

SALE DEED

THIS INDENTURE made this _____ day of _____, Two Thousand
Twenty-Five (2025)

BETWEEN

(1) LOKENATH LEATHER (PAN: AABFL1209K) (GSTIN: 19AABFL1209K1ZF) a partnership firm constituted under the Indian Partnership Act, 1932, having its registered office at 6/2D, Rani Rashmani Garden Lane, P.O. - _____, P.S. – Tangra, District - South 24 Parganas, PIN – 700015, West Bengal, India duly represented by its partner/(s) namely **(A) SRI BHARMHA PADA SARKHEL (PAN: AKLPS4309R) (AADHAAR NO. 7709-1590-1077)** son of Late Biswanath Sarkhel, by Faith Hindu, by occupation – Business, by Nationality – Indian, residing at 4B, T-3, HIG, Greenfield Ambition, Action Area – 2D, Post Office – Hatiara, Police Station – Narayanpur (earlier Baguiati), Dist. – North 24 Parganas, PIN – 700157, West Bengal, India, **(B) SRI BASUDEV DEY (PAN : ADVPD0734E) (AADHAAR NO. 5422-6629-4972)** son of Ranada Prasad Dey, by Faith – Hindu, by occupation – Business, by Nationality – Indian, residing at Village – Ramkrishna Pally, Post Office – Batanagar, Police Station: Maheshtala, Dist.: - South 24 Parganas, PIN – 700140, West Bengal, India & **(C) SRI TAPAS CHANDA (PAN: ACSPC7585L) (AADHAAR NO. 9298-3002-2794)** son of Late Soubhagya Sarkhel, by Faith Hindu, by occupation – Business, by Nationality – Indian, residing at 6/2D, Rani Rashmoni Garden Lane, Post Office – Tangra, Police Station – Tangra, Dist. – South 24 Parganas, PIN – 700015, West Bengal by virtue a "partner's resolution" on dated _____, **(2) SRI BHARMHA PADA SARKHEL (PAN: AKLPS4309R) (AADHAAR NO. 7709-1590-1077)** son of Late Biswanath Sarkhel, by Faith Hindu, by occupation – Business, by Nationality – Indian, residing at 4B, T-3, HIG, Greenfield Ambition, Action Area – 2D, Post Office – Hatiara, Police Station – Narayanpur(earlier Baguiati), Dist. – North 24 Parganas, PIN – 700157, West Bengal, India, **(3) SRI TAPAS CHANDA (PAN: ACSPC7585L) (AADHAAR NO. 9298-3002-2794)** son of Late Soubhagya Sarkhel, by Faith Hindu, by occupation – Business, by Nationality – Indian, residing at 6/2D, Rani Rashmoni Garden Lane, Post Office – Tangra, Police Station – Tangra, Dist. – South 24 Parganas, PIN – 700015, West Bengal, **(4) SRI BASUDEV DEY (PAN : ADVPD0734E) (AADHAAR NO. 5422-6629-4972)** son of Ranada Prasad Dey, by Faith – Hindu, by occupation – Business, by Nationality – Indian, residing at Village – Ramkrishna Pally, Post Office – Batanagar, Police Station: Maheshtala, Dist.: - South 24 Parganas, PIN – 700140, West Bengal, India and **(5) SMT. APARAJITA SARKHEL (PAN : BQSPS9508N) (AADHAAR NO. 6518-0411-8143)** wife of Mr. Brahama Pada Sarkhel, by Faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 4B, T-3, HIG, Greenfield Ambition, Action Area – 2D, Post Office – Hatiara, Police Station – Narayanpur(earlier Baguiati), Dist. – North 24 Parganas, PIN – 700157, West Bengal, India, hereinafter collectively referred to as the "**VENDORS**", (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of them and their legal heirs, successors-in-interest and/or permitted assigns, authorized agents or any other person) all being represented by their Constituted Attorney, **NEEL INFRA PROJECTS PRIVATE LIMITED (CIN: [U68200WB2023PTC261453](#)), (PAN-AAICN8345E)**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at C/O Arup Kumar Samadder Panchanantala Road, Ward No. 21, Post Office : Natagarh, Police Station: Ghola, Pin-700113, District North 24 Parganas, being represented by its Director, **SRI SOURAV MITRA (PAN: BRKPM1857K), (AADHAAR NO: 8221-3021-4456)**, son of Late Dipak Mitra, by nationality Indian, by faith Hindu, by occupation Business, residing at 704 Gouranga Nagar, C.R. Road, Post Office:

Natagarh, Police Station: Ghola, District: North 24 Parganas, Pin : 700113 appointed vide Development Agreement Cum Power of Attorney dated 04.05.2024 registered in the Office of the A.R.A. – I, Kolkata, West Bengal and recorded in Book - I, Volume No. 1901-2024, at Pages 156401 to 156438, being No. 190103912 for the year 2024; of the **FIRST PART**.

AND

NEEL INFRA PROJECTS PRIVATE LIMITED (CIN: [U68200WB2023PTC261453](#)), (PAN-AAICN8345E), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at C/O Arup Kumar Samadder Panchanantala Road, Ward No. 21, Post Office : Natagarh, Police Station: Ghola, Pin-700113, District North 24 Parganas, being represented by its Director, **SRI SOURAV MITRA (PAN: BRKPM1857K), (AADHAAR NO: 8221-3021-4456)**, son of Late Dipak Mitra, by nationality Indian, by faith Hindu, by occupation Business, residing at 704 Gouranga Nagar, C.R. Road, Post Office: Natagarh, Police Station: Ghola, District: North 24 Parganas, Pin : 700113, hereinafter called and referred to as the **"VENDOR/PROMOTER"** (which expression shall unless repugnant to the context or meaning thereof shall include its successors-in-interest and/or permitted assigns) of the **SECOND PART**;

AND

[If the Purchaser is a company]

_____, (PAN: ____) (CIN no. _____) a company incorporated under the provisions of the Companies Act, 1956 or the Companies Act, 2013, as the case may be, having its registered office at _____, represented by its authorized signatory MR./MRS. _____, (PAN: ____) (Aadhaar no.: _____), duly Authorized vide board resolution dated _____, hereinafter referred to as the **"Purchaser"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR]

[If the Purchaser is a Partnership]

_____, (PAN: _____) a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at _____, P.O.: _____, P.S.: _____, represented by its authorized partner Mr./Mrs. _____, (PAN: _____) (Aadhaar no.: _____) residing at _____, P.O.: _____, P.S.: _____, duly authorized vide hereinafter referred to as the **"Purchaser"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns) .

[OR]

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Sourav Bhuiya
Advocate

[If the Purchaser is a HUF]

_____ (PAN _____), a HUF registered under the laws being incorporated in India being represent by the Karta Namely Mr. _____ (PAN: _____) (Aadhaar no. __) son of _____, aged about for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business / residence at _____, P.O.: _____, P.S.: _____, hereinafter referred to as the "**Purchaser**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns), of the **THIRD PART**.

(Please insert details of other **Purchaser** (s) in case of more than one **Purchaser**)

The Vendor/Promoter and the Purchaser shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

1. The Vendors and the Vendor/Promoter herein are entitled to altogether **ALL THAT** land measuring about **226.29** decimals, more or less, the joint and absolute owners in respect of the **SCHEDULE PROPERTY**, which morefully Described in the **FIRST SCHEDULE** hereunder, which the Vendors have acquired right, title and interest thereof in the manner contemplated in the 'Devolution of Title' in respect of the Schedule Property, morefully described in the **SECOND SCHEDULE** hereto.
2. The Vendor/Promoter caused a plan of the Project prepared by the architects so appointed by them, presently for the construction only of the Project and got the said plan sanctioned vide Building Plan Approved No. **710/RPS** dated **02.05.2025** from the concerned authority of the Office of the Rajarhat Panchayet Samity.
3. The Vendor/Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) (Act No. 16 of 2016) with the Real Estate Regulatory Authority at West Bengal on _____ under Registration No. _____.
4. The construction of the project (including the said Unit) is complete and the Full Completion Certificate has been issued by _____ vide Completion Certificate No. _____ dated _____.
5. The Purchaser has applied for allotment of an Row House/ Row - bungalow/ unit within the Project vide Customer ID/Booking ID No. _____, dated _____ and have been allotted No. _____, Row house, measuring a carpet area of _____ (_____) square feet, more or less, built-up area about _____ square feet, more or less and corresponding to saleable

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area of _____ (_____) square feet, more or less, along with open Garden attached to the proportionate with the Row House/ Row - bungalow/ unit measuring _____ square feet, which included within the built up area of the Row House/ Row - bungalow/ unit along with a Terrace measuring about _____ square feet, more or less (hereinafter referred as the "**ROW - BUNGALOW/ROW HOUSE/UNIT**"), **TOGETHER WITH** right to park medium sized **motor car**, in the ground floor of the unit within the project named "**MOKSHAHH**" together with pro-rata share in the Common Areas of the entire Project, which Common Areas is defined in **PART-I** and the **PART - II** of the **THIRD SCHEDULE** hereunder written and/or as defined under clause (m) of Section 2 of the Act to the extent applicable to the Project (morefully described in the **FOURTH SCHEDULE** hereunder written and collectively the said "**ROW - BUNGALOW/ROW HOUSE**") and a floor plan showing the Row House /Row - bungalow in "_____" border thereon is annexed hereto and marked as "**ANNEXURE-A**" in the agreement entered between the parties herein.

6. By an Agreement for Sale dated _____ the Vendor/Promoter agreed to sell and transfer to the Purchaser All That the said Row House / Row - bungalow / Unit (as hereinafter defined) described in the **FOURTH SCHEDULE** for the consideration and on the terms and conditions therein mentioned.
7. The said agreement dated _____ and the agreement dated _____ hereinafter referred to as "**the Principal Sale Agreement**", which stands superceded by these presents.
8. The construction of the said Row House / Row - bungalow / Unit is complete to the full and final satisfaction of the Purchaser and on application being made by the Vendor/Promoter the _____ appropriate Authorities have issued Completion Certificate certifying completion of the of the project "**MOKSHAHH**".
9. The Vendor/Promoter has duly complied with its obligations contained in the said **Principal Sale Agreement** and is not in default of its obligations therein, which the Purchaser doth hereby confirm, and similarly the Vendor/Promoter hereby confirms that the Purchaser has made full payment of the Total Price to the Vendor/Promoter. Any and all claims by any party against the other under or by virtue of the said **Principal Sale Agreement** hereby stand waived and all delays defaults and breaches stand condoned
10. The Purchaser has now requested the promoter to convey the said Row House / Row - bungalow / Unit in favour of Purchaser.
11. At or before the execution hereof, the Purchaser has fully satisfied themselves with regard to the following:

- i) The rights title and interest of the Vendor/Promoter in respect of the **SCHEDULE PROPERTY** and also to the facts pertaining to the Common Utilities, the Ultimate Premises, as elsewhere herein mentioned and the Purchaser agrees and covenants not to raise or make any objection with regard thereto or make any requisition in connection therewith and the consent of the Purchaser to all matters herein contained, particularly to the matters of the Common Utilities, the Ultimate Premises and the Total Project / Building Complex, shall be deemed to have been given by these presents itself and waiving the need for any separate consent or no objection;
- ii) The Purchaser also consents and confirms that the Vendor/Promoter shall be at liberty to have the Plan for the instant project modified and/or altered from time to time and also obtain sanction of plans for construction of the adjoining premises if any purchase by the Vendor/Promoter and shall be entitled to construct and deal with all such constructions / additional constructions as the Vendor/Promoter may at its sole discretion may deem fit and proper, to which the Purchaser hereby consents and shall not raise any objection with regard thereto, including with regard to the fact that owing to such constructions, the occupants thereof shall be entitled to common user and enjoyment of the Common Areas and Installations.
- iii) The Purchaser is fully aware of the fact that the Project is being developed, accordingly all the Common Areas and Installations or the Common Utilities may be not be fully available for use by the Purchaser till the project completed.
- v) The facts hereinbefore recited and also hereinafter mentioned and the superceding and overriding effects of this document and the contents hereof over all earlier agreement(s) and understandings made prior hereto;
- vii) The total area comprised in the said Row House / Row - bungalow / Unit;
- viii) The scheme of user and enjoyment of the Common Areas and Installations and the Common Utilities as contained in these presents superceding the Principal Sale Agreement.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the sum of **Rs. _____ / - (Rupees: _____)** only paid by the Purchaser to the Vendor/Promoter at or before the execution hereof (the receipt whereof the Vendor/Promoter hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquits releases and forever discharges the Purchaser and the Row House / Row - bungalow / Unit and the Appurtenances the Vendor/Promoter hereby grants conveys transfers assigns and assures unto and to the Purchaser and do hereby acquit release and forever discharge the Purchaser **ALL THAT** the Row House / Row - bungalow / Unit described in the **SECOND**

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SCHEDULE hereunder written **TOGETHER WITH** the right to use and enjoy the Common Areas and Installations and the Common Utilities in common in the manner herein stated and agreed **AND** reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the said Row House / Row - bungalow / Unit **TO HAVE AND TO HOLD** the said Row House / Row - bungalow / Unit and every part thereof unto and to the use of the Purchaser absolutely and forever free from encumbrances **SUBJECT NEVERTHELESS TO** the Purchaser's covenants and agreements herein contained and also in the Sale Agreement and on the part of the Allottee to be observed fulfilled and performed **AND ALSO SUBJECT** to the Purchaser paying and discharging all municipal and other rates taxes and impositions on the said Row House / Row - bungalow / Unit wholly and the Common Areas and amenities along with the other specifications (described in the Part – I & part – II of the **THIRD SCHEDULE** hereunder written) proportionately and all other outgoings in connection with the said Row House / Row - bungalow / Unit wholly and the said Premises and in particular the Common Areas and Installations and the Common Utilities.

I. THE VENDOR/PROMOTER DOETH HEREBY COVENANT WITH THE PURCHASER as follows: -

- i) The interest which the Vendor/Promoter professes to transfer subsists and that it has good right full power and absolute authority to grant, sell, convey transfer, assign and assure unto and to the use of the Purchaser the said Row House / Row - bungalow / Unit in the manner aforesaid.
- ii) It shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly, but subject nevertheless to the provisions herein contained, to hold use and enjoy the said Row House / Row - bungalow / Unit and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Vendor/Promoter.
- iii) The Vendor/Promoter shall upon reasonable request and at the costs of the Purchaser make do acknowledge execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the said Row House / Row - bungalow / Unit hereby granted sold conveyed and transferred unto and to the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser.
- iv) Till such time the title deeds in connection with the said Premises are not handed over to the Association / Maintenance Company, the Vendor/Promoter unless prevented by fire or some other irresistible force or accident shall upon reasonable request and at the costs of the Purchaser produce or cause to be produced to the Purchaser such title deeds and also shall at the like request and costs of the Purchaser deliver to the Purchaser such attested or other

copies or extracts therefrom as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

II. THE PURCHASER DOETH HEREBY COVENANT WITH THE VENDOR/PROMOTER as follows:

1. The Purchaser so as to bind himself to the Vendor/Promoter and the other Purchaser and so that this covenant shall be for the benefit of the Project land and other units therein hereby covenants with the Vendor/Promoter and with all the other Purchasers that the said Purchaser and all other persons deriving title under him will at all times hereafter observe the terms conditions covenants restrictions set-forth herein and also the unmodified terms / covenants / restrictions in the said Principal Sale Agreement, which shall apply mutatis mutandis.

III. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT:

1. The Vendor/Promoter shall be responsible to provide and maintain essential services in the Project, as applicable, till the taking over of the maintenance by the association of the Purchasers. Presently, it is intended by the Vendor/Promoter that till the time of the constructed and completed, the Vendor/Promoter shall manage and maintain the Project and the Common Areas, which mor fully described in the Part – I & Part – II of the Third Schedule hereunder and Installations and after completion of the project and sale and transfer thereof, the Vendor/Promoter shall handover the same to the association of the Purchasers of the Project.
2. The terms conditions covenants restrictions etc., pertaining to use and enjoyment of the Common Areas And Installations of the Project, as applicable, are contained in the Part – I & II of the **Third Schedule** hereunder written and all the Purchaser of Units shall be bound and obliged to comply with the same.

IV. RIGHT OF PURCHASER TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES

The Purchaser hereby agrees and understands that his/her right to the use of Common Areas and Installations and the Common Utilities which more fully described in the Part – I & II of the **THIRD SCHEDULE** hereunder written, shall be subject to timely payment of maintenance charges therefor, as determined and thereafter billed by the Vendor/Promoter or the maintenance agency appointed or the association of allottees (or the maintenance agency appointed by it) and performance by the Purchaser of all his/her obligations in respect of the terms and conditions specified by the Promoter or maintenance agency or the association of purchasers from time to time.

V. RIGHT TO ENTER THE UNITS FOR REPAIRS

The Vendor/Promoter / maintenance agency / association of purchasers shall have rights of unrestricted access of all Common Areas and all other spaces for providing necessary maintenance services and the Purchaser agrees to permit the association of allottees and/or maintenance agency to enter into the Apartment 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.

VI. COMPLIANCE WITH RESPECT TO THE UNIT:

1. The Purchaser shall, after taking possession, be solely responsible to maintain the Unit at his/her/its own cost, in good repair and condition and shall not do or suffer to be done anything in or to the actual elevation sanction, or the Unit, common passages, circulation areas which may be in violation of any laws or rules of any authority or change or alter or make additions to the Unit, and keep the Unit, 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 project is not in any way damaged or jeopardized.
2. The Purchaser further undertakes, assures and guarantees that he/she would not put any signboard/nameplate, neon light, publicity material or advertisement material etc. on the face / façade anywhere on the exterior of the **Project** or Common Areas. The Purchaser shall also not change the colour scheme of the outer walls or painting of the outside of the project or carry out any change in the exterior elevation or design. Further the Purchaser shall not store any hazardous or combustible goods in the Project or place any heavy material in the common passages. The Purchaser shall also not remove any wall including the outer walls and column of the Unit (if any).
3. The Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the Vendor/Promoter and thereafter the association of purchasers and/or maintenance agency appointed by the association of purchasers. The Purchaser shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

VII. NOTICES

Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by Registered Post with acknowledgment due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by Registered Post without the

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same being served. None of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.

VIII. JOINT PURCHASERS

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

IX. PURCHASER'S FURTHER ACKNOWLEDGEMENTS, COVENANTS AND ASSURANCES:

1. The Purchaser shall have no connection whatsoever with the purchasers of the other Units and there shall be no privity of contract or any agreement arrangement or obligation or interest as amongst the purchasers and the other Purchaser (either express or implied) and the Purchaser shall be responsible to the Vendor/Promoter for fulfillment of the Purchaser's obligations hereunder and the Vendor/Promoter's rights shall in no way be affected or prejudiced thereby.
2. The Purchaser shall not be entitled to let out, sell, transfer, assign or part with the possession of the Row House / Row - bungalow / Unit until all the charges outgoings dues payable by the Purchaser to the Vendor/Promoter in respect of the Row House / Row - bungalow / Unit are fully paid up and a No Dues certificate is obtained by the Purchaser on the date of execution of these presents.
3. It is agreed that any transfer of the Row House / Row - bungalow / Unit by the Purchaser shall not be in any manner inconsistent herewith and the covenants herein shall run with the unit, and in the event of the nomination of the said Row House / Row - bungalow / Unit to the new allottee, the new Purchaser shall also be bound to become a member of the Association in place of the old Purchaser.

X. MISCELLANEOUS:

- a. The Purchaser shall be and remain responsible for and will indemnify the Vendor/Promoter against all damages costs claims demands and proceedings occasioned to the said Schedule property or any other part of the Project or to any person due to negligence or any act deed or thing made done or occasioned by the Purchaser and shall also indemnify the Vendor/Promoter against all actions claims proceedings costs expenses and demands made against or suffered by the Vendor/Promoter as a result of any act omission or

negligence of the Purchaser or the servants agents licensees or invitees of the Purchaser and/or any breach or non-observance non-fulfillment or non-performance of the terms and conditions hereof to be observed fulfilled and performed by the Purchaser.

- b. The Project shall bear the name "**MOKSHAAH**", or such other name as be decided by the Vendor/Promoter from time to time.
- c. The Purchaser shall within 3 (three) months of completion of sale apply for and obtain at his own costs mutation of the Designated Unit in the records of appropriate authority.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SCHEDULE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring an area about 226.29 (Two Hundred Twenty Six point two nine) decimals, more or less, comprised in R.S./L.R. Dag no. 17, 18, 23, 54 & 57 corresponding to L.R. Khatian nos. 2035, 2036, 2037, 2038, 3685, 3709, 3670, 3671, 3672 & 4341 lying and situated at Mouza – Jamalpara, J.L. 42, Re. Sa. No. 124, Touzi No. 10, Police Station Rajarhat, within the limits of Rajarhat-Bishnupur II Gram Panchayet, District North 24 Parganas, West Bengal (hereinafter referred as "Subject Property") and butted and bounded as under:

NORTH BY : PLOT OF LANDS NO R.S./L.R. DAG NO. 46 & 23
SOUTH BY : 21 FEET WIDE PANCHAYET ROAD & PLOT OF LANDS NO R.S./L.R. DAG NO. 21, 22, 23 (P), 61.
EAST BY : PLOT OF LAND R.S./L.R. DAG NO. 18, 57, 56, 55 & other plot of lands
WEST BY : PLOT OF LANDS OF R.S./L.R. DAG NO. 16, 23(P) & 45.

THE SECOND SCHEDULE ABOVE REFERRED TO
(DEVOLUTION OF TITLE)

THE TITLE CHAIN OF NEEL INFRA PROJECTS PRIVATE LIMITED IN RESPECT OF DAG 17 AT MOUZA JAMALPARA, J.L. NO. 42, CORRESPONDING TO L.R. KHATIAN NO. 4341:

- A. At all material times one Ananda Mohan Mondal son of Late Lakshmi Kanta Mondal resident of Jamalpara was the absolute owner of **ALL THAT** piece and parcel of Sali land measuring about **8** decimals (1.000 share) more or less, comprised in R.S./L.R. Dag No. 17 corresponding to Kri. Khatian No. 63, lying and situated at Muza – Jamalpara, J.L. No. 42, Touzi – 10 (presently) within the local limits of Rajarhat-Bishnupur – II Gram Panchayet, local jurisdiction of Rajarhat Police Station, District North 24 Parganas (more fully described the **LAND SCHEDULE** hereunder).

- B. Said Ananda Mohan Mondal, died intestate, leaving behind him, 6 (six) sons namely 1. Ashok Kumar Mondal, 2. Bidyut Mondal (now deceased), 3. Basudev Mondal (now deceased), 4. Sudev Mondal, 5. Sashanka Mondal & 6. Meghnath Mondal and one daughter Mrs. Kalyani Mondal, as his only surviving legal heir and heiresses, who jointly and equally inherited all right, title and interest of in respect of the Schedule Property, as per Hindu Succession Act, 1956. Each of his surviving legal heir and heiresses entitled 1.14 Decimals, more or less, out of 8 decimals plot of land.
- C. Thereafter said Mrs. Kalyani Mondal Alias: Mrs. Kalyani Dhali (Mondal) Alias: Supriya Dali daughter of Late Ananda Mohan Mondal, while sufficiently seized and possessed **ALL THAT** piece and parcel of Sali land measuring about 1.14 Decimals, more or less, comprised in R.S./L.R. Dag No. 17, corresponding to kri. Khatian no. 63, lying and situated at Mouza – Jamalpara, J.L. No. 42, Touzi – 10 (presently) within the local limits of Rajarhat-Bishnupur – II Gram Panchayet, local jurisdiction of Rajarhat Police Station, District North 24 Parganas, entitled by inheritance, died intestate, leaving behind her 2 (two) sons namely 1. Raju Dhali Alias: Rajeshwar Dhali & 2. Apu Dhali Alias: Amit Dhali as her only surviving legal heir. Both of them collectively entitled the above mentioned plot of land and sold conveyed and transferred in favour of Chandra Sekhar Mondal & Sudev Mondal through a registered Bengali Saaf Kobala Dalil registered on 03.06.2013 at the office of the A.D.S.R. Rajarhat, North 24 Parganas, recorded in Book no. I, CD volume no. 9, pages from 10772 to 10789, being no. 6495 upon receiving Consideration in money mentioned therein.
- D. Sri. Bidyut Mondal one of the legal heirs of Late Ananda Mohan Mondal, while sufficiently seized and possessed **ALL THAT** piece and parcel of Sali land measuring about 1.14 Decimals, more or less, comprised in R.S./L.R. Dag No. 17, corresponding to kri. Khatian no. 63, lying and situated at Mouza – Jamalpara, J.L. No. 42, Touzi – 10 (presently) within the local limits of Rajarhat-Bishnupur – II Gram Panchayet, local jurisdiction of Rajarhat Police Station, District North 24 Parganas, entitled by inheritance, died intestate, leaving behind his one son Chandra Sekhar Mondal & one daughter Chandrani Mondal as his only surviving legal heir and heiresses, who jointly and equally inherited all right, title and interest of in respect of the Schedule Property, as per Hindu Succession Act, 1956. Each of his surviving legal heir and heiresses entitled 0.57 Decimals, more or less, out of 1.14 Decimals plot of land.
- E. While Said Chandrani Mondal sufficiently seized by inheritance **ALL THAT** piece and parcel of Sali land measuring about 0.57 Decimals, more or less, comprised in R.S./L.R. Dag No. 17, corresponding to kri. Khatian no. 63, lying and situated at Mouza – Jamalpara, J.L. No. 42, Touzi – 10 (presently) within the local limits of Rajarhat-Bishnupur – II Gram Panchayet, local jurisdiction of Rajarhat Police Station, District North 24 Parganas, gifted the said portion of Sali land in favour of her brother Mr. Chandra Sikhar Mondal out of natural love and affection through a Bengali Daan Patra Dalil registered on 13.05.2013 at A.D.S.R. Rajarhat, North 24 Parganas, recorded in Book – I, CD volume no. 8, pages from 6467 to 6481, being no. 5513 for the year

2013.

- F. Subsequently, said Chandra Sekhar Mondal by inheritance, by virtue of a Sale Deed and by virtue of a Daan Patra Dalil became entitle a plot of land measuring about 1.71 Decimals, more or less and mutated in his name by tendering taxes levied thereon at the B.L. & L.R.O., Rajarhat, North 24 Parganas, in L.R. Khatian record 3038.
- G. One Sudev Mondal son of Late Ananda Mohan Mondal by inheritance entitled **ALL THAT** piece and parcel of land measuring about 1.14 decimals, more or less and by virtue of a Sale deed being no. 6495 for the year 2013, purchased a land measuring 0.57 decimals more or less, in totaling a land measuring about 1.71 decimals more or less, comprised in R.S./L.R. Dag No. 17, corresponding to Kri. Khatian no. 63, lying and situated at Mouza – Jamalpara, J.L. No. 42, Touzi – 10 (presently) within the local limits of Rajarhat-Bishnupur – II Gram Panchayet, local jurisdiction of Rajarhat Police Station, District North 24 Parganas.
- H. One Basudev Mondal son of late Ananda Mohan Mondal while sufficiently seized and possessed ALL THAT land measuring about 1.14 Decimals, more or less, comprised in R.S./L.R. Dag No. 17, corresponding to Kri. Khatian no. 63, lying and situated at Mouza – Jamalpara, J.L. No. 42, Touzi – 10 (presently) within the local limits of Rajarhat-Bishnupur – II Gram Panchayet, local jurisdiction of Rajarhat Police Station, District North 24 Parganas, died intestate leaving behind 1(one) wife namely Kalyani Mondal, 1(one) son Krishanu Mondal & 1(one) daughter Riya Mondal as his only legal heir and heiresses.
- I. Subsequently, said Ashok Kumar Mondal, Sudev Mondal, Sashanka Mondal, Meghnath Mondal all are sons of Late Ananda Mohan Mondal, Chandra Sekhar Mondal son of Late Bidyut Mondal, Kalyani Mondal wife of Late Basudev Mondal, Krishanu Mondal & Riya Mondal both are the son and daughter of Late Basudev Mondal, while collectively and sufficiently seized and possessed and enjoying **ALL THAT** piece and parcel of Sali land measuring **8** decimals, more or less, comprised in R.S./L.R. Dag No. 17, corresponding to Kri. Khatian No. 63 and L.R. Khatian No. 3038, lying and situated at Mouza –Jamalpara, J.L. No. 42, Touzi No. 10 (presently) within the jurisdiction of Rajarhat police station, witin the local limits of Rajarhat – Bishnupur No. 2 Gram Panchayet, sold conveyed and transferred in favour of Mr. Pranab Kumar Mukherjee, being the Vendor herein, by virtue a Bengali Saaf Bikroy Kobala, executed on 21st July of 2014, registered at the office of the A.D.S.R. Rajarhat, North 24 Parganas, recorded in Book No. I, CD volume no. 13, pages from 4066 to 4083, being no. 08199 for the year 2014 upon receiving consideration in money mentioned therein.
- J. The said Mr. Pranab Kumar Mukherjee, being the Vendor herein, also mutated his name in the records of the B.L. & L.R.O., Rajarhat under L.R. Khatian No. 3619 in respect of the said Property.

- K. Subsequently, said Mr. Pranab Kumar Mukherjee while sufficiently seized and possessed and enjoying **ALL THAT** piece and parcel of Sali land measuring **8** decimals, more or less, comprised in R.S./L.R. Dag No. 17, corresponding to Kri. Khatian No. 63 and L.R. Khatian No. 3619, lying and situated at Mouza –Jamalpara, J.L. No. 42, Touzi No. 10 (presently) within the jurisdiction of Rajarhat police station, within the local limits of Rajarhat – Bishnupur No. 2 Gram Panchayet, sold conveyed and transferred in favour of **NEEL INFRA PROJECTS PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at **C/O Arup Kumar Samadder Panchanantala Road, Ward No. 21, Post Office : Natagarh, Police Station: Ghola, Pin-700113, District North 24 Parganas**, being represented by its Director, **SRI SOURAV MITRA (PAN: BRKPM1857K), (AADHAAR NO: 8221-3021-4456)**, son of Late Dipak Mitra, by nationality Indian, by faith Hindu, by occupation Business, residing at 704 Gouranga Nagar, C.R. Road, Post Office: Natagarh, Police Station: Ghola, District: North 24 Parganas, Pin : 700113, by virtue a Registered deed of conveyance, executed on 11th June of 2024, registered at the office of the A.D.S.R. Rajarhat, North 24 Parganas, recorded in Book No. I, volume no. 1523-2024, pages from 345444 to 345462, being no. 152309224 for the year 2024 upon receiving consideration in money mentioned therein.
- L. Thereafter said **NEEL INFRA PROJECTS PRIVATE LIMITED** while sufficiently & collectively seized and possessed the said land recorded in L.R. settlement nos. 4341.
- A. Thereafter said **NEEL INFRA PROJECTS PRIVATE LIMITED** got necessary orders of conversion from the Office of the Block Land and Land Reforms Officer at Rajarhat, North 24 Parganas, which granted Certificates of Conversion for change of classification of land in respect of the Schedule Property from their existing nature to the nature of "*Housing Complex*" vide:
1. Memo No. CON/1127/BLLRO/RAJ/2024 dated 10/07/2024.

THE TITLE CHAIN OF BRAHMAPADA SARKHEL, TAPAS CHANDA & BASUDEV DEY IN RESPECT OF DAG 18 AT MOUZA JAMALPARA, J.L. NO. 42, CORRESPONDING TO L.R. KHATIAN NO. 2036, 2035 & 2037:

- A. One Sunil Mondal, Mani Mohan Mondal both the sons of late Nepal Mondal and Fatik Mondal son of Late Gopal Mondal was the recorded owners of a plot of land measuring about 9 Decimals or Satak more or less, lying and situated at Mouza – Jamalpara, J.L. No. 42, Re. Sa. No. 42, Touzi No.: 10, comprised in Dag No. 18 corresponding to L.R. Khatian nos. 528, 637/1 and 924/1 under the Jurisdiction of Rajarhat Police Station in the District of North 24 Parganas within the local limits of Rajarhat Bishnupur 2 No. Gram Panchayet.
- B. Thereafter said Sunil Mondal, Mani Mohan Mondal both the sons of late Nepal Mondal and Fatik Mondal son of Late Gopal Mondal sold conveyed and transferred in favour

of Balai Acharjee son of late Bhaskar Chandra Acharjee said 9 decimals or Satak land, through a conveyance, registered at the office of the ADSR Bidhannagar, North 24 Parganas, Salt Lake City and recorded in the Book No. I, Volume no. 26 pages from 127 to 132, being no. 1205 for the year 1993.

- C. Said Balai Acharjee recorded in his name in L.R. Settlement and got L.R. Khatian No. 1314.
- D. Said Balai Acharjee while sufficiently seized and possessed otherwise well and sufficiently entitled the said property sold conveyed and transferred in favour of Smt. Kakali Ghosh wife of Sri Santanu Ghosh and Sri Rabin Ghosh son of Late Sankar Ghosh which was duly registered before D.S.R.O., Barasat, North 24 Parganas and recorded in Book – I, CD Volume No. 53, pages from 2216 to 2232 being no. 15824 for the year 2011.
- E. Said Smt. Kakali Ghosh wife of Sri Santanu Ghosh and Sri Rabin Ghosh son of Late Sankar Ghosh while sufficiently seized and possessed 9 decimals or sataks land lying and situated at Mouza – Jamalpara, J.L. No. 42, Re. Sa. No. 42, Touzi No.: 10, comprised in Dag No. 18 corresponding to L.R. Khatian no. 1314 under the Jurisdiction of Rajarhat Police Station in the District of North 24 Parganas within the local limits of Rajarhat Bishnupur 2 No. Gram Panchayet, sold conveyed and transferred in favour of Sri. Brahapada Sarkhel son of Late Biswanath Sarkhel, Sri Tapas Chanda son of Late Soubhagya Chanda & Sri. Basudev Dey son of Late Ranada Prasad Dey through a registered Deed of Conveyance registered on dated 15th Day of December of 2011, registered at the office of the A.D.S.R. Bidhannagar, North 24 Parganas, recorded in Book No. I, CD volume no. 23, pages from 2539 to 2551 being no. 14160 for the year 2011.
- F. Thereafter said Sri. Brahapada Sarkhel, Sri Tapas Chanda & Sri. Basudev Dey while sufficiently & collectively seized and possessed the said land recorded in L.R. settlement nos. 2036, 2035 & 2037.
- G. Thereafter said Sri. Brahapada Sarkhel, Sri Tapas Chanda & Sri. Basudev Dey got necessary orders of conversion from the Office of the Block Land and Land Reforms Officer at Rajarhat, North 24 Parganas, which granted Certificates of Conversion for change of classification of land in respect of the Schedule Property from their existing nature to the nature of "*Housing Complex*" vide:

1. Memo No. CON/1694/BLLRO/RAJ/23 dated 10.11.2023
2. Memo No. CON/1689/BLLRO/RAJ/23 dated 06.11.2023
3. Memo No. CON/1555/BLLRO/RAJ/23 dated 13.10.2023.

THE TITLE CHAIN OF BRAHMAPADA SARKHEL, TAPAS CHANDA, BASUDEV DEY & LOKENATH LEATHER IN RESPECT OF DAG 23 AT MOUZA JAMALPARA, J.L. NO. 42, CORRESPONDING TO L.R. KHATIAN NOS. 2035, 2036, 2037, 2038 & 3685:

- A. Once in a material time Smt. Sandhya Rani Debi (Chattopadhyay) while sufficiently seized and possessed **ALL THAT** piece and parcel of land measuring about **40** Decimals, more or less, comprised in R.S./L.R. Dag No. 23 corresponding to Jaminder Khatian No. 25 corresponding C.S. Khatian No. 85, corresponding to R.S. Khatian No. 65 and L.R. Khatian No. 848, Touzi No. 10, of Mouza – Jamalpara, J.L. No. 42, gifted in favour of Sri Pinaki Chattopadhaya out of natural love and affection registered on dated 20th day of June 2000, registered at the office of the A.D.S.R. Bidhannagar, North 24 Parganas, recorded in Book No. I, volume No. 81, pages from 179 to 188, being no. 3243 for the year 2000.
- B. Thereafter, said Sri Pinaki Chattopadhaya, while sufficiently seized and possessed the said plot of land sold conveyed and transferred in favour of 1. Brahmapada Sarkhel, 2. Tapas Chanda & 3. Basudev Dey by virtue a Deed of Conveyance registered at the office of the A.D.S.R. Bidhannagar, North 24 Parganas, recorded in the Book No. I, CD Volume No. 3, pages from 7620 from 7633 being no. 01687 for the year 2010, upon receiving of consideration in money mentioned therein.
- C. Once in material times while Smt. Sandhya Rani Debi (Chattopadhaya), while sufficiently seized and possessed **ALL THAT** piece and parcel of Danga Land measuring about **12.20** decimals, more or less, equivalent to. 7 Cottahs, 06 Chittacks and 13 Square feet, more or less, comprised in R.S./L.R. Dag No. 23 corresponding L.R. Khatian No. 848, J.L. No. 42, Touzi No. 10 (presently), Mouza – Jamalpara, under the jurisdiction Rajarhat police station, under the local Jurisdiction of Rajarhat-Bishnupur 2 no. Gram Panchayet, gifted, transferred all its rights titles along with all the easement rights in favour of Sri Shanti Nath Chatterjee and Sri Shome Nath Chatterjee, by virtue a Bengali Daan Patra Dalil executed on dated 29th day of February, 2008, registered at the office of the A.D.S.R. Bidhannagar, North 24 Parganas, recorded in Book No. I, CD Volume No. 3 at pages from 8712 to 8724 being no. 02761 for the year 2008 out of natural love and affection.
- D. Thereafter said Sri Shanti Nath Chatterjee and Sri Shome Nath Chatterjee while sufficiently seized and possessed the said plot of Sali land measuring about **12.20** decimals, more or less, equivalent to. 7 Cottahs, 06 Chittacks and 13 Square feet, more or less, sold conveyed and transferred in favour of Lokenath Leather, a partnership firm, registered under the partnership Act, having its registered office at 6/2D Rani Rashmoni Garden Lane, P.S. – Tangra, Kolkata – 700015, representing by 3(three) of its Partners namely 1. Brahmapada Sarkhel, 2. Tapas Chanda & 3. Basudev Dey by virtue a Deed of Conveyance executed on 19th day of February, 2010, registered at the office of the A.D.S.R. Bidhannagar, North 24 Parganas, recorded in the Book No – I, CD Volume No. 3, pages from 7676 to 7698 being no. 01691 for the

year 2010.

- E. Once in material times while Smt. Sandhya Rani Debi (Chattopadhyaya), while sufficiently seized and possessed **ALL THAT** piece and parcel of Danga Land measuring about **19.80** decimals, more or less, equivalent to. 12 Cottahs, more or less, comprised in R.S./L.R. Dag No. 23 corresponding L.R. Khatian No. 848, J.L. No. 42, Touzi No. 10 (presently), Mouza – Jamalpara, under the jurisdiction Rajarhat police station, under the local Jurisdiction of Rajarhat- Bishnupur 2 no. Gram Panchayet, gifted, transferred all its rights titles along with all the easement rights in favour of Sri Sujit Chatterjee, by virtue a Bengali Daan Patra Dalil executed on dated 29th day of February, 2008, registered at the office of the A.D.S.R. Bidhannagar, North 24 Parganas, recorded in Book No. I, CD Volume No. 3 at pages from 8712 to 8724 being no. 02761 for the year 2008 out of natural love and affection.
- F. Thereafter said Sri Sujit Chatterjee, while sufficiently seized and possessed **ALL THAT** piece and parcel of danga land measuring about **19.80** Decimals, more or less, equivalent to. **12** cottahs, more or less, comprised in R.S./L.R. Dag no. 23 corresponding L.R. Khatian no. 848, J.L. No. 42, Touzi no. 10 (presently), Mouza – Jamalpara, under the jurisdiction rajarhat police station, under the local jurisdiction of Rajarhat- Bishnupur 2 No. Gram panchayet, sold conveyed and transferred in favor of 1. Brahmapada Sarkhel, 2. Tapas Chanda & 3. Basudev Dey, by virtue of a Bengali Bikroy Kobala, executed on dated 29.11.2018 registered at the office of the A.D.S.R. Rajarhat, North 24 Parganas, recorded in Book no. I, pages from 1523-2018, pages from 436946 to 436974, being no. 152313160 for the year 2018, upon receiving of consideration in money.
- H. Thereafter said Sri. Brahmapada Sarkhel, Sri Tapas Chanda & Sri. Basudev Dey, 3(three) partners of Lokenath Leathers while sufficiently & collectively seized and possessed the said land recorded in L.R. settlement nos. 2036, 2035, 2037, 2038 & 3685.
- G. Thereafter said Sri. Brahmapada Sarkhel, Sri Tapas Chanda & Sri. Basudev Dey 3(three) partners of Lokenath Leathers, got necessary orders of conversion from the Office of the Block Land and Land Reforms Officer at Rajarhat, North 24 Parganas, which granted Certificates of Conversion for change of classification of land in respect of the Schedule Property from their existing nature to the nature of "*Housing Complex*" vide:
1. Memo No. CON/1556/BLLRO/RAJ/23 dated 13.10.2023
 2. Memo No. CON/1558/BLLRO/RAJ/23 dated 13.10.2023
 3. Memo No. CON/173/BLLRO/RAJ/24 dated 12.02.2024
 4. Memo No. CON/1552/BLLRO/RAJ/23 dated 13.10.2023
 5. Memo No. CON/177/BLLRO/RAJ/24 dated 12.02.2024
 6. Memo No. CON/1819/BLLRO/RAJ/23 dated 05.12.2023
 7. Memo No. CON/197/BLLRO/RAJ/24 dated 16.02.2024
 8. Memo No. CON/1550/BLLRO/RAJ/23 dated 13.10.2023

Drafted By
Sourav Bhuiya
Advocate

9. Memo No. CON/172/BLLRO/RAJ/24 dated 12.02.2024.

THE TITLE CHAIN OF BRAHMAPADA SARKHEL, APARAJITA SARKHEL, TAPAS CHANDA, BASUDEV DEY & LOKENATH LEATHERS IN RESPECT OF DAG 23 AT MOUZA JAMALPARA, J.L. NO. 42, CORRESPONDING TO L.R. KHATIAN NOS. 2035, 2036, 2038 & 3685, 3709:

- A. Once in material times while Smt. Sandhya Rani Debi (Chattopadhyaya), while sufficiently seized and possessed **ALL THAT** piece and parcel of Danga Land measuring about **75** decimals, more or less, equivalent to. 45 Cottahs 5 Chittaks and 19 Sq. ft., more or less, comprised in R.S./L.R. Dag No. 54 corresponding L.R. Khatian No. 848, J.L. No. 42, Touzi No. 10 (presently), Mouza – Jamalpara, under the jurisdiction Rajarhat police station, under the local Jurisdiction of Rajarhat- Bishnupur 2 no. Gram Panchayet, gifted, transferred all her rights titles along with all the easement rights in favour of 1. Sri Santi Nath Chatterjee, 2. Shome Nath Chatterjee, 3. Smt. Shyamali Mukherjee, 4. Smt. Kalyani Mukherjee & 5. Smt. Rina Mukherjee, by virtue a Bengali Daan Patra Dalil executed on dated 20th day of February, 2008, registered at the office of the D.S.R. – II, Barasat, North 24 Parganas, recorded in Book No. I, CD Volume No. 5 at pages from 7266 to 7283 being no. 04405 for the year 2008 out of natural love and affection.
- B. Thereafter said 1. Sri Santi Nath Chatterjee, 2. Shome Nath Chatterjee, 3. Smt. Shymali Mukherjee, 4. Smt. Kalyani Mukherjee & 5. Smt. Rina Mukherjee, while sufficiently seized and possessed the said plot of Sali land measuring about **75** decimals, more or less, equivalent to. 45 Cottahs 5 Chittaks and 19 Sq. ft., more or less, sold conveyed and transferred in favour of **LOKENATH LEATHER**, a partnership firm, registered under the partnership Act, having its registered office at 6/2D Rani Rashmoni Garden Lane, P.S. – Tangra, Kolkata – 700015, representing by 3(three) of its Partners namely 1. Brahmapada Sarkhel, 2. Tapas Chanda & 3. Basudev Dey by virtue a Deed of Conveyance executed on 19th day of February, 2010, registered at the office of the A.D.S.R. Bidhannagar, North 24 Parganas, recorded in the Book No – I, CD Volume No. 3, pages from 7676 to 7698 being no. 01691 for the year 2010.
- C. By virtue a Bengali Kobala executed on dated 10th day of June, 1956 registered at the office of the A.D.S.R. Cossipore, North 24 Parganas, recorded in Book No. I, Volume no. 68, pages from 124 to 177, being no. 4644 for the year 1959, being the purchaser therein Smt. Sandhya Rani Devi purchased **ALL THAT** plot of area of land measuring about 1(one) acre 16(sixteen) decimals comprised in C.S. Dag no. 65, R.S./L.R. Dag No. 54, under Khatian No. 282, J.L. No. 42, R.S. no. 124, Touzi No. 10 (presently) at Mouza – Jamalpara, under Rajarhat Police Station, within the local jurisdiction of Rajarhat-Bishnupur II no. Gram Panchayet, from Sri Mani Bhushan Ghosh, Smt. Amala Bala Basu and Smt. Nilima Bala Dutta being the Vendors therein, upon transferring consideration in money therein.

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Sourav Bhuiya
Advocate

- D. Said Smt. Sandhya Rani while sufficiently seized and possessed the above mentioned plot of land mutated her in name in L.R. Records at B.L. & L.R.O. Rajarhat under L.R. Khatian No. 848, comprised in R.S./L.R. Dag no. 54, J.L. No. 42, Mouza – Jamalpara, under Rajarhat Police Station, within the local jurisdiction of Rajarhat-Bishnupur II no. Gram Panchayet.
- E. Thereafter Smt. Sandhya Rani while sufficiently seized and possessed and/or otherwise well and sufficiently entitled the property and absolute estate of inheritance in in free since possession to the said Danga Land sold, conveyed and transferred **ALL THAT** plot of land measuring about **33.33** decimals out of 1(one) acre 16(sixteen) decimals in favour of **ABS LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.** through a registered Deed of Conveyance on dated 09.04.2008 at the office of the D.S.R. – II, Barasat, North 24 Parganas, recorded on Book No. I, CD Volume No. I, pages from 8605 to 8621 being deed no. 00530 for the year 2009.
- F. Subsequently, Mr. Tapan Ghosh, son of Late Pannalal Ghosh, residing at 6, Panchkari Ghosh Lane, P.O.: Behala, P.S.: Thakupukur, Kolkata – 700008, District South 24 Parganas, Director of ABS LAND DEVELOPMENT & CONSTRUCTION PVT. LTD. for better looking after, sold, transfer assigned Mr. Nitai Sardar as his lawful constituted attorney through a General Power of Attorney registered on 10.08.2018, at the office of the D.S.R. – II, Barasat, North 24 Parganas and recoded in Book – IV, pages from 3109 to 3127 being deed no. 150200124 for the year 2018 in respect of **ALL THAT** plot of land measuring about 16.67 decimals, more or less, comprised in R.S./L.R. Dag No. 54, under Khatian No. 848, J.L. No. 42, R.S. no. 124, Touzi No. 10 (presently) at Mouza – Jamalpara, under Rajarhat Police Station, within the local jurisdiction of Rajarhat-Bishnupur II no. Gram Panchayet.
- G. Thereafter said Mr. Tapan Ghosh, son of Late Pannalal Ghosh, by virtue the General Power of Attorney being no. 00124 for the year 2018, for urgent need of money sold conveyed and transferred in favour of Smt. Aparajita Sarkhel, wife of Mr. Brahmapada Sarkhel, residing at 4B, T-3, HIG, Greenfield Ambition AA- IID, P.O.: Hatiara, P.S.: Narayanpur, Kolkata – 700157, District – North 24 Parganas, **ALL THAT** piece and parcel of Danga land measuring about **16.67** Decimals, more or less, out of 33.33 decimals, more or less, comprised in R.S./L.R. Dag No. 54, under Khatian No. 848, J.L. No. 42, R.S. no. 124, Touzi No. 10 (presently) at Mouza – Jamalpara, under Rajarhat Police Station, within the local jurisdiction of Rajarhat-Bishnupur II no. Gram Panchayet, through a Deed of Conveyance executed on 30th September of 2019, registered at the office of the A.D.S.R Rajarhat, North 24 Parganas, recorded in Book No. I, volume no. 1523-2019, pages from 482186 to 482216, being no. 12141 for the year 2019, upon receiving consideration in money mentioned therein.
- H. While Mr. Tapan Ghosh, son of Late Pannalal Ghosh, residing at 6, Panchkari Ghosh Lane, P.O.: Behala, P.S.: Thakupukur, Kolkata – 700008, District South 24 Parganas, Director of **ABS LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.** while

sufficiently seized and possessed the remaining plot of Danga land measuring about **16.67** decimals, more or less, out of 33.33 decimals, more or less, for better looking after, sold, transfer, assigned Smt. Sikha Nath, as his lawful constituted attorney through a General Power of Attorney registered on 10.08.2018, at the office of the D.S.R. – II, Barasat, North 24 Parganas and recoded in Book – IV, volume no. 1502-2018, pages from 3089 to 3108 being deed no. 150200125 for the year 2018 in respect of **ALL THAT** plot of Danga land measuring about 16.67 decimals, more or less, comprised in R.S./L.R. Dag No. 54, under Khatian No. 848, J.L. No. 42, R.S. no. 124, Touzi No. 10 (presently) at Mouza – Jamalpara, under Rajarhat Police Station, within the local jurisdiction of Rajarhat-Bishnupur II no. Gram Panchayet.

- I. Thereafter said Mr. Tapan Ghosh, son of Late Pannalal Ghosh, by virtue the General Power of Attorney being no. 00125 for the year 2018, for urgent need of money sold conveyed and transferred in favour of 1. Sri. Brahmapada Sarkhel, 2. Sri. Tapas Chanda & 3. Sri Basudev Dey, **ALL THAT** piece and parcel of Danga land measuring about **16.67** Decimals, more or less, out of **33.33** decimals, more or less, comprised in R.S./L.R. Dag No. 54, under Khatian No. 848, J.L. No. 42, R.S. no. 124, Touzi No. 10 (presently) at Mouza – Jamalpara, under Rajarhat Police Station, within the local jurisdiction of Rajarhat-Bishnupur II no. Gram Panchayet, through a Deed of Conveyance executed on 11th December of 2020, registered at the office of the A.D.S.R Rajarhat, North 24 Parganas, recorded in Book No. I, volume no. 1523-2020, pages from 363064 to 363104, being no. 152309006 for the year 2020, upon receiving consideration in money mentioned therein.
- J. Thereafter said Sri. Brahmapada Sarkhel, Sri Tapas Chanda & Sri. Basudev Dey, 3(three) partners of Lokenath Leathers & Smt. Aparajita Sarkhel while sufficiently & collectively seized and possessed the said land recorded in L.R. settlement nos. 2036, 2035, 2038, 3685 & 3709.
- H. Thereafter said Sri. Brahmapada Sarkhel, Sri Tapas Chanda & Sri. Basudev Dey, 3(three) partners of Lokenath Leathers, got necessary orders of conversion from the Office of the Block Land and Land Reforms Officer at Rajarhat, North 24 Parganas, which granted Certificates of Conversion for change of classification of land in respect of the Schedule Property from their existing nature to the nature of "*Housing Complex*" vide:
 1. Memo No. CON/1688/BLLRO/RAJ/23 dated 06.11.2023
 2. Memo No. CON/1815/BLLRO/RAJ/23 dated 05.12.2023
 3. Memo No. CON/1694/BLLRO/RAJ/23 dated 10.11.2023
 4. Memo No. CON/1809/BLLRO/RAJ/23 dated 05.12.2023
 5. Memo No. CON/202/BLLRO/RAJ/2024 dated 16.02.2024
 6. Memo No. CON/272/BLLRO/RAJ/2024 dated 23.02.2024
 7. Memo No. CON/419/BLLRO/RAJ/2024 dated 15.03.2024
 8. Memo No. CON/521/BLLRO/RAJ/2024 dated 01.04.2024
 9. Memo No. CON/574/BLLRO/RAJ/2024 dated 09.04.2024

10. Memo No. CON/629/BLLRO/RAJ/2024 dated 16.04.2024
11. Memo No. CON/632/BLLRO/RAJ/2024 dated 16.04.2024
12. Memo No. CON/1689/BLLRO/RAJ/23 dated 06.11.2023.

THE TITLE CHAIN OF IN RESPECT OF DAG 23 AT MOUZA JAMALPARA, J.L. NO. 42, CORRESPONDING TO L.R. KHATIAN NOS. 3670, 3671 & 3672:

- A.** Once in a material time Smt. Sandhya Rani Debi (Chattopadhyay) while sufficiently seized and possessed **ALL THAT** piece and parcel of land measuring about **60** Decimals, more or less, comprised in R.S./L.R. Dag No. 57 corresponding to Jaminder Khatian No. 25 corresponding C.S. Khatian No. 85, corresponding to R.S. Khatian No. 65 and L.R. Khatian No. 848, Touzi No. 10, of Mouza – Jamalpara, J.L. No. 42, gifted in favour of Sri Pinaki Chattopadhyaya out of natural love and affection registered on dated 20th day of June 2000, registered at the office of the A.D.S.R. Bidhannagar, North 24 Parganas, recorded in Book No. I, volume No. 81, pages from 179 to 188, being no. 3243 for the year 2000.
- B.** Thereafter said Sri Pinaki Chattopadhyaya while sufficiently seized and possessed the above mention plot of land, sold conveyed and transferred **ALL THAT** piece and parcel of Sali land measuring about 29.33 Decimals, more or less, comprised in R.S./L.R. Dag No. 57 corresponding to Jaminder Khatian No. 25 corresponding C.S. Khatian No. 85, corresponding to R.S. Khatian No. 65 and L.R. Khatian No. 848, Touzi No. 10, of Mouza – Jamalpara, J.L. No. 42, under the jurisdiction of Rajarhat Police Station and local jurisdiction of Rajarhat Bishnupur II no. Gram Panchayet, North 24 Parganas, in favor of **Brahmapada Sarkhel, Tapas Chanda & Basudev Dey** by virtue a Bengali Bikroy Kobala registered on 29.11.2018, at A.D.S.R. Rajarhat, North 24 Parganas, recoded in Book no. I, Volume No. 1523-2018, pages from 436975 to 437004, being no. 152313159 for year 2018, upon receiving of consideration in money therein.
- C.** Thereafter said Sri. Brahmapada Sarkhel, Sri Tapas Chanda & Sri. Basudev Dey, while sufficiently & collectively seized and possessed the said land recorded in L.R. settlement nos. 3670, 3671 & 3672.
- D.** Thereafter said Sri. Brahmapada Sarkhel, Sri Tapas Chanda & Sri. Basudev Dey, got necessary orders of conversion from the Office of the Block Land and Land Reforms Officer at Rajarhat, North 24 Parganas, which granted Certificates of Conversion for change of classification of land in respect of the Schedule Property from their existing nature to the nature of "*Housing Complex*" vide:
 1. Memo No. CON/1561/BLLRO/RAJ/23 dated 13.10.2023,
 2. Memo No. CON/1557/BLLRO/RAJ/23 dated 13.10.2023
 3. Memo No. CON/1551/BLLRO/RAJ/23 dated 13.10.2023.

THE THIRD SCHEDULE ABOVE REFERRED TO
(PART – I)
Common Area

The Common Areas shall include –

- A) Paths and passages, internal roads, common passages, drive ways, entrance gates
- B) Administrative and care taker's Room
- C) The foundation columns, beams, support, landings, entrances, exits and pathways.
- D) Drains and sewers from the premises to the Municipal/Panchayet Duct.
- E) Water sewerage and drainage connection pipes from the Row Houses/ Row - bungalows to drains and sewers common to the premises.
- F) Boundary walls of the entire project including outer side of the walls of the Said projects and main gates.
- G) Water pump and motor with installation and room therefore.
- H) Bore well, water pump, overhead tanks and underground water reservoirs, water pipes and other common plumbing installations and spaces required thereto.
- I) Transformer, electrical wiring, meters and fittings and fixtures for lighting the staircase lobby and other common areas (excluding those as are installed for any particular Row Houses/ Row - bungalows) and spaces required therefore.
- J) Windows/doors/grills and other fittings of the Common Areas Generator its installations and its allied accessories and spaces required therefore.
- K) Such other Common Areas, equipments, installations, fixtures, fittings in covered and open space in or about the Said Project and/or the Said Row houses/ Row - bungalows as are necessary for passage to or use and occupancy of the Flats as are necessary.
- L) Fire fighting system in the Said Project.
- M) Machinery for twenty four hours water supply from captive and deep tubewells and water filtration plant, if any.
- N) AC Banquet.
- O) AC Gymnasium with equipments and accessories.
- P) AC children's indoor games area
- Q) AC lounge and meeting rooms
- R) Roof top Swimming Pool.
- S) Pool side lounge area
- T) Outdoor children play area
- U) Landscaped Garden.
- V) Closed Circuit Camera with Central Security Surveillance.
- W) Ampethatere with sitting area
- X) Library cum yoga centre
- Y) Swage treatment plan

(PART – II)
(Specifications, Amenities and Facilities)

FOUNDATION		RCC Foundation
WALLS		Bricks Masonry
ROOMS		
	FLOOR	Vitrified Tiles in living/dining area and bedrooms
	WALL	Plaster of Paris Finish
KITCHEN		
	FLOOR	Ceramic Tiles
	COUNTER	Black granite Counter Top
	SINK	Stainless Steel Sink
	DADO	Ceramic tiles (2 ft. above counter)
TOILET		
	FLOOR	Ceramic Tiles
	DADO	Glazed Tiles
	W.C.	European type of Jaquar/Parry ware/similar reputed brand
	WASH BASIN	Jaquar/Parry ware/similar reputed brand
FITTINGS	Stair	Havells or similar Brands
	DOOR FRAME	Wooden Frame
	SHUTTER	Flush Door (Decorative Polished)
	WINDOW	UPVC
	WIRING	Concealed Copper Wiring
	POWER SUPPLY	Through WBSEB Network
	GENERATOR	Power backup – 24 x 7
	STAIRCASE/LOBBY	Kotastone / granite
	WATER SUPPLY	24 x 7 Captive Water Supply

AMENITIES & FACILITIES:

- AC BANQUET HALL
- ROOF TOP SWIMMING POOL
- AC CHILDRENS'S INDOOR GAMES ARENA
- AC LOUNGE AND MEETING ROOM
- POOL SIDE LOUNGE ARENA
- OUTDOOR CHILDRENS PLAY AREA
- CLOSE CIRCUIT TV
- POWER BACK UP
- WELL EQUIPPED MULTI GYM
- AMPHITHEATER WITH SITTING ARENA
- LIBRARY CUM YOGA CENTER
- SWEAGE TREATMENT PLANT
- 24 HRS WATER SUPPLY

Drafted By
Sourav Bhuiya
Advocate

THE FOURTH SCHEDULE ABOVE REFERRED TO
(ROW HOUSE / ROW - BUNGALOW/UNIT)

ALL THAT Row House / Row - bungalow/ Unit No. _____, measuring a carpet area of _____ (_____) square feet, more or less, built-up area about _____ square feet, more or less and corresponding to saleable area of _____ (_____) square feet, more or less, along with open Garden attached to the proportionate with the Row House/ Row - bungalow/ unit measuring _____ square feet, which is excluded from the built up area of the Row House/ Row - bungalow/ unit along with a Terrace measuring about _____ square feet, more or less (hereinafter referred as the "**ROW - BUNGALOW**"), along with the proportionate area to use in the common portions of the project together with pro-rata share in the Common Areas of the entire Project, as demarcated within the Plan annexed hereunder and bordered as the " _____ " color.

TOGETHER WITH right to park medium sized **motor car**, within the unit measuring about _____ square feet, more or less, within the unit No. _____ situated in the project name "**MOKSHAAH**" along with the pro-rata share in the Common Areas of the entire Project.

IN WITNESS WHERE OF Parties hereinabove named have set the irrespctive hands and signed this Agreement for Sale at Kolkata in the presence of attesting witness, signing as such on the day first above written.

MR. SOURAV MITRA

Being Represented by their lawful and Constituted Attorney of
**LOKENATH LEATHER, SRI BHARMHA PADA SARKHEL, SRI BASUDEV DEY, SRI
TAPAS CHANDA & SMT. APARAJITA SARKHEL**
(as the Director of **NEEL INFRA PROJECTS PRIVATE LIMITED**)
[VENDORS]

(as the Director of **NEEL INFRA PROJECTS PRIVATE LIMITED**)
[VENDOR/PROMOTER]

[PURCHASER]

Witnesses:

1.

2.

Drafted By
Sourav Bhuiya
Advocate

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs.** _____/- (**Rupees:** _____) only being the consideration in full payable under these presents as per the memo written herein below:

Total Consideration amount for Transfer of the Said Unit and Appurtenances described in the following manner:

Unit NO.	MODE	DATE	BANK	AMOUNT (in RS.)

TOTAL				_____/-

Note : This Agreement is valid subject to realization of cheque(s).

(as the Director of **NEEL INFRA PROJECTS PRIVATE LIMITED**)
[**VENDOR/PROMOTER**]

Witnesses:

1.

2.

Drafted By
Sourav Bhuiya
Advocate

LAYOUT PLAN OF UNIT NO. _____ ON THE GROUND FLOOR ADMEASURING
ABOUT _____ SQ. FT., BUILT-UP AREA (_____ SQ. FT. CARPET AREA)
APPROX AS ANNEXURE "A"

MR. SOURAV MITRA

Being Represented by their lawful and Constituted Attorney of
LOKENATH LEATHER, SRI BHARMHA PADA SARKHEL, SRI BASUDEV DEY, SRI
TAPAS CHANDA & SMT. APARAJITA SARKHEL
(as the Director of **NEEL INFRA PROJECTS PRIVATE LIMITED**)
[VENDORS]

(as the Director of **NEEL INFRA PROJECTS PRIVATE LIMITED**)
[VENDOR/PROMOTER]

[PURCHASER]

This **DEED OF CONVEYANCE** made on this _____ day of _____, 20_____

BY AND BETWEEN

**LOKENATH LEATHER, SRI BHARMHA PADA SARKHEL, SRI BASUDEV DEY, SRI
TAPAS CHANDA & SMT. APARAJITA SARKHEL
NEEL INFRA PROJECTS PRIVATE LIMITED**

.....**VENDORS**

AND

NEEL INFRA PROJECTS PRIVATE LIMITED

..... **VENDOR/PROMOTER**

AND

..... **PURCHASER**