sukumar Karmakar** and **4 (four) daughters** namely **Reba Karmakar, Renuka Ghosh, Indubala Karmakar and Nalini Karmakar** who jointly inherited **49 satak land**.

4.2. Absolute Ownership of Sukumar Karmakar : Sukumar Karmakar became the absolute owner of **4 decimal** by virtue of inheritance from his father Kiran Chandra Karmakar.

4.3. Record of Rights : **Sukumar Karmakar** recorded his name with the Block Land and Land Reforms Office under **L.R. Khatian No. 820** and has been paying taxes from time to time.

4.4. Demise of Sukumar Karmakar : **Sukumar Karmakar** died intestate on 12.09.2016 leaving behind as his legal heir and heiress **his mother Bimala Bala Karmakar**, widow of late Kiran Chandra Karmakar, **wife Ruma Karmakar**, widow of late Sukumar Karmakar and son **Aryaban Karmakar** who jointly inherited their equal shares from the Property owned by their husband and father **i.e., 1.33 decimal each**.

4.5. Gift of Bimala Bala Karmakar : thereafter **Bimala Bala Karmakar** gifted and transferred **her share i.e., 1.33 decimal** to **her son Susanta Karmakar** by virtue of one **Gift Deed being no. 4539 for the year 2024 dated 29.02.2024** registered at the office of the A.D.S.R. Rajarhat, West Bengal and recorded in Book No.1, Volume No. 1523-2024, pages from 144628 to 144641.

4.6. Absolute Ownership of SUSANTA KARMAKAR : **Susanta Karmakar** became the absolute owner of **1.33 decimal** by virtue of Gift Deed from **his mother Bimala Bala Karmakar** and recorded his name with the Block Land and Land Reforms Office under **L.R. Khatian No. 5647** and has been paying taxes from time to time.

4.7. Record of Rights of SUSANTA KARMAKAR : **Susanta Karmakar** recorded his name with the Block Land and Land Reforms Office under **L.R. Khatian No. 5647** and has been paying taxes from time to time.

WHEREAS Absolute joint Ownership of (1). MRS. SUNANDA BANERJEE, (2). MR. ARINDAM BANERJEE, (3). MRS. PAPIA BANERJEE, (4). SMT. SUTAPA MUKHERJEE, (5). SMT. SHRABANI MUKHERJEE, (6). RUMA KARMAKAR, (7). ARYABAN KARMAKAR and (8). MR. SUSANTA KARMAKAR ("Owners") are the absolute and lawful owner of **45 (Forty Five) decimals** be the same a little more or less lying and situate at **Monza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998**, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 586** under new **L.R. Khatian No. 5462** (in the name of **Sutapa Mukherjee**), **L.R. Khatian No. 5463** (in the name of **Shrabani Mukherjee**), **L.R. Khatian Nos. 5617** (in the name of **SUNANDA BANERJEE**), **5618** (in the name of **ARINDAM BANERJEE**) and **5619** (in the name of **MRS. PAPIA BANERJEE**), **L.R. Khatian No. 5637** (in the name of **RUMA KARMAKAR**), **L.R. Khatian No. 5638** (in the name of **ARYABAN KARMAKAR**) and **L.R. Khatian No. 5647** (in the name of **SUSANTA KARMAKAR**) A.D.S.R.O. Rajarhat, New Town, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet, Pin code - 700135**, in the District - North 24 - Parganas, West Bengal("Said Land").

AND WHEREAS the **Owners** and the **Promoter** have entered into **4 (Four) Development Agreement along with Development Power of Attorney being no. 6008 for the year 2023 dated 28.04.2023**,

registered at the office of the A.R.A. IV, Kolkata, **Development Agreement along with Development Power of Attorney being no. 17893 for the year 2023** dated **16.12.2023**, registered at the office of the A.R.A. IV, Kolkata, **Development Agreement along with Development Power of Attorney being no. 5167 for the year 2024** dated **10.04.2024**, registered at the office of the A.R.A. IV, Kolkata and **Development Agreement along with Development Power of Attorney being no. 6172 for the year 2024** dated **03.05.2024**, registered the office of the A.R.A. IV, Kolkata.

AND WHEREAS by virtue of the said 4 (Four) **Development Agreement along with Development Power of Attorney** the **Promoter** has taken delivery of peaceful and khas possession of the land as specifically mentioned in the **Schedule 'E'** hereunder written.

AND WHEREAS said **Promoter** herein on behalf of the aforesaid relevant **Owners**, duly sanctioned a building plan from the concerned District Engineer (N) Parganas Zilla Parishad (sanctioned & approached by **Executive Officer, Rajarhat Panchayat Samity, North 24 Parganas** on **12.11.2024** by virtue of **approval order no. 1731/RPS**.

AND WHEREAS in terms of the said 4 (Four) **Development Agreement along with Development Power of Attorney** and as per said sanctioned building plan, the **Promoter** started the remaining work of the said building which is now going in progress.

AND WHEREAS the **Promoter** and the **Owners** declare and confirm that the said Flat/ shop/Unit/ Car Parking Space is/are forming part of **Promoter's Allocation**.

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

AND WHEREAS the **Promoter** herein have invited offers to sell one residential **Flat being no. -----**, on the ----- **Floor, Block - -----**, containing a super built up area of ----- (**-----**) **Sq. ft.** be the same a little more or less consisting of --- Bed Rooms, -- Drawing cum Dining Space, ----- open Kitchen, ----- Toilets and 1 Balcony with **Vitrified Tiles flooring** and **Lift facility** more fully described in the **Schedule 'G' (PART I)** hereinafter referred to as the said residential **Flat** at or for the consideration of **Rs.-----/- (Rupees -----)** only inclusive of GST and one **Car Parking Space** measuring ----- (**One -----**) **Sq. ft.** more or less on the **Ground Floor** more fully described in the **Schedule 'G' (PART II)**, "hereinafter referred to as the said **Car Parking Space**" at or for the consideration of **Rs. -----/- (Rupees -----)** only inclusive of GST "hereinafter referred to as the said residential **Flat** and **Car Parking Space**" lying and situate in the said **Multistoried Building** namely "**SUVECHCHA-III**", situated at **Nikunja Sen Sarani, Bhatenda East, School Road, Kolkata - 700135** and along with the undivided proportionate share of land more fully described in the **Schedule "E"**, including all rights to use as common service - areas and common parts / Amenities of the said building, more fully described in the **Schedule 'G' & 'H'** respectively, as per provisions of the West Bengal Apartments Ownership Act, 1972 totaling **Rs.-----/- (Rupees -----)** only inclusive of GST.

AND WHEREAS the **Purchaser** has taken inspection of the title deed, sanctioned plan and all other relevant documents including layout as aforesaid and have made all necessary searches and are fully satisfied with the plan and marketable title of the Owner's land and the **Purchaser** having been spontaneously agreed not to raise any objection and / or make any other query with regard thereto and having been satisfied and considering the price and / or consideration of the aforesaid residential **Flat** being the fair market price and the **Purchaser** approached the **Promoter** for purchasing the above mentioned residential **Flat** and one **Car Parking Space** at or for the consideration of **Rs.-----/- (Rupees -----)** only inclusive of GST.

AND WHEREAS the **Promoter / Confirming Party** doth hereby undertakes, confirms and assures unto the **Purchaser** that the said **Flat** and one **Car Parking Space** agreed to be purchased together with the proportionate land more fully described in the **Schedule 'E'**, is free from all encumbrances including mortgage, charge, lien and attachment whatsoever and that the **Promoter / Confirming Party** have and still have full and absolute power to transfer, convey and deliver ownership and physical possession of the said **Flat** and one **Car Parking Space** more fully described in **Schedule 'G'** written hereunder in favour of the **Purchaser**.

AND WHEREAS at the request of the **Purchaser**, the **Promoter / Confirming Party** herein agreed to sell, transfer and convey the undivided importable proportionate share in the land comprise in the said Premises and attributable to the said residential **Flat** measuring more or less ----- **sq. ft.** be the same a little more or less and one **Car Parking Space** measuring ----- **Sq. ft.** more or less according to the terms and conditions hereinafter written.

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

THAT in consideration of **Rs.-----/- (Rupees -----)** only inclusive of GST which is already paid by the **Purchaser** to the **Promoter** herein and the **Promoter** doth hereby indefeasibly sell grant, convey, transfer, assure and assign free from all encumbrances, attachments, liens, charges etc. unto and in favour of the **Purchaser** **ALL THAT** one residential **Flat** being no. -----, on the ----- **Floor, Block - -----**, containing a super built up area of ----- (**-----**) **Sq. ft.** be the same a little more or less consisting of --- Bed Rooms, -- Drawing cum Dining Space, ----- open Kitchen, ----- Toilets and 1 Balcony with **Vitrified Tiles flooring** and **Lift facility** and one **Car Parking Space** measuring ----- (**One -----**) **Sq. ft.** more or less on the **Ground Floor** "hereinafter referred to as the said residential **Flat** and **Car Parking Space**" lying and situate in the said **Multistoried Building** namely "**SUVECHCHA-III**", situated at **Nikunja Sen Sarani, Bhatenda East, School Road, Kolkata - 700135** and along with the undivided proportionate share of land more fully described in the **Schedule 'E'**, including all rights to use as common service - areas and common parts / Amenities of the said building, more fully described in the **Schedule 'G' & 'H'** respectively, as per provisions of the West Bengal Apartments Ownership Act, 1972 and referred to as the said property in favour of the **Purchaser** absolutely and forever **AND** the **Promoter** hereby covenants with the **Purchaser** and **his / her** heirs, executors and representatives that notwithstanding any acts, deeds, matters or things by the **Promoter** made done executed or knowingly suffered to the contrary, the **Promoter** had good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property to the **Purchaser** without any encumbrances **AND** further that the **Promoter** is now lawfully and rightfully seized, possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance in possession or an estate equivalent thereto without in any manner or condition use or trust or other things whatsoever **AND THAT** notwithstanding any such acts, deeds, matters and things whatsoever executed or knowingly suffered to the contrary, the **Promoter** has now in **itself**, good, right, full power and absolute authority and unencumbered and unfettered liberty to transfer, convey, assure and assign the said property and every part thereof hereby sold, transferred, conveyed or otherwise or expressed or intended so to be unto and in favour of the **Purchaser** in the manner aforesaid **AND THAT** the **Purchaser** and **his / her** heirs, executors, administrators, representatives and assigns shall or may at all times hereafter peacefully and equitably possess and enjoy the said property free from all encumbrances, charges and / or every part thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **Promoter** or **its** successors, executors, administrators and assigns **AND FURTHER** **THAT** the **Promoter** and **its** executors, representatives, successors, assigns shall at all times hereinafter indemnify and keep indemnified the **Purchaser** and **his / her**

heirs, executors, administrators and assigns against any kind of loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the **Promoter** or any breach of the covenants hereinbefore contained.

SCHEDULE-A ABOVE REFERRED TO
(Description of the Property)
(Owner : MRS. SUTAPA MUKHERJEE
& MRS. SHRABANI MUKHERJEE)

ALL THAT piece and parcel of a vacant **Bastu** land without structure measuring **20 (Twenty) Decimal** be the same a little more or less (**10 Decimal of Sutapa Mukherjee and 10 Decimal of Shrabani Mukherjee**) out of **41 (Forty One) Decimal** be the same a little more or less, lying and situate at **Monza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998**, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 586** under R.S. Khatian Nos. 349 , 805, 299/1, 169/1, 631/1 & 318/1, 826/1, 858/1, 450/1, 446/1, 30, 148, 800, 634, 637, L.R. Khatian nos. 1611 and 1612, L.R. Khatian No. 1610 (in the name of Bimal Mukherjee), **new L.R. Khatian No. 5462 (in the name of Sutapa Mukherjee), new L.R. Khatian No. 5463 (in the name of Shrabani Mukherjee)**, A.D.S.R.O. Rajarhat, New Town, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet, Pin code - 700135**, in the District - North 24 - Parganas, West Bengal, being butted and bounded by:

ON THE NORTH	R.S. / L.R. Dag Nos. 585
ON THE SOUTH	R.S. / L.R. Dag Nos. 586 (p)
ON THE EAST	R.S. / L.R. Dag Nos. 586 (p)
ON THE WEST	R.S. / L.R. Dag Nos. 600

SCHEDULE- B ABOVE REFERRED TO
(Description of the Property)
(Owner : MRS. SUNANDA BANERJEE, MR. ARINDAM BANERJEE
& MRS. PAPIA BANERJEE)

ALL THAT piece and parcel of vacant **Bastu** land without structure measuring **21 (Twenty One) Decimal** be the same a little more or less (**10 Decimal of Sutapa Mukherjee and 11 Decimal of Shrabani Mukherjee**) out of **41 (Forty One) Decimal** be the same a little more or less, lying and situate at **Monza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998**, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 586** under R.S. Khatian Nos. 349 , 805, 299/1, 169/1, 631/1 & 318/1, 826/1, 858/1, 450/1, 446/1, 30, 148, 800, 634, 637, L.R. Khatian nos. 1611 and 1612, L.R. Khatian No. 1610 (in the name of Bimal Mukherjee), L.R. Khatian No. 5462 (in the name of Sutapa Mukherjee), L.R. Khatian No. 5463 (in the name of Shrabani Mukherjee), **new L.R. Khatian Nos. 5617 (in the name of SUNANDA BANERJEE), 5618 (in the name of ARINDAM BANERJEE) and 5619 (in the name of MRS. PAPIA BANERJEE)**, A.D.S.R.O. Rajarhat, New Town, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet, Pin code - 700135**, in the District - North 24 - Parganas, West Bengal, which is butted and bounded as follows:-

ON THE NORTH	R.S. / L.R. Dag No. 586 (p)
ON THE SOUTH	R.S. / L.R. Dag Nos. 597 & 598
ON THE EAST	R.S. / L.R. Dag Nos. 586 (p) & 589
ON THE WEST	R.S. / L.R. Dag Nos. 600

SCHEDULE – C ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : MRS. RUMA KARMAKAR & MR. ARYABAN KARMAKAR)

ALL THAT piece and parcel of vacant **Bastu** land without structure admeasuring more of less **2.66 (two point Six Six) decimal more or less** out of 4 (four) decimal more or less lying and situated at **Mouza - Bhatenda, J.L No. 28, Touzi**

No.2998, **L.R. Dag No. 586** corresponding to L.R. Khatian No. 820, new **L.R. Khatian No. 5637** (in the name of **RUMA KARMAKAR**), **L.R. Khatian No. 5638** (in the name of **ARYABAN KARMAKAR**), under **Bishnupur-I Gram Panchayet, P.S. Rajarhat**, A.D.S.R. Office Bidhannagar, Salt Lake City (Presently Rajarhat, Newtown) Pargana - Kalikata, District North 24-Parganas, West Bengal, which is butted and bounded by:

ON THE NORTH	20 Ft common passage
ON THE SOUTH	R.S. / L.R. Dag No. 597
ON THE EAST	R.S. / L.R. Dag No. 589
ON THE WEST	R.S. / L.R. Dag No. 586 (p)

SCHEDULE – D ABOVE REFERRED TO
(Description of the Land and Property)
(Owner : MR. SUSANTA KARMAKAR)

ALL THAT a piece or parcel of vacant **Bastu** land without structure admeasuring an area of **1.33 (One point Three Three) decimal more or less** out of 4 (four) decimal more or less lying and situated at **Mouza - Bhatenda**, J.L No. 28, Touzi No.2998, **L.R. Dag No. 586** corresponding to new **L.R. Khatian No. 5647**, **Bishnupur-I Gram Panchayet, P.S. Rajarhat**, A.D.S.R. Office Bidhannagar, Salt Lake City (Presently Rajarhat, Newtown) Pargana - Kalikata, District North 24-Parganas, West Bengal, which is butted and bounded by:

ON THE NORTH	R.S. / L.R. Dag No. 586 (P)
ON THE SOUTH	R.S. / L.R. Dag No. 597
ON THE EAST	R.S. / L.R. Dag No. 586 (P)
ON THE WEST	R.S. / L.R. Dag No. 586 (P)

SCHEDULE – E ABOVE REFERRED TO
(Description of the Entire Property)

ALL THAT a piece or parcel of total vacant **Bastu** land without structure measuring an area of **45 (Forty Five) decimals** be the same a little more or less lying and situate at **Monza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998**, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 586** under new **L.R. Khatian No. 5462** (in the name of **Sutapa Mukherjee**), **L.R. Khatian No. 5463** (in the name of **Shrabani Mukherjee**), **L.R. Khatian Nos. 5617** (in the name of **SUNANDA BANERJEE**), **5618** (in the name of **ARINDAM BANERJEE**) and **5619** (in the name of **MRS. PAPIA BANERJEE**), **L.R. Khatian No. 5637** (in the name of **RUMA KARMAKAR**), **L.R. Khatian No. 5638** (in the name of **ARYABAN KARMAKAR**) and **L.R. Khatian No. 5647** (in the name of **SUSANTA KARMAKAR**) A.D.S.R.O. Rajarhat, New Town, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet, Pin code - 700135**, in the District - North 24 - Parganas, West Bengal, which is butted and bounded in the following :

ON THE NORTH	R.S./L.R. Dag No. 585
ON THE SOUTH	R.S./L.R. Dag No. 597 & 598
ON THE EAST	16 ft Common Passage
ON THE WEST	R.S./L.R. Dag No. 600

THE SCHEDULE 'F' REFERRED TO
(Flat hereby conveyed)
PART – I

ALL THAT a residential **Flat being no. -----**, on the ----- **Floor, Block - ---** -----, containing a super built up area of ----- (**-----**) **Sq. ft.** be the same a little more or less consisting of --- Bed Rooms, -- Drawing cum Dining Space, ----- open Kitchen, ----- Toilets and 1 Balcony with **Vitrified Tiles flooring** and **Lift facility** of the **Multistoried Building** namely "**SUVECHCHA-III**", situated at

Nikunja Sen Sarani, Bhatenda East, School Road, Kolkata - 700135 and with proportionate share of land and together with common parts and portions of the said more fully and particularly described in the **Schedule '-----', '-----', '-----', '-----' & '-----'** hereinabove written.

AND

(Car Parking Space hereby conveyed)
PART – II

ALL THAT one **Car Parking Space** measuring ----- (-----) **Sq. ft.** more or less.

THE SCHEDULE 'G' ABOVE REFERRED TO
(Construction and finishing Specification)

1	Structure	RCC Pile foundation.
2	Walls	Brick work will be done with good quality Bricks, all outer walls are 8' thick, main partition walls are 5" thick and all inner walls 3" thick respectively. Brick walls with internal pop finish and external weather proof paint.
3	Flooring	Vitrified tiles in the inside flat. Marble / kota / tiles in the staircase & lobby.
4	Doors	Wooden frames with flash door.
5	Windows	Anodized Aluminum sliding windows with clear glass.
6	Kitchen	Granite counter top with glazed tiles upto 2 feet over counter.
7	Toilets	Glazed tiles upto door height, hot & cold water point with C.P. fittings.
8	Electric	Concealed wiring with copper wire and branded switches.

Extra Work : If any extra work be made by instance of the **Purchasers** the charges for the said works will be paid to the **Developer** by the **Purchasers** herein.

THE SCHEDULE 'H' ABOVE REFERRED TO
(Common Service Area)
COMMON AREAS COMMON TO THE CO-OWNER
PART – I

1. Open and / or paths and passages.
2. Space / room for water pump with motor and overhead water tank.
3. Staircase lobby and landing.
4. Ultimate Roof / Terrace of the building.
5. Lift.
6. Gymnasium.

COMMON INSTALLATION COMMON TO THE CO-OWNER
PART – II

1. Drains sewers, Septic tank, Overhead Water tank and pipes from the building to the panchayat duct.
2. Grills railing for staircase.
3. Water pump with motor and water distribution pipe (save those inside any unit).
4. Electrical installations and Electric meter place.
5. Electrical wiring fittings and other accessories for lighting the staircase lobby and other common areas.
6. Water sewerage evacuation pipes from the unit to drains and sewers common to the building.

(Common Service Area)
PART – III

1. MAINTAINENCE : The **Purchaser** shall pay **Rs. -----/-** + GST per sq.ft. in respect of super built up area of **his Flat** as maintenance charge. The **Purchaser** shall pay to the **Developer** the maintenance charges of the said building within **7**

(Seven) days of every month till the formation of the Owner's Association. The Maintenance Charges shall become payable from the Possession Date. The Maintenance Authority / Owner's Association shall be entitled to revise and increase the Maintenance Charges from time to time and the **Purchaser** shall not be entitled to object therein.

2. OPERATION : All expenses for running and operating all machinery equipments and installations comprised in the common areas and installations including water pump with motor and including the costs of repairing renovating and replacing the same.

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

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

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

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

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

THE SCHEDULE 'I' ABOVE REFERRED TO
PAYMENT SCHEDULE
Part-I

The total consideration of the said **residential Flat** is fixed and settled by the parties for a sum of **Rs.-----/- (Rupees -----)** only inclusive of GST only which is to be paid by the **Purchaser** to the **Promoter** on or before the execution of these presents.

Additional Payments payable wholly by the Purchaser
Part-II

(a). Sales tax, GST, contract tax, VAT, betterment and / or development charges and any other tax, duty, levy or charge that may be applicable, imposed or charged, if any, in connection with construction or transfer of the said residential **Flat** and **Car Parking Space** in favour of the **Purchaser**. Any liability arising on account of Service Tax is to be collected by the **Owners / Developer** from the **Purchasers** and deposited with the competent authority thereof.

(b). Stamp duty, registration fee and all other taxes, levy, miscellaneous and other allied expenses relating to the Memorandum, the Deed of Conveyance and all other papers and documents that may be executed and / or registered relating to the said residential **Flat** and **Car Parking Space** as also the additional stamp duty, additional registration fee, penalty, interest or any other levy, if any, that may be imposed or payable in this regard at any time. **(c).** Charges levied by the **Owners / Developer** for any additional or extra work done including demolition or any additional amenity or facility provided or any change, additions, alternations or variation made in the said residential **Flat** and **Car Parking Space** including the costs, charges and expenses for revision of the Plans to the extent if relates to such charges, additions, alterations or variation.

(d). SUCH other expenses including printing and stationary as also additional litigation expenses incurred in respect of any dispute with the Municipality, Corporation, Improvement Trust or any other legal authority or the government and with Insurance Company in relating to the same as deemed by the Vendors or the Committee entrusted with the management and upkeep of the said Building.

(e). The expenses of maintaining, repairing, replacing, redecorating etc. of the main structure and in particular the gutters and rain water pipes of the building water pipes, sewers line and electric wires in under or upon the building and enjoyed or used by the **Purchaser** in common with the vendor and other occupiers of the other flats and car parking spaces and main entrance, passages, landings and staircases, roof of the building as enjoyed by the **Purchaser** or used by **his / her** in common as aforesaid

and the boundary walls of the building and compound etc. The cost of cleaning and lighting the passage, landing stair case and other parts of the building enjoyed or used by the **Purchaser** in common as aforesaid.

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

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

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

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

(j). The proportionate rates and outgoings in respect of the said residential **Flat** and **Car Parking Space** which

is otherwise to be borne and paid by its owners.

(k). Maintenance of regular water supply to the flats.

(l). Security Deposit & Service charges for sanction of new and separate electric meter from WBSEB / CESC in the name of the **Purchaser**.

(m). Formation of the Association for the Common Purpose.

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

SIGNED, SEALED & DELIVERED

By the **parties** at KOLKATA

In the presence of :-

1.

2.

**MR. ARINDAM BANERJEE As constituted
Power of Attorney Holder of (1). MRS.
SUNANDA BANERJEE, (2). MRS. PAPIA
BANERJEE, (3). SMT. SUTAPA
MUKHERJEE, (4). SMT. SHRABANI
MUKHERJEE, (5). MRS. RUMA KARMAKAR,
(6). MR. ARYABAN KARMAKAR and (7). MR.
SUSANTA KARMAKAR**

Signature of the **VENDORS**

Signature of the Signature of the
DEVELOPER

Signature of the **PURCHASER**

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

**Sri. Swapnadip Das,
Advocate.**

6, Old Post Office Street,
Gr. Floor, Room No. 56
Kolkata - 700 001

☎ 9830168651 ☎

☎ (033) 22481990 ☎

E.Mail : swapnadip_das@ yahoo.com

Enrolment no. WB/1782/02

Memo of consideration

SWEET HUT INFRASTRUCTURE PRIVATE LIMITED, a Private Limited Company hereby received of and from the within named **Purchaser**, -----
-----, within mentioned sum of **Rs.** **/- (Rupees**
) only as full and final consideration as per Memo below : -

Sl. no.	Dated	Mode of Payment	Amount in Rupees
1.			
2.			
3.			
4.			
5.			

Total : Rs. **/-**
(Rupees
) only

SIGNED, SEALED & DELIVERED
at Kolkata In the presence of :-

1.

2.

Signature of the **DEVELOPER**