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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

*[Signature]*

Additional District Sub-Registrar,  
Bachhat, New Town, North 24-Pgs

12 APR 2023

**DEVELOPMENT AGREEMENT**  
**With**  
**POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY is  
made and entered into on this 12th day of April, 2023 of Christian Era.  
BY AND BETWEEN

6259

30 MAR 2023

127)

Baishali Bhown  
Advocate  
High Court, Calcutta

সংখ্যা

তারিখ

জজের নাম ও পদ

জাজের (জজের) নাম

বিশেষ নম্বর, জজের নাম ও পদ

নামটি জাজের নাম

জাজের নাম

জাজের নাম

14 MAR 2023

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Additional District Sub-Registrar,  
Rajarhat, New Town, North 24 Parganas

12 APR 2023

1. **SRI ASHOK KUMAR ROY**, having **PAN: AFNPRO555H**, Aadhaar No: 5882 1989 8926, son of Late Ajit Kumar Roy, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 5/4V, Dum Dum Road, P.O.-Ghugudanga, P.S.- Sinthee, Kolkata-700030, District North 24 Parganas, West Bengal, India
2. **"M/s. ROYAL MARBLE"**, having **PAN AFNPRO555H**, a Proprietorship Firm, having its office address at 6/1K, Raja Bagan Lane (Dipen Ghosh Sarani), P.O.- Ghugudanga, P.S.-Sinthee, Kolkata-700 030, District North 24 Parganas, West Bengal, India, represented by its proprietor namely **SRI ASHOK KUMAR ROY**, having **PAN: AFNPRO555H**, Aadhaar No: 5882 1989 8926, son of Late Ajit Kumar Roy, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 5/4V, Dum Dum Road, P.O.-Ghugudanga, P.S.- Sinthee, Kolkata-700030, District North 24 Parganas, West Bengal, India.
3. **"M/s. ROYAL HOTEL & VILLA"**, having **PAN AFNPRO555H**, a Proprietorship Firm, having its office address at Kalaberia, Rajarhat, P.O.-Rajarhat, P.S.-Rajarhat, Kolkata-700 135, District North 24 Parganas, West Bengal, India represented by its proprietor namely **SRI ASHOK KUMAR ROY**, having **PAN: AFNPRO555H**, Aadhaar No: 5882 1989 8926, son of Late Ajit Kumar Roy, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 5/4V, Dum Dum Road, P.O.-Ghugudanga, P.S.- Sinthee, Kolkata-700030, District North 24 Parganas, West Bengal, India.
4. **M/s. ROYAL CONSTRUCTION"**, having **PAN AFNPRO555H**, a Proprietorship Firm, having its office address at 6/1K, Raja Bagan Lane (Dipen Ghosh Sarani), P.O.- Ghugudanga, P.S.-Sinthee, Kolkata-700 030, District North 24 Parganas, West Bengal, India, represented by its proprietor namely **SRI ASHOK KUMAR ROY**, having **PAN: AFNPRO555H**, Aadhaar No: 5882 1989 8926, son of Late Ajit Kumar Roy, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 5/4V, Dum Dum Road, P.O.-Ghugudanga, P.S.- Sinthee, Kolkata-700030, District North 24 Parganas, West Bengal, India.

hereinafter jointly called and referred to as the LANDOWNERS/OWNERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its proprietor, successors-in-office/interest and administrators) of the **ONE PART**.



AND

**MAA LAND DEVELOPERS PRIVATE LIMITED**, having PAN: AAICM4020H, a Company having its office at Terminus Building, 2<sup>nd</sup> Floor, Unit-216, P.O. New Town, P.S. New Town, Kolkata-700156, represented by its Directors namely

**SRI SAROJ KUMAR GIRI**, having PAN: AHUPG3184G & Aadhaar No. 2221 0748 3748, S/o. Shiv Shankar Giri, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at **Giri I House, Sankar Abasan Helabatalla, Hatiara Road, Baguiati, Kolkata-700157, District North 24 Parganas, West Bengal, India**, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its proprietor, successors-in-office/interest and administrators) of the **SECOND PART**.

#### 1. Subject Matter of Development Agreement with Power of Attorney:

**Land:** Intended to develop of **ALL THAT** piece and parcel of **Shali (Proposed Bastu)** land ad-measuring about **41(Forty one) decimals** a little more or less lying and situated at **Kalaberia, Kolkata-700135** appertaining to **Mouza - Kalberia, J.L. No. 30, Re. Sa. No. 52, Touzi No. 173** comprised in **R.S./L.R. Dag No. 448** and **L.R. Khatian Nos. 1851, 1852, 1844 and 1842** within the jurisdiction of **Rajarhat Bishnupur Gram Panchayat No. 1, Police Station Rajarhat, A.D.S.R. Rajarhat, New Town** in the district of **North 24 Parganas**, free from all encumbrances, (hereafter called and referred to as the **Scheduled Property** and morefully and particularly described in the **First Schedule** hereunder).

#### 2. Background:

##### A. Title regarding ownership of Ashok Kumar Roy (herein Landowner No. 1)

**Ownership of Sir Prabhas Chandra Mitra:** Sir Prabhas Chandra Mitra was well seized and possessed of and/or otherwise well and sufficiently entitled to the property measuring an area of 41 [Forty One] Decimals, comprised in C.S. Khatian No. 52, under R.S. Khatian No. 93 under R.S. Dag No.448 lying and situated at Mouza-Kalaberia, J.L. No.

30, Re.Su. No. 52 Touzi No. 173 Hal Touzi No. 10, P.S.-Rajarhat, in the District 24 Parganas, in the state of West Bengal, India.

**Demise of Sir Prabhas Chandra Mitra :** That after the said Sir Prabhas Chandra Mitra died intestate and leaving behind him, his four sons namely (i) Sri Sudhangshu Kumar Mitra, (ii) Sri Arun Kumar Mitra, (iii) Sri Santosh Kumar Mitra and (iv) Sri Bimal Kumar Mitra, the successors therein to succeed and inherit all the estates and properties left by the said Sir Prabhas Chandra Mitra since deceased, was governed during his life time.

**Demise of Sudhangshu Kumar Mitra :** That the said Sudhangshu Kumar Mitra (L.R. Khatin No. 476) also died intestate and left his three sons namely (i) Sri Salil Kumar Mitra, (ii) Malay Kumar Mitra and (iii) Prabir Kumar Mitra as his sole legal heirs to succeed and inherit all the estates and properties left by the said.

**Demise of Arun Kumar Mitra:** Thereafter the Said Arun Kumar Mitra (L.R. KriKhatian No. 34) son of Late Sir Prabhas Chandra Mitra died unmarried left his brother (Sudhangshu Kumar Mitra) son's namely (i) Salil Kumar Mitra, (ii) Malay Kumar Mitra and (iii) Prabir Kumar Mitra became the owners of his share as executors of the estate.

**Land Recorded by Santosh Kumar Mitra and Bimal Kumar Mitra :** Sri Santosh Kumar Mitra and Bimal Kumar Mitra were jointly recorded their 1/4th shares each in favour of their respective names into the records of Block Land & Land Reforms Office Rajarhat vide their respective L.R.Khatian No.452 in the name of Santosh Kumar Mitra and L.R.Khatian No.269, [in the name of Bimal Kumar Mitra].

**Demise of Bimal Kumar Mitra:** That after the said Bimal Kumar Mitra, son of Late Sir Prabhas Chandra Mitra since demised leaving behind him his only son namely Sri Goutam Mitra to succeed and inherit his 1/4th share out of 41(Forty One) Decimals of Land by the Law of Succession.

**Will Executed by Santosh Kumar Mitra:** Thereafter the said Santosh Kumar Mitra so of Late Sir Prabhas Chandra Mitra made and publish his Last Will & Testament of 07.08.1975 whereby he gave and bequeath his property to his grand son and grand daughter namely Mr. Amit Kumar Mitra and Rini Sanbi of his undivided 1/4th share.

**Demise of Santosh Kumar Mitra:** There after the said Santosh Kumar Mitra died intestate on 21.05.1981 left his Last Will of his share, the executor therein namely Sri Sa Kumar Mitra and Prabir Kumar Mitra.

**Probate of Will:** That after demise of Santosh Kumar Mitra, by virtue of his said Last Will the executors therein namely Sri Salil Kumar Mitra and Prabir Kumar Mitra duly obtained a probate of the said last Will Sri Amit Kumar Mitra and Rini Sanbi by the Honourable High Court at Calcutta on 09.07.1989 vide Probate Case No. 5 and thus Sri Amit Kumar Mitra and Rini Sanbi became the owners of his 1/4th share of the aforesaid land measuring 41 [Forty One] Decimals.

**Transferred by Amit Kumar Mitter to Md. Sahidul Islam and Md. Nazrul Islam:** That By virtue of Registered Deed of Conveyance, dated 8th day of July, 2003, One Amit Kumar Mitter, son of Late Tarun Kumar Mitra, sold conveyed transferred and parted ALL THAT piece and parcel of Land (Classified as Sali Land), measuring an area about 5.50 (Five point Five Zero Decimals comprised in R.S. Khatian No. 93, under R.S. Dag No.448, under L.R. Khatian No.452, comprised at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touzi No.10, P.S.-Rajarhat, Pargana Kolikata, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Bishnupur No. 1 Gram Panchayat to one Md. Sahidul Islam and Md. Nazrul Islam and the said Deed of Conveyance was registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 454, Pages from 1 to 18, bearing Deed No. 08048 for the year 2003.

**Transferred by Arun Kumar Mitra to Sudhir Saha:** By dint of a Bengali SafBikroyKobala dated 15th day of May 2003, the said One Arun Kumar Mitra through his executors/trustee namely Mr. Salil Kumar Mitra and Mr. Malay Kumar Mitra, sold conveyed transferred and parted ALL THAT piece and parcel of land measuring an area about 06[Six] Cottahs 01[One] Chittacks more or less out of 41[Forty One] Decimals, comprised in R.S Khatian No. 93 corresponding to L.R. Kri Khatian No. 34 under R.S. &L.R.Dag No.448 lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touz No. 10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City and within the local limits of Bishnupur No. 1 Gram Panchayat in favour of Sudhir Sah the Purchaser therein and the said Bengali SafBikroyKobala was registered at



A.D.S.R.C Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 339, Pages from 65 75 being Deed No. 06008 for the year 2003.

**Transferred by Prabir Kumar Mitra to Arun Kumar Bose:** That by way of a Deed Conveyance dated the 2nd day of August, 2003, Sri Prabir Kumar Mitra sold conveyed transferred and parted ALL THAT piece and parcel of Sali Land measuring an area about 3.34 [Three point Three Four] Decimals, comprised in L.R. Khatian No. 476 under R Dag. No. 448, in Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touzi 10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Bishnupur No. 1 Gram Panchayat in favour of Sri Arun Kur Bose and the said Deed of Conveyance was registered at Registrar of Assurances, Kolk and the same was recorded in Book No. 1, Volume No. 1, Pages from 1 to 9, bearing Deed No. 3497 for the year 2003.

**Transferred by Santosh Kumar Mitra and Rini Sanghvi to Sri Sudhir Saha and Sri Arun Kumar Bose:** That by virtue of a Bengali SafBikroyKobala dated 15th day of May 2003, Sri Santosh Kumar Mitra and Rini Sanghvi, jointly sold conveyed transferred released and parted ALL THAT piece and parcel of Sali land measuring an area about 5.50 [Five point Five Zero] Decimals equivalent to 03[Three] Cottahas 05[Five] Chittaks 00[Zero] Sq.Ft. be the same a little more or less, comprised in R.S. Khatian No.93 corresponding to L.R. Krishi Khatian No.452, under R.S. Dag No.448, within P.S.-Rajarhat situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173 Presently under 10, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat in favour of Sri Sudhir Saha and Sri Arun Kumar Bose the purchasers therein and the said Bengali SafBikroyKobala was registered in the office of Additional District Sub Registrar Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 339 Pages from 50 to 64 being Deed No. 06007 for the year 2003.

**Transferred by Gautam Mitra to Sri Ashim Saha :** by virtue of Deed of Conveyance dated 9th day of June 2003, the said One Gautam Mitra, sold conveyed transferred released and parted ALL THAT piece and parcel of Sali Land measuring an area about 10 [Ten] Decimal be the same a little more or less, comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 269 under R.S. Dag No.448, lying and situated at

Mouza-Kalaberia, J.L. No. 30, Re.Su. No.52, Touzi No. 173 Presently under 10, P.S.-Rajarhat, Pargana Kolikata within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat in favour of Sri AshimSaha the purchaser therein and the said Deed of Conveyance was registered in the office of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and the same was recorded in Book No. 1, Volume No. 340, Pages from 46 to 66, bearing Deed No. 06026 for the year 2003.

**Transferred by Sri Salil Kumar Mitra and Sri Malay Kumar Mitra to Sri Arun Kumar Bose :** by virtue of a Bengali SafBikroyKobala dated 15th day of May 2003, Sri Salil Kumar Mitra and Sri Malay Kumar Mitra, both sons of Late Sudhangshu Kumar Mitra jointly the vendors therein, sold conveyed transferred released and parted ALL THAT 2/3ml share out of 1/4th share of their father inherited property, piece and parcel of Sali Land measuring an area about 04[Four] Cottahs 00[Zero Zero] Chittaks 31(thirty One) Sq.Ft. be the same a little more or less, out of total 41[Forty One] Decimals be the same a little more or less, comprised in R.S. Khatian No. 92 corresponding to L.R. Khatian No.476, under R.S./L.R. Dag No.448, within Police Station-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat to One Sri Arun Kumar Bose, and the said Bengali SafBikroyKobala was registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) and recorded in Book No. 1, Volume No. 373, Pages from 148 to 158, bearing Deed No. 06615 for the year 2003 hereinafter referred to as the said land.

**Absolute Ownership of Sri Sudhir Saha and Others:** Thus on the basis of aforementioned facts, and circumstances and on the basis of Deeds and Cobalas by virtue of aforesaid diverse the said Sri Sudhir Saha, Md. Najrul Islam, Md. Sahidul Islam, Sri Arun Kumar Bose and Sri AshimSaha Collectively seized possessed or otherwise well and sufficiently entitled on ALL THAT piece and parcel of land/Classified as Sali Land] measuring an area about 41[Forty One] Decimals be the same a little more or less equivalent to 01[One] Bigha 04[Four] Cottahs 12[Twelve] Chittacks 40[Forty] Sq.Ft. be the same a little more or less, comprised in R.S. Khatian No. 93, corresponding to L.R. Khatian. Nos. 269, 476, 452 and 34 under R.S. & L.R. Dag No.448, lying and situated at Mouza- Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 now 10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of



Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India.

**Transferred by Sri Sudhir Saha & Others to Smt. Manju Sarkar:** Thereafter by a Bengali SafKobala dated 1 day of October 2004, the said Sri Sudhir Saha, Md. Najrul Islam, Md. Sahidul Islam, Sri Arun Kumar Bose and Sri Ashim Saha, sold conveyed transferred released and Parted ALL THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in C.S. Khatian No. 52 corresponding to R.S. Khatian No.93, corresponding to L.R. Khatian Nos.269, 476, 452 and 34, under R.S. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No.52 Touzi No. 173 now 10, within P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat in favour of Smt. Manju Sarkar the purchaser therein and the said Bengali SafKobala was registered in the office of A.D.S.R.O. Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 30, Pages from 65 to 84, being Deed No. 00488 for the year 2005.

**Absolute ownership of Smt. Manju Sarkar :** Thus on the basis of aforementioned facts, events and circumstances and on the basis of aforementioned Deeds the said Smt. Manju Sarkar, became the absolute owner of ALL THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in C.S. Khatian No. 52 corresponding to R.S. Khatian No.93, corresponding to L.R. Khatian Nos.269, 476, 452 and 34, under R.S. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No.52 Touzi No. 173 now 10 within P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat in the District of North 24 Parganas, in the state of West Bengal, India.

**Transferred by Smt. Manju Sarkar to Smt. Jyoti Bhattacharjee :** That by way of a Registered Deed of Conveyance dated 24th day of April 2006 the said Smt. Manju Sarkar, wife of Sri Nihar Ranjan Sarkar, sold, conveyed, transferred released and parted of ALL THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in R.S. Khatian No.93 corresponding to L.R. Khatian Nos. 269, 476, 452, 34, under R.S. & LR. Dag No. 448, lying and situated at

Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173 now 10, within the Police Station-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, to one Smt. Jyoti Bhattacharjee, wife of Sri Sudhir Bhattacharjee, the purchaser therein and the said Deed of Conveyance registered at D.S.R.-II, Barasat, North 24 Parganas, which has been recorded in Book No. 1, Volume No.1, Pages from 1 to 3 being Deed No. 005918 for the year 2006, against the valuable consideration mentioned therein.

**Recorded by Smt. Jyoti Bhattacharjee:** Thus after purchase the aforesaid land measuring 41 Forty One] Decimals [Classified as Sali Land] the said Jyoti Bhattacharjee duly mutated her name into the records of Block Land and Land Reforms Office Rajarhat vide L.R.Khatian No.1007 under L.R.Dag No.448, and since then she paying Khajna /Government rents thereof regularly as the recorded Owner.

**Landed Property Gifted by Smt.Jyoti Bhattacharjee to Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee:** That by virtue of a Registered Deed of Gift dated 18 day of July, 2009 the said Jyoti Bhattacharjee, by way of natural love and affection has gifted transferred ALL THAT piece and parcel of land [Classified as Sali Land] measuring an area of 41 [Forty One] Decimals more or less, comprised in R.S. Khatian No. 9 corresponding to L.R. Khatian No. 1007, under R.S. & L.R. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173, within P.S.-Rajarhat with the jurisdiction of A.D.S.R.O. Rajarhat Newtown formerly, under A.D.S.R.O. Bidhan Nag (Salt Lake City) and within the local limits of Rajarhat Bishnupur Gram Panchayat, in District North 24 Parganas, in favour of Sri Debasish Bhattacharjee and Smt. Gan Bhattacharjee, and the said Deed of Gift was registered at A.R.A.-II, Kolkata recorded Book No. 1, C.D. Volume No. 16, Pages from 4502 to 4514 being Deed No. 07500 for year 2009, hereinafter referred to as the said land.

**Absolute Ownerships of Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee:** Thus on the basis of aforementioned facts and on the basis of aforementioned events circumstances and on the basis of aforementioned Deeds and things, the said Sri Deba Bhattacharjee and Smt. Gargee Bhattacharjee jointly seized possessed and enjoying THAT piece and parcel of land [Classified as Sali Land]

admeasuring an area a 41[Forty One] Decimals be the same a little more or less, comprised in R.S. Khatian 93 corresponding to L.R. Khatian No. 1007, under R.S.& L.R. Dag No.448, lying situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173 Presently-10, P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown and within the limits of Rajarhat Bishnupur No, I Gram Panchayat, in the District North 24 Parganas in the state of west Bengal, India peacefully without any interference from any corner whatsoever.

**Plotting of Land:** Thereafter said Debasish Bhattacharjee and Gargee Bhattacharjee jointly formulated a scheme and prepare a plan or Map for the aforesaid 41 (Forty one) decimals land and divided the same into Five separate plots, numbered as **Plot No. A, Plot No. B, Plot No. C, Plot No. D and Plot No. E** respectively.

**Transferred by Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee to Ashok Kumar Roy [ herein landowner No. 1]:** By dint of 2(Two) Deed of conveyance dated 12<sup>th</sup> day of October 2022, the said **Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee** sold conveyed transferred released **Plot A [ 1.24 decimals] and Plot D[9.94 decimals]** admeasuring an area about 11.18 [Eleven point one eight] Decimals be the same a little more or less comprised in R.S. Khatian 93 corresponding to L.R. Khatian No. 1007, under R.S.& L.R. Dag No.448, lying situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173 Presently-10, P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown and within the limits of Rajarhat Bishnupur No, I Gram Panchayat, in favour of **ASHOK KUMAR ROY [landowner no. 1herein]**and the said 2(Two) Deed of conveyance details are as under

Date	Registration office	Details of Deed	Area of land
12/10/2022	A.D.S.R. Rajarhat, New Town	Book No. I Volume No. 1523-2022 Pages 629772-629796 Deed No. 152316545 Year 2022	1.24 decimals



12/10/2022	A.D.S.R. Rajarhat, New Town	Book No. I Volume No. 1523-2022 Pages 629722-629746 Deed No. 152316543 Year 2022	9.94 decimals
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**Recorded by Ashok Kumar Roy[ landowner No. 1 herein]:** Thus after purchase the aforesaid land measuring **11.18 [Eleven point one eight] Decimals** (Classified as Sali Land) the said **Ashok Kumar Roy** duly mutated her name into the records of Block Land and Land Reforms Office Rajarhat vide **L.R.Khatian No.1843** under L.R. Dag No.448 **[Share 0.0303 out of 41 decimals ]** and **L.R. Khatian No.1851** under L.R. Dag No.448 **[Share .2424 out of 41 decimals ]** and since then she paying Khajna /Government rents thereof regularly as the recorded Owner.

**Absolute Present ownership of Said Ashok Kumar Roy[ landowner No. 1 herein]:** Thus on the basis of aforementioned facts and on the basis of aforementioned events circumstances and on the basis of aforementioned Deeds and things, the said **Ashok Kumar Roy** seized possessed and enjoying THAT piece and parcel of land [Classified as Sali Land] admeasuring an area a **11.18 [ Eleven point one eight] Decimals** be the same a little more or less, comprised in **L.R. Khatian Nos. 1843 and 1851**, under **R.S.& L.R. Dag No.448** , lying situated at **Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173** Presently-10, **P.S.-Rajarhat** within the jurisdiction of **A.D.S.R.O. Rajarhat Newtown** and within the limits of **Rajarhat Bishnupur No, I Gram Panchayat**, in the District North 24 Parganas in the state of west Bengal, India peacefully without any interference from any corner whatsoever [morefully described in the **Part-I of First Schedule** written hereunder]

**B. Title regarding ownership of Royal Marble (herein Landowner No. 2)**

**Ownership of Sir Prabhas Chandra Mitra:** Sir Prabhas Chandra Mitra was well seized and possessed of and/or otherwise well and sufficiently entitled to the property measuring an area of **41 [Forty One] Decimals**, comprised in **C.S. Khatian No. 52**, under **R.S. Khatian No. 93** under **R.S. Dag No.448** lying and situated at **Mouza-Kalaberia, J.L. No.**

30, Re.Su. No. 52 Touzi No. 173 Hal Touzi No. 10, P.S.-Rajarhat, in the District 24 Parganas, in the state of West Bengal, India.

**Demise of Sir Prabhas Chandra Mitra :** That after the said Sir Prabhas Chandra Mitra died intestate and leaving behind him, his four sons namely (i) Sri Sudhangshu Kumar Mitra, (ii) Sri Arun Kumar Mitra, (iii) Sri Santosh Kumar Mitra and (iv) Sri Bimal Kumar Mitra, the successors therein to succeed and inherit all the estates and properties left by the said Sir Prabhas Chandra Mitra since deceased, was governed during his life time.

**Demise of Sudhangshu Kumar Mitra :** That the said Sudhangshu Kumar Mitra (L.R. Khatin No. 476) also died intestate and left his three sons namely (i) Sri Salil Kumar Mitra, (ii) Malay Kumar Mitra and (iii) Prabir Kumar Mitra as his sole legal heirs to succeed and inherit all the estates and properties left by the said.

**Demise of Arun Kumar Mitra:** Thereafter the Said Arun Kumar Mitra (L.R. Krikhatian No. 34) son of Late Sir Prabhas Chandra Mitra died unmarried left his brother (Sudhangshu Kumar Mitra) son's namely (i) Salil Kumar Mitra, (ii) Malay Kumar Mitra and (iii) Prabir Kumar Mitra became the owners of his share as executors of the estate.

**Land Recorded by Santosh Kumar Mitra and Bimal Kumar Mitra :** Sri Santosh Kumar Mitra and Bimal Kumar Mitra were jointly recorded their 1/4th shares each in favour of their respective names into the records of Block Land & Land Reforms Office Rajarhat vide their respective L.R.Khatian No.452 in the name of Santosh Kumar Mitral and L.R.Khatian No.269, [in the name of Bimal Kumar Mitral].

**Demise of Bimal Kumar Mitra:** That after the said Bimal Kumar Mitra, son of Late Sir Prabhas Chandra Mitra since demised leaving behind him his only son namely Sri Goutam Mitra to succeed and inherit his 1/4th share out of 41(Forty One) Decimals of Land by the Law of Succession.

**Will Executed by Santosh Kumar Mitra:** Thereafter the said Santosh Kumar Mitra so of Late Sir Prabhas Chandra Mitra made and publish his Last Will & Testament of 07.08.1975 whereby he gave and bequeath his property to his grand son and grand daughter namely Mr. Amit Kumar Mitra and Rini Sanbi of his undivided 1/4th share.

**Demise of Santosh Kumar Mitra:** There after the said Santosh Kumar Mitra died intestate on 21.05.1981 left his Last Will of his share, the executor therein namely Sri Sa Kumar Mitra and Prabir Kumar Mitra.

**Probate of Will:** That after demise of Santosh Kumar Mitra, by virtue of his said Last Will the executors therein namely Sri Salil Kumar Mitra and Prabir Kumar Mitra duly obtained a probate of the said last Will Sri Amit Kumar Mitra and Rini Sanbi by the Honourable High Court at Calcutta on 09.07.1989 vide Probate Case No. 5 and thus Sri Amit Kumar Mitra and Rini Sanbi became the owners of his 1/4th share of the aforesaid land measuring 41 [Forty One] Decimals.

**Transferred by Amit Kumar Mitter to Md. Sahidul Islam and Md. Nazrul Islam:** That By virtue of Registered Deed of Conveyance, dated 8th day of July, 2003, One Amit Kumar Mitter, son of Late Tarun Kumar Mitra, sold conveyed transferred and parted ALL THAT piece and parcel of Land (Classified as Sali Land), measuring an area about 5.50 (Five point Five Zero Decimals comprised in R.S. Khatian No. 93, under R.S. Dag No.448, under L.R. Khatian No.452, comprised at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touzi No.10, P.S.-Rajarhat, Pargana Kolikata, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Bishnupur No. 1 Gram Panchayat to one Md. Sahidul Islam and Md. Nazrul Islam and the said Deed of Conveyance was registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 454, Pages from 1 to 18, bearing Deed No. 08048 for the year 2003.

**Transferred by Arun Kumar Mitra to Sudhir Saha:** By dint of a Bengali SafBikroyKobala dated 15th day of May 2003, the said One Arun Kumar Mitra through his executors/trustee namely Mr.Salil Kumar Mitra and Mr.Malay Kumar Mitra, sold conveyed transferred and parted ALL THAT piece and parcel of land measuring an area about 06[Six] Cottahs 01[One] Chittacks more or less out of 41[Forty One] Decimals, comprised in R.S Khatian No. 93 corresponding to L.R. KriKhatian No. 34 under R.S. & L.R.Dag No.448 lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touzi No. 10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City and within the local limits of Bishnupur No. 1 Gram Panchayat in favour of Sudhir Sah the Purchaser therein and the said Bengali SafBikroyKobala was registered at



A.D.S.R. Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 339, Pages from 65 75 being Deed No. 06008 for the year 2003.

**Transferred by Prabir Kumar Mitra to Arun Kumar Bose:** That by way of a Deed Conveyance dated the 2nd day of August, 2003, Sri Prabir Kumar Mitra sold convey transferred and parted ALL THAT piece and parcel of Sali Land measuring an area abo 3.34 [Three point Three Four] Decimals, comprised in L.R. Khatian No. 476 under R Dag. No. 448, in Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touzi 10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) a within the local limits of Bishnupur No. 1 Gram Panchayat in favour of Sri Arun Kur Bose and the said Deed of Conveyance was registered at Registrar of Assurances, Kolk and the same was recorded in Book No. 1, Volume No. 1, Pages from 1 to 9, bearing Deed No. 3497 for the year 2003.

**Transferred by Santosh Kumar Mitra and Rini Sanghvi to Sri Sudhir Saha and Sri Arun Kumar Bose:** That by virtue of a Bengali SafBikroyKobala dated 15% day of May 2003, Sri Santosh Kumar Mitra and Rini Sanghvi, jointly sold conveyed transferred released and parted ALL THAT piece and parcel of Sali land measuring an area about 5.50 [Five point Five Zero] Decimals equivalent to 03[Three] Cottahas 05[Five] Chittaks 00[Zero] Sq. Ft. be the same a little more or less, comprised in R.S. Khatian No.93 corresponding to L.R. Krishi Khatian No.452, under R.S. Dag No.448, within P.S.-Rajarhat situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173 Presently under 10, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat in favour of Sri Sudhir Saha and Sri Arun Kumar Bose the purchasers therein and the said Bengali SafBikroyKobala was registered in the office of Additional District Sub Registrar Bidhan Nagar (Salt Lake City) recorded in Book No. I, Volume No. 339 Pages from 50 to 64 being Deed No. 06007 for the year 2003.

**Transferred by Gautam Mitra to Sri Ashim Saha :** by virtue of Deed of Conveyance dated 9th day of June 2003, the said One Gautam Mitra, sold conveyed transferred released and parted ALL THAT piece and parcel of Sali Land measuring an area about 10 [Ten] Decimal be the same a little more or less, comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 269 under R.S. Dag No.448, lying and situated at

Mouza-Kalaberia, J.L. No. 30, Re.Su. No.52, Touzi No. 173 Presently under 10, P.S.-Rajarhat, Pargana Kolikata within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat in favour of Sri AshimSaha the purchaser therein and the said Deed of Conveyance was registered in the office of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and the same was recorded in Book No. 1, Volume No. 340, Pages from 46 to 66, bearing Deed No. 06026 for the year 2003.

**Transferred by Sri Salil Kumar Mitra and Sri Malay Kumar Mitra to Sri Arun Kumar Bose :** by virtue of a Bengali SafBikroyKobala dated 15th day of May 2003, Sri Salil Kumar Mitra and Sri Malay Kumar Mitra, both sons of Late Sudhangshu Kumar Mitra jointly the vendors therein, sold conveyed transferred released and parted ALL THAT 2/3ml share out of 1/4th share of their father inherited property, piece and parcel of Sali Land measuring an area about 04[Four] Cottahs 00[Zero Zero] Chittaks 31(thirty One) Sq.Ft. be the same a little more or less, out of total 41[Forty One] Decimals be the same a little more or less. comprised in R.S. Khatian No. 92 corresponding to L.R. Khatian No.476, under R.S./L.R. Dag No.448, within Police Station-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat to One Sri Arun Kumar Bose, and the said Bengali SafBikroyKobala was registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) and recorded in Book No. 1, Volume No. 373, Pages from 148 to 158, bearing Deed No. 06615 for the year 2003 hereinafter referred to as the said land.

**Absolute Ownership of Sri Sudhir Saha and Others:** Thus on the basis of aforementioned facts, and circumstances and on the basis of Deeds and Cobalas by virtue of aforesaid diverse the said Sri Sudhir Saha, Md. Najrul Islam, Md. Sahidul Islam, Sri Arun Kumar Bose and Sri AshimSaha Collectively seized, possessed or otherwise well and sufficiently entitled on ALL THAT piece and parcel of land/Classified as Sali Land] measuring an area about 41[Forty One] Decimals be the same a little more or less equivalent to 01[One] Bigha 04[Four] Cottahs 12[Twelve] Chittacks 40[Forty] Sq.Ft. be the same a little more or less, comprised in R.S. Khatian No. 93, corresponding to L.R. Khatian. Nos. 269, 476, 452 and 34 under R.S. & L.R. Dag No.448, lying and situated at Mouza- Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 now 10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of



Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India.

**Transferred by Sri Sudhir Saha & Others to Smt. Manju Sarkar:** Thereafter by a Bengali SafKobala dated 1 day of October 2004, the said Sri Sudhir Saha, Md. Najrul Islam, Md. Sahidul Islam, Sri Arun Kumar Bose and Sri Ashim Saha, sold conveyed transferred released and Parted ALL THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in C.S. Khatian No. 52 corresponding to R.S. Khatian No.93, corresponding to L.R. Khatian Nos.269, 476, 452 and 34, under R.S. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No.52 Touzi No. 173 now 10, within P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat in favour of Smt. Manju Sarkar the purchaser therein and the said Bengali SafKobala was registered in the office of A.D.S.R.O. Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 30, Pages from 65 to 84, being Deed No. 00488 for the year 2005.

**Absolute ownership of Smt. Manju Sarkar :** Thus on the basis of aforementioned facts, events and circumstances and on the basis of aforementioned Deeds the said Smt. Manju Sarkar, became the absolute owner of ALL THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in C.S. Khatian No. 52 corresponding to R.S. Khatian No.93, corresponding to L.R. Khatian Nos.269, 476, 452 and 34, under R.S. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No.52 Touzi No. 173 now 10 within P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat in the District of North 24 Parganas, in the state of West Bengal, India.

**Transferred by Smt. Manju Sarkar to Smt. Jyoti Bhattacharjee :** That by way of a Registered Deed of Conveyance dated 24th day of April 2006 the said Smt. Manju Sarkar, wife of Sri Nihar Ranjan Sarkar, sold, conveyed, transferred released and parted of ALL THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in R.S. Khatian No.93 corresponding to L.R. Khatian Nos. 269, 476, 452, 34, under R.S. & LR. Dag No. 448, lying and situated at



Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173 now 10, within the Police Station-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, to one Smt. Jyoti Bhattacharjee, wife of Sri Sudhir Bhattacharjee, the purchaser therein and the said Deed of Conveyance registered at D.S.R.-II, Barasat, North 24 Parganas, which has been recorded in Book No. 1, Volume No.1, Pages from 1 to 3 being Deed No. 005918 for the year 2006, against the valuable consideration mentioned therein.

**Recorded by Smt. Jyoti Bhattacharjee:** Thus after purchase the aforesaid land measuring 41 Forty One] Decimals [Classified as Sali Land] the said Jyoti Bhattacharjee duly mutated her name into the records of Block Land and Land Reforms Office Rajarhat vide L.R.Khatian No.1007 under L.R.Dag No.448, and since then she paying Khajna /Government rents thereof regularly as the recorded Owner.

**Landed Property Gifted by Smt.Jyoti Bhattacharjee to Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee:** That by virtue of a Registered Deed of Gift dated 18 day of July, 2009 the said Jyoti Bhattacharjee, by way of natural love and affection ha gifted transferred ALL THAT piece and parcel of land [Classified as Sali Land] measuring an area of 41 [Forty One] Decimals more or less, comprised in R.S. Khatian No. 9 corresponding to L.R. Khatian No. 1007, under R.S. & L.R. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173, within P.S.-Rajarhat with the jurisdiction of A.D.S.R.O. Rajarhat Newtown formerly under A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur Gram Panchayat, in District North 24 Parganas, in favour of Sri Debasish Bhattacharjee and Smt. Gan Bhattacharjee, and the said Deed of Gift was registered at A.R.A.-II, Kolkata recorded Book No. I, C.D. Volume No. 16, Pages from 4502 to 4514 being Deed No. 07500 for year 2009, hereinafter referred to as the said land.

**Absolute Ownerships of Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee:** Thus on the basis of aforementioned facts and on the basis of aforementioned events circumstances and on the basis of aforementioned Deeds and things, the said Sri Deba Bhattacharjee and Smt. Gargee Bhattacharjee jointly seized possessed and enjoying THAT piece and parcel of land [Classified as Sali Land]

admeasuring an area a 41[Forty One] Decimals be the same a little more or less, comprised in R.S. Khatian 93 corresponding to L.R. Khatian No. 1007, under R.S.& L.R. Dag No.448, lying situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173 Presently-10, P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown and within the limits of Rajarhat Bishnupur No, I Gram Panchayat, in the District North 24 Parganas in the state of west Bengal, India peacefully without any interference from any corner whatsoever.

**Plotting of Land:** Thereafter said Debasish Bhattacharjee and Gargee Bhattacharjee jointly formulated a scheme and prepare a plan or Map for the aforesaid 41 (Forty one) decimals land and divided the same into Five separate plots, numbered as **Plot No. A, Plot No. B, Plot No. C, Plot No. D and Plot No. E** respectively.

**Transferred by Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee to Royal Marble [ herein landowner No.2]:** By dint of **Deed of conveyance** dated 12<sup>th</sup> day of October 2022, the said **Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee** sold conveyed transferred released **Plot-B** admeasuring an area about **9.94 [Nine point nine four] Decimals** be the same a little more or less comprised in R.S. Khatian 93 corresponding to L.R. Khatian No. 1007, under R.S.& L.R. Dag No.448, lying situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173 Presently-10, P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown and within the limits of Rajarhat Bishnupur No, I Gram Panchayat, in favour of **ROYAL MARBLE [landowner no. 2 herein]** and the said **Deed of conveyance details are as under**

Date	Registration office	Details of Deed	Area of land
12/10/2022	A.D.S.R. Rajarhat, New Town	Book No. I Volume No. 1523-2022 Pages 629747-629771 <b>Deed No. 152316544</b> Year 2022	<b>9.94 declmals</b>

**Recorded by Royal Marble[ landowner No. 2 herein]:** Thus after purchase the aforesaid land measuring **9.94 [Nine point nine four] Decimals** (Classified as Sali Land)

the said **Royal Marble** duly mutated her name into the records of Block Land and Land Reforms Office Rajarhat vide **L.R.Khatian No.1852** under L.R.Dag No.448 [ **Share 0.2424 out of 41 decimals** ] and since then she paying Khajna /Government rents thereof regularly as the recorded Owner.

**Absolute Present ownership of Said Royal Marble[ landowner No. 2 herein]:** Thus on the basis of aforementioned facts and on the basis of aforementioned events circumstances and on the basis of aforementioned Deeds and things, the said **Royal Marble** seized possessed and enjoying THAT piece and parcel of land [Classified as Sali Land] admeasuring an area **9.94 [Nine point nine four] Decimals** be the same a little more or less, comprised in **L.R. Khatian Nos. 1852**, under **R.S.& L.R. Dag No.448**, lying situated at **Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173** Presently-10, **P.S.-Rajarhat** within the jurisdiction of **A.D.S.R.O. Rajarhat Newtown** and within the limits of **Rajarhat Bishnupur No. 1 Gram Panchayat**, in the District North 24 Parganas in the state of west Bengal, India peacefully without any interference from any corner whatsoever [ morefully described in the **Part-II of First Schedule** written hereunder]

### C. Title regarding ownership of Royal Hotel & Villa (herein Landowner No. 3)

**Ownership of Sir Prabhas Chandra Mitra:** Sir Prabhas Chandra Mitra was well seized and possessed of and/or otherwise well and sufficiently entitled to the property measuring an area of **41 [Forty One] Decimals**, comprised in **C.S. Khatian No. 52**, under **R.S. Khatian No. 93** under **R.S. Dag No.448** lying and situated at **Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touzi No. 10, P.S.-Rajarhat**, in the District 24 Parganas, in the state of West Bengal, India.

**Demise of Sir Prabhas Chandra Mitra:** That after the said Sir Prabhas Chandra Mitra died intestate and leaving behind him, his four sons namely (i) Sri Sudhangshu Kumar Mitra, (ii) Sri Arun Kumar Mitra, (iii) Sri Santosh Kumar Mitra and (iv) Sri Bimal Kumar Mitra, the successors therein to succeed and inherit all the estates and properties left by the said Sir Prabhas Chandra Mitra since deceased, was governed during his life time.



**Demise of Sudhangshu Kumar Mitra :** That the said Sudhangshu Kumar Mitra (L.R. Khatin No. 476) also died intestate and left his three sons namely (i) Sri Salil Kumar Mitra, (ii) Malay Kumar Mitra and (iii) Prabir Kumar Mitra as his sole legal heirs to succeed and inherit all the estates and properties left by the said.

**Demise of Arun Kumar Mitra:** Thereafter the Said Arun Kumar Mitra (L.R. Krikhatian No. 34) son of Late Sir Prabhas Chandra Mitra died unmarried left his brother (Sudhangshu Kumar Mitra) son's namely (i) Salil Kumar Mitra, (ii) Malay Kumar Mitra and (iii) Prabir Kumar Mitra became the owners of his share as executors of the estate.

**Land Recorded by Santosh Kumar Mitra and Bimal Kumar Mitra :** Sri Santosh Kumar Mitra and Bimal Kumar Mitra were jointly recorded their 1/4th shares each in favour of their respective names into the records of Block Land & Land Reforms Office Rajarhat vide their respective L.R.Khatian No.452 in the name of Santosh Kumar Mitral and L.R.Khatian No.269, [in the name of Bimal Kumar Mitral.

**Demise of Bimal Kumar Mitra:** That after the said Bimal Kumar Mitra, son of Late Sir Prabhas Chandra Mitra since demised leaving behind him his only son namely Sri Goutam Mitra to succeed and inherit his 1/4th share out of 41(Forty One) Decimals of Land by the Law of Succession.

**Will Executed by Santosh Kumar Mitra:** Thereafter the said Santosh Kumar Mitra so of Late Sir Prabhas Chandra Mitra made and publish his Last Will & Testament of 07.08.1975 whereby he gave and bequeath his property to his grandson and granddaughter namely Mr. Amit Kumar Mitra and Rini Sanbi of his undivided 1/4th share.

**Demise of Santosh Kumar Mitra:** There after the said Santosh Kumar Mitra died intestate on 21.05.1981 left his Last Will of his share, the executor therein namely Sri Sa Kumar Mitra and Prabir Kumar Mitra.

**Probate of Will:** That after demise of Santosh Kumar Mitra, by virtue of his said Last Will the executors therein namely Sri Salil Kumar Mitra and Prabir Kumar Mitra duly obtained a probate of the said last Will Sri Amit Kumar Mitra and Rini Sanbi by the

Honourable High Court at Calcutta on 09.07.1989 vide Probate Case No. 5 and thus Sri Amit Kumar Mitra and Rini Sanbi became the owners of his 1/4th share of the aforesaid land measuring 41 [Forty One] Decimals.

**Transferred by Amit Kumar Mitter to Md. Sahidul Islam and Md. Nazrul Islam:** That By virtue of Registered Deed of Conveyance, dated 8th day of July, 2003, One Amit Kumar Mitter, son of Late Tarun Kumar Mitra, sold conveyed transferred and parted ALL THAT piece and parcel of Land (Classified as Sali Land), measuring an area about 5.50 (Five point Five Zero Decimals comprised in R.S. Khatian No. 93, under R.S. Dag No.448, under L.R. Khatian No.452, comprised at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touzi No.10, P.S.-Rajarhat, Pargana Kolikata, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Bishnupur No. 1 Gram Panchayat to one Md. Sahidul Islam and Md. Nazrul Islam and the said Deed of Conveyance was registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 454, Pages from 1 to 18, bearing Deed No. 08048 for the year 2003.

**Transferred by Arun Kumar Mitra to Sudhir Saha:** By dint of a Bengali SafBikroyKobala dated 15th day of May 2003, the said One Arun Kumar Mitra through his executors/trustee namely Mr. Salil Kumar Mitra and Mr. Malay Kumar Mitra, sold conveyed transferred and parted ALL THAT piece and parcel of land measuring an area about 06[Six] Cottahs 01[One] Chittacks more or less out of 41[Forty One] Decimals, comprised in R.S Khatian No. 93 corresponding to L.R. KriKhatian No. 34 under R.S. &L.R.Dag No.448 lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touz No. 10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City and within the local limits of Bishnupur No. 1 Gram Panchayat in favour of Sudhir Sah the Purchaser therein and the said Bengali SafBikroyKobala was registered at A.D.S.R.C Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 339, Pages from 65 75 being Deed No. 06008 for the year 2003.

**Transferred by Prabir Kumar Mitra to Arun Kumar Bose:** That by way of a Deed Conveyance dated the 2nd day of August, 2003, Sri Prabir Kumar Mitra sold convey transferred and parted ALL THAT piece and parcel of Sali Land measuring an area abo 3.34 [Three point Three Four] Decimals, comprised in L.R. Khatian No. 476 under R Dag. No. 448, in Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touzi 10, P.S.-



Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Bishnupur No. 1 Gram Panchayat in favour of Sri Arun Kur Bose and the said Deed of Conveyance was registered at Registrar of Assurances, Kolk and the same was recorded in Book No. 1, Volume No. 1, Pages from 1 to 9, bearing Deed No. 3497 for the year 2003.

**Transferred by Santosh Kumar Mitra and Rini Sanghvi to Sri Sudhir Saha and Sri Arun Kumar Bose:** That by virtue of a Bengali SafBikroyKobala dated 15th day of May 2003, Sri Santosh Kumar Mitra and Rini Sanghvi, jointly sold conveyed transferred released and parted ALL THAT piece and parcel of Sali land measuring an area about 5.50 [Five point Five Zero] Decimals equivalent to 03[Three] Cottahas 05[Five] Chittaks 00[Zero] Sq.Ft. be the same a little more or less, comprised in R.S. Khatian No.93 corresponding to L.R. Krishi Khatian No.452, under R.S. Dag No.448, within P.S.-Rajarhat situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173 Presently under 10, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat in favour of Sri Sudhir Saha and Sri Arun Kumar Bose the purchasers therein and the said Bengali SafBikroyKobala was registered in the office of Additional District Sub Registrar Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 339 Pages from 50 to 64 being Deed No. 06007 for the year 2003.

**Transferred by Gautam Mitra to Sri Ashim Saha :** by virtue of Deed of Conveyance dated 9th day of June 2003, the said One Gautam Mitra, sold conveyed transferred released and parted ALL THAT piece and parcel of Sali Land measuring an area about 10 [Ten] Decimal be the same a little more or less, comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 269 under R.S. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No.52, Touzi No. 173 Presently under 10, P.S.-Rajarhat, Pargana Kolkata within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat in favour of Sri Ashim Saha the purchaser therein and the said Deed of Conveyance was registered in the office of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and the same was recorded in Book No. 1, Volume No. 340, Pages from 46 to 66, bearing Deed No. 06026 for the year 2003.



**Transferred by Sri Salil Kumar Mitra and Sri Malay Kumar Mitra to Sri Arun Kumar Bose :** by virtue of a Bengali SafBikroyKobala dated 15th day of May 2003, Sri Salil Kumar Mitra and Sri Malay Kumar Mitra, both sons of Late Sudhangshu Kumar Mitra jointly the vendors therein, sold conveyed transferred released and parted ALL THAT 2/3ml share out of 1/4th share of their father inherited property, piece and parcel of Sali Land measuring an area about 04[Four] Cottahs 00[Zero Zero] Chittaks 31(thirty One) Sq.Ft. be the same a little more or less, out of total 41[Forty One] Decimals be the same a little more or less. comprised in R.S. Khatian No. 92 corresponding to L.R. Khatian No.476, under R.S./L.R. Dag No.448, within Police Station-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat to One Sri Arun Kumar Bose, and the said Bengali SafBikroyKobala was registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) and recorded in Book No. I, Volume No. 373, Pages from 148 to 158, bearing Deed No. 06615 for the year 2003 hereinafter referred to as the said land.

**Absolute Ownership of Sri Sudhir Saha and Others:** Thus on the basis of aforementioned facts, and circumstances and on the basis of Deeds and Cobalas by virtue of aforesaid diverse the said Sri Sudhir Saha, Md. Najrul Islam, Md. Sahidul Islam, Sri Arun Kumar Bose and Sri Ashim Saha Collectively seized possessed or otherwise well and sufficiently entitled on ALL THAT piece and parcel of land/[Classified as Sali Land] measuring an area about 41[Forty One] Decimals be the same a little more or less equivalent to 01[One] Bigha 04[Four] Cottahs 12[Twelve] Chittacks 40[Forty] Sq.Ft. be the same a little more or less, comprised in R.S. Khatian No. 93, corresponding to L.R. Khatian. Nos. 269, 476, 452 and 34 under R.S. & L.R. Dag No.448, lying and situated at Mouza- Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 now 10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India.

**Transferred by Sri Sudhir Saha& Others to Smt. Manju Sarkar:** Thereafter by a Bengali SafKobala dated 1 day of October 2004, the said Sri Sudhir Saha, Md. Najrul Islam, Md. Sahidul Islam, Sri Arun Kumar Bose and Sri Ashim Saha, sold conveyed transferred released and Parted ALL THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in C.S.

Khatian No. 52 corresponding to R.S. Khatian No.93, corresponding to L.R. Khatian Nos.269, 476, 452 and 34, under R.S. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No.52 Touzi No. 173 now 10, within P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat in favour of Smt. Manju Sarkar the purchaser therein and the said Bengali SafKobala was registered in the office of A.D.S.R.O. Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 30, Pages from 65 to 84, being Deed No. 00488 for the year 2005.

**Absolute ownership of Smt. Manju Sarkar :** Thus on the basis of aforementioned facts, events and circumstances and on the basis of aforementioned Deeds the said Smt. Manju Sarkar, became the absolute owner of ALL THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in C.S. Khatian No. 52 corresponding to R.S. Khatian No.93, corresponding to L.R. Khatian Nos.269, 476, 452 and 34, under R.S. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No.52 Touzi No. 173 now 10 within P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat in the District of North 24 Parganas, in the state of West Bengal, India.

**Transferred by Smt. Manju Sarkar to Smt. Jyoti Bhattacharjee :** That by way of a Registered Deed of Conveyance dated 24th day of April 2006 the said Smt. Manju Sarkar, wife of Sri Nihar Ranjan Sarkar, sold, conveyed, transferred released and parted of ALL THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in R.S. Khatian No.93 corresponding to L.R. Khatian Nos. 269, 476, 452, 34, under R.S. & L.R. Dag No. 448, lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173 now 10, within the Police Station-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, to one Smt. Jyoti Bhattacharjee, wife of Sri Sudhir Bhattacharjee, the purchaser therein and the said Deed of Conveyance registered at D.S.R.-II, Barasat, North 24 Parganas, which has been recorded in Book No. 1, Volume No.1, Pages from 1 to 3 being Deed No. 005918 for the year 2006, against the valuable consideration mentioned therein.



**Recorded by Smt. Jyoti Bhattacharjee:** Thus after purchase the aforesaid land measuring 41 Forty One] Decimals (Classified as Sali Land) the said Jyoti Bhattacharjee duly mutated her name into the records of Block Land and Land Reforms Office Rajarhat vide L.R.Khatian No.1007 under L.R.Dag No.448, and since then she paying Khajna /Government rents thereof regularly as the recorded Owner.

**Landed Property Gifted by Smt. Jyoti Bhattacharjee to Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee:** That by virtue of a Registered Deed of Gift dated 18 day of July, 2009 the said Jyoti Bhattacharjee, by way of natural love and affection ha gifted transferred ALL THAT piece and parcel of land [Classified as Sali Land] measuri an area of 41 [Forty One] Decimals more or less, comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007, under R.S. & L.R. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173, within P.S.-Rajarhat with the jurisdiction of A.D.S.R.O. Rajarhat Newtown formerly under A.D.S.R.O. Bidhan Nag (Salt Lake City) and within the local limits of Rajarhat Bishnupur Gram Panchayat, in District North 24 Parganas, in favour of Sri Debasish Bhattacharjee and Smt. Gan Bhattacharjee, and the said Deed of Gift was registered at A.R.A.-II, Kolkata recorded Book No. I, C.D. Volume No. 16, Pages from 4502 to 4514 being Deed No. 07500 for year 2009, hereinafter referred to as the said land.

**Absolute Ownerships of Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee:** Thus on the basis of aforementioned facts and on the basis of aforementioned events circumstances and on the basis of aforementioned Deeds and things, the said Sri Deba Bhattacharjee and Smt. Gargee Bhattacharjee jointly seized possessed and enjoying THAT piece and parcel of land [Classified as Sali Land] admeasuring an area a 41[Forty One] Decimals be the same a little more or less, comprised in R.S. Khatian 93 corresponding to L.R. Khatian No. 1007, under R.S.& L.R. Dag No.448, lying situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173 Presently-10, P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown and within the limits of Rajarhat Bishnupur No. I Gram Panchayat, in the District North 24 Parganas in the state of west Bengal, India peacefully without any interference from any corner whatsoever.



**Plotting of Land:** Thereafter said Debasish Bhattacharjee and Gargee Bhattacharjee jointly formulated a scheme and prepare a plan or Map for the aforesaid 41 (Forty one) decimals land and divided the same into Five separate plots, numbered as **Plot No. A, Plot No. B, Plot No. C, Plot No. D and Plot No. E** respectively.

**Transferred by Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee to Royal Hotel & Villa [ herein landowner No.3]:** By dint of **Deed of conveyance** dated 12<sup>th</sup> day of October 2022, the said **Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee** sold conveyed transferred released **Plot -C** admeasuring an area about **9.94 [Nine point nine four] Decimals** be the same a little more or less comprised in R.S. Khatian 93 corresponding to L.R. Khatian No. 1007, under R.S.& L.R. Dag No.448, lying situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173 Presently-10, P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown and within the limits of Rajarhat Bishnupur No, I Gram Panchayat, in favour of **ROYAL HOTEL & VILLA [landowner no. 3 herein]** and the said **Deed of conveyance details** are as under

Date	Registration office	Details of Deed	Area of land
12/10/2022	A.D.S.R. Rajarhat, New Town	Book No. I Volume No. 1523-2022 Pages 629822-629846 Deed No. 152316547 Year 2022	9.94 decimals

**Recorded by Royal Hotel & Villa [ landowner No. 3 herein]:** Thus after purchase the aforesaid land measuring **9.94 [Nine point nine four] Decimals** (Classified as Sali Land) the said **Royal Hotel & Villa** duly mutated her name into the records of Block Land and Land Reforms Office Rajarhat vide **L.R.Khatian No.1844** under L.R.Dag No.448 [ **Share 0.2424 out of 41 decimals** ] and since then she paying Khajna /Government rents thereof regularly as the recorded Owner.

**Absolute Present ownership of Said Royal Hotel & Villa[ landowner No. 3 herein]:** Thus on the basis of aforementioned facts and on the basis of aforementioned events circumstances and on the basis of aforementioned Deeds and things, the said **Royal**

**Marble** seized possessed and enjoying THAT piece and parcel of land [Classified as Sali Land] admeasuring an area 9.94 [Nine point nine four] Decimals be the same a little more or less, comprised in L.R. Khatian Nos. 1844, under R.S. & L.R. Dag No. 448, lying situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173 Presently-10, P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown and within the limits of Rajarhat Bishnupur No. 1 Gram Panchayat, in the District North 24 Parganas in the state of west Bengal, India peacefully without any interference from any corner whatsoever [ morefully described in the Part-III of First Schedule written hereunder]

**D. Title regarding ownership of Royal Construction (herein Landowner No. 4)**

**Ownership of Sir Prabhas Chandra Mitra:** Sir Prabhas Chandra Mitra was well seized and possessed of and/or otherwise well and sufficiently entitled to the property measuring an area of 41 [Forty One] Decimals, comprised in C.S. Khatian No. 52, under R.S. Khatian No. 93 under R.S. Dag No. 448 lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touzi No. 10, P.S.-Rajarhat, in the District 24 Parganas, in the state of West Bengal, India.

**Demise of Sir Prabhas Chandra Mitra :** That after the said Sir Prabhas Chandra Mitra died intestate and leaving behind him, his four sons namely (i) Sri Sudhangshu Kumar Mitra, (ii) Sri Arun Kumar Mitra, (iii) Sri Santosh Kumar Mitra and (iv) Sri Bimal Kumar Mitra, the successors therein to succeed and inherit all the estates and properties left by the said Sir Prabhas Chandra Mitra since deceased, was governed during his life time.

**Demise of Sudhangshu Kumar Mitra :** That the said Sudhangshu Kumar Mitra (L.R. Khatin No. 476) also died intestate and left his three sons namely (i) Sri Salil Kumar Mitra, (ii) Malay Kumar Mitra and (iii) Prabir Kumar Mitra as his sole legal heirs to succeed and inherit all the estates and properties left by the said.

**Demise of Arun Kumar Mitra:** Thereafter the Said Arun Kumar Mitra (L.R. KriKhatian No. 34) son of Late Sir Prabhas Chandra Mitra died unmarried left his brother (Sudhangshu Kumar Mitra) son's namely (i) Salil Kumar Mitra, (ii) Malay Kumar Mitra and (iii) Prabir Kumar Mitra became the owners of his share as executors of the estate.

**Land Recorded by Santosh Kumar Mitra and Bimal Kumar Mitra :** Sri Santosh Kumar Mitra and Bimal Kumar Mitra were jointly recorded their 1/4th shares each in favour of their respective names into the records of Block Land & Land Reforms Office Rajarhat vide their respective L.R.Khatian No.452 in the name of Santosh Kumar Mitral and L.R.Khatian No.269, [in the name of Bimal Kumar Mitral.

**Demise of Bimal Kumar Mitra:** That after the said Bimal Kumar Mitra, son of Late Sir Prabhas Chandra Mitra since demised leaving behind him his only son namely Sri Goutam Mitra to succeed and inherit his 1/4th share out of 41(Forty One) Decimals of Land by the Law of Succession.

**Will Executed by Santosh Kumar Mitra:** Thereafter the said Santosh Kumar Mitra so of Late Sir Prabhas Chandra Mitra made and publish his Last Will & Testament of 07.08.1975 whereby he gave and bequeath his property to his grandson and granddaughter namely Mr. Amit Kumar Mitra and Rini Sanbi of his undivided 1/4th share.

**Demise of Santosh Kumar Mitra:** There after the said Santosh Kumar Mitra died intestate on 21.05.1981 left his Last Will of his share, the executor therein namely Sri Sa Kumar Mitra and Prabir Kumar Mitra.

**Probate of Will:** That after demise of Santosh Kumar Mitra, by virtue of his said Last Will the executors therein namely Sri Salil Kumar Mitra and Prabir Kumar Mitra duly obtained a probate of the said last Will Sri Amit Kumar Mitra and Rini Sanbi by the Honourable High Court at Calcutta on 09.07.1989 vide Probate Case No. 5 and thus Sri Amit Kumar Mitra and Rini Sanbi became the owners of his 1/4th share of the aforesaid land measuring 41 [Forty One] Decimals.

**Transferred by Amit Kumar Mitter to Md. Sahidul Islam and Md. Nazrul Islam:** That By virtue of Registered Deed of Conveyance, dated 8th day of July, 2003, One Amit Kumar Mitter, son of Late Tarun Kumar Mitra, sold conveyed transferred and parted ALL THAT piece and parcel of Land (Classified as Sali Land), measuring an area about 5.50 (Five point Five Zero Decimals comprised in R.S. Khatian No. 93, under R.S. Dag No.448, under L.R. Khatian No.452, comprised at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No.



173 Hal Touzi No.10, P.S.-Rajarhat, Pargana Kolikata, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Bishnupur No. 1 Gram Panchayat to one Md. Sahidul Islam and Md. Nazrul Islam and the said Deed of Conveyance was registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 454, Pages from 1 to 18, bearing Deed No. 08048 for the year 2003.

**Transferred by Arun Kumar Mitra to Sudhir Saha:** By dint of a Bengali SafBikroyKobala dated 15th day of May 2003, the said One Arun Kumar Mitra through his executors/trustee namely Mr. Salil Kumar Mitra and Mr. Malay Kumar Mitra, sold conveyed transferred and parted ALL THAT piece and parcel of land measuring an area about 06[Six] Cottahs 01[One] Chittacks more or less out of 41[Forty One] Decimals, comprised in R.S Khatian No. 93 corresponding to L.R. Kri Khatian No. 34 under R.S. & L. R. Dag No.448 lying and situated at Mouza-Kalaberia, J.L. No. 30, Re. Su. No. 52 Touzi No. 173 Hal Touz No. 10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City and within the local limits of Bishnupur No. 1 Gram Panchayat in favour of Sudhir Saha the Purchaser therein and the said Bengali SafBikroyKobala was registered at A.D.S.R.C Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 339, Pages from 65 75 being Deed No. 06008 for the year 2003.

**Transferred by Prabir Kumar Mitra to Arun Kumar Bose:** That by way of a Deed Conveyance dated the 2nd day of August, 2003, Sri Prabir Kumar Mitra sold convey transferred and parted ALL THAT piece and parcel of Sali Land measuring an area abo 3.34 [Three point Three Four] Decimals, comprised in L.R. Khatian No. 476 under R Dag. No. 448, in Mouza-Kalaberia, J.L. No. 30, Re. Su. No. 52 Touzi No. 173 Hal Touzi 10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) a within the local limits of Bishnupur No. 1 Gram Panchayat in favour of Sri Arun Kur Bose and the said Deed of Conveyance was registered at Registrar of Assurances, Kolk and the same was recorded in Book No. 1, Volume No. 1, Pages from 1 to 9, bearing Deed No. 3497 for the year 2003.

**Transferred by Santosh Kumar Mitra and Rini Sanghvi to Sri Sudhir Saha and Sri Arun Kumar Bose:** That by virtue of a Bengali SafBikroyKobala dated 15th day of May 2003, Sri Santosh Kumar Mitra and Rini Sanghvi, jointly sold conveyed transferred released and parted ALL THAT piece and parcel of Sali land measuring an area about

5.50 [Five point Five Zero] Decimals equivalent to 03[Three] Cottahs 05[Five] Chittaks 00[Zero] Sq. Ft. be the same a little more or less, comprised in R.S. Khatian No.93 corresponding to L.R. Krishi Khatian No.452, under R.S. Dag No.448, within P.S.-Rajarhat situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173 Presently under 10, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat in favour of Sri Sudhir Saha and Sri Arun Kumar Bose the purchasers therein and the said Bengali SafBikroyKobala was registered in the office of Additional District Sub Registrar Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 339 Pages from 50 to 64 being Deed No. 06007 for the year 2003.

**Transferred by Gautam Mitra to Sri Ashim Saha :** by virtue of Deed of Conveyance dated 9th day of June 2003, the said One Gautam Mitra, sold conveyed transferred released and parted ALL THAT piece and parcel of Sali Land measuring an area about 10 [Ten] Decimal be the same a little more or less, comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 269 under R.S. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No.52, Touzi No. 173 Presently under 10, P.S.-Rajarhat, Pargana Kolikata within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat in favour of Sri AshimSaha the purchaser therein and the said Deed of Conveyance was registered in the office of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and the same was recorded in Book No. 1, Volume No. 340, Pages from 46 to 66, bearing Deed No. 06026 for the year 2003.

**Transferred by Sri Salil Kumar Mitra and Sri Malay Kumar Mitra to Sri Arun Kumar Bose :** by virtue of a Bengali SafBikroyKobala dated 15th day of May 2003, Sri Salil Kumar Mitra and Sri Malay Kumar Mitra, both sons of Late Sudhangshu Kumar Mitra jointly the vendors therein, sold conveyed transferred released and parted ALL THAT 2/3ml share out of 1/4th share of their father inherited property, piece and parcel of Sali Land measuring an area about 04[Four] Cottahs 00[Zero Zero] Chittaks 31(thirty One) Sq.Ft. be the same a little more or less, out of total 41[Forty One] Decimals be the same a little more or less, comprised in R.S. Khatian No. 92 corresponding to L.R. Khatian No.476, under R.S./L.R. Dag No.448, within Police Station-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat to One Sri Arun Kumar Bose, and the said Bengali



SafBikroyKobala was registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) and recorded in Book No. 1, Volume No. 373, Pages from 148 to 158, bearing Deed No. 06615 for the year 2003 hereinafter referred to as the said land.

**Absolute Ownership of Sri Sudhir Saha and Others:** Thus on the basis of aforementioned facts, and circumstances and on the basis of Deeds and Cobalas by virtue of aforesaid diverse the said Sri Sudhir Saha, Md. Najrul Islam, Md. Sahidul Islam, Sri Arun Kumar Bose and Sri AshimSaha Collectively seized possessed or otherwise well and sufficiently entitled on ALL THAT piece and parcel of land/[Classified as Sali Land] measuring an area about 41[Forty One] Decimals be the same a little more or less equivalent to 01[One] Bigha 04[Four] Cottahs 12[Twelve] Chittacks 40[Forty] Sq.Ft. be the same a little more or less, comprised in R.S. Khatian No. 93, corresponding to L.R. Khatian. Nos. 269, 476, 452 and 34 under R.S. & L.R. Dag No.448, lying and situated at Mouza- Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 now 10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India.

**Transferred by Sri Sudhir Saha& Others to Smt. Manju Sarkar:** Thereafter by a Bengali SafKobala dated 1 day of October 2004, the said Sri Sudhir Saha, Md. Najrul Islam, Md. Sahidul Islam, Sri Arun Kumar Bose and Sri AshimSaha, sold conveyed transferred released and Parted ALL THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in C.S. Khatian No. 52 corresponding to R.S. Khatian No.93, corresponding to L.R. Khatian Nos.269, 476, 452 and 34, under R.S. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No.52 Touzi No. 173 now 10, within P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat in favour of Smt. Manju Sarkar the purchaser therein and the said Bengali SafKobala was registered in the office of A.D.S.R.O. Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 30, Pages from 65 to 84, being Deed No. 00488 for the year 2005.

**Absolute ownership of Smt. Manju Sarkar :** Thus on the basis of aforementioned facts, events and circumstances and on the basis of aforementioned Deeds the said Smt. Manju



Sarkar, became the absolute owner of ALL THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in C.S. Khatian No. 52 corresponding to R.S. Khatian No.93, corresponding to L.R. Khatian Nos.269, 476, 452 and 34, under R.S. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No.52 Touzi No. 173 now 10 within P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat in the District of North 24 Parganas, in the state of West Bengal, India.

**Transferred by Smt. Manju Sarkar to Smt. Jyoti Bhattacharjee :** That by way of a Registered Deed of Conveyance dated 24th day of April 2006 the said Smt. Manju Sarkar, wife of Sri Nihar Ranjan Sarkar, sold, conveyed, transferred released and parted of ALL THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in R.S. Khatian No.93 corresponding to L.R. Khatian Nos. 269, 476, 452, 34, under R.S. & L.R. Dag No. 448, lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173 now 10, within the Police Station-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, to one Smt. Jyoti Bhattacharjee, wife of Sri Sudhir Bhattacharjee, the purchaser therein and the said Deed of Conveyance registered at D.S.R-II, Barasat, North 24 Parganas, which has been recorded in Book No. 1, Volume No.1, Pages from 1 to 3 being Deed No. 005918 for the year 2006, against the valuable consideration mentioned therein.

**Recorded by Smt. Jyoti Bhattacharjee:** Thus after purchase the aforesaid land measuring 41 [Forty One] Decimals (Classified as Sali Land) the said Jyoti Bhattacharjee duly mutated her name into the records of Block Land and Land Reforms Office Rajarhat vide L.R.Khatian No.1007 under L.R.Dag No.448, and since then she paying Khajna /Government rents thereof regularly as the recorded Owner.

**Landed Property Gifted by Smt.Jyoti Bhattacharjee to Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee:** That by virtue of a Registered Deed of Gift dated 18 day of July, 2009 the said Jyoti Bhattacharjee, by way of natural love and affection has gifted transferred ALL THAT piece and parcel of land [Classified as Sali Land] measuring an

area of 41 [Forty One] Decimals more or less, comprised in R.S. Khatian No. 9 corresponding to L.R. Khatian No. 1007, under R.S. & L.R. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173, within P.S.-Rajarhat with the jurisdiction of A.D.S.R.O. Rajarhat Newtown formerly under A.D.S.R.O. Bidhan Nag (Salt Lake City) and within the local limits of Rajarhat Bishnupur Gram Panchayat, in District North 24 Parganas, in favour of Sri Debasish Bhattacharjee and Smt. Gan Bhattacharjee, and the said Deed of Gift was registered at A.R.A.-II, Kolkata recorded Book No. I, C.D. Volume No. 16, Pages from 4502 to 4514 being Deed No. 07500 for year 2009, hereinafter referred to as the said land.

**Absolute Ownerships of Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee:** Thus on the basis of aforementioned facts and on the basis of aforementioned events circumstances and on the basis of aforementioned Deeds and things, the said Sri Deba Bhattacharjee and Smt. Gargee Bhattacharjee jointly seized possessed and enjoying THAT piece and parcel of land [Classified as Sali Land] admeasuring an area a 41[Forty One] Decimals be the same a little more or less, comprised in R.S. Khatian 93 corresponding to L.R. Khatian No. 1007, under R.S.& L.R. Dag No.448, lying situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173 Presently-10, P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown and within the limits of Rajarhat Bishnupur No. I Gram Panchayat, in the District North 24 Parganas in the state of west Bengal, India peacefully without any interference from any corner whatsoever.

**Plotting of Land:** Thereafter said Debasish Bhattacharjee and Gargee Bhattacharjee jointly formulated a scheme and prepare a plan or Map for the aforesaid 41 (Forty one) decimals land and divided the same into Five separate plots, numbered as **Plot No. A, Plot No. B, Plot No. C, Plot No. D and Plot No. E** respectively.

**Transferred by Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee to Royal Construction [ herein landowner No.4]:** By dint of Deed of conveyance dated 12<sup>th</sup> day of October 2022, the said **Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee** sold conveyed transferred released **Plot -E** admeasuring an area about **9.94 [Nine point nine four] Decimals** be the same a little more or less comprised in R.S. Khatian 93 corresponding to L.R. Khatian No. 1007, under R.S.& L.R. Dag No.448, lying

situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173 Presently-10, P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown and within the limits of Rajarhat Bishnupur No. 1 Gram Panchayat, in favour of **ROYAL CONSTRUCTION [landowner no. 4 herein]** and the said **Deed of conveyance details** are as under

Date	Registration office	Details of Deed	Area of land
12/10/2022	A.D.S.R. Rajarhat, New Town	Book No. I Volume No. 1523-2022 Pages 629797-629821 <b>Deed No. 152316546</b> Year 2022	9.94 decimals

**Recorded by Royal Construction [ landowner No. 4 herein]:** Thus after purchase the aforesaid land measuring **9.94 [Nine point nine four] Decimals** (Classified as Sali Land) the said **Royal Construction** duly mutated its name into the records of Block Land and Land Reforms Office Rajarhat vide **L.R.Khatian No.1842** under L.R.Dag No.448 [ **Share 0.2424 out of 41 decimals** ] and since then she paying Khajna /Government rents thereof regularly as the recorded Owner.

**Absolute Present ownership of Said Royal Construction[ landowner No. 4 herein]:** Thus on the basis of aforementioned facts and on the basis of aforementioned events circumstances and on the basis of aforementioned Deeds and things, the said **Royal Marble** seized possessed and enjoying THAT piece and parcel of land [Classified as Sali Land] admeasuring an area **9.94 [Nine point nine four] Decimals** be the same a little more or less, comprised in **L.R. Khatian Nos. 1842**, under **R.S. & L.R. Dag No.448**, lying situated at **Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173 Presently-10, P.S.-Rajarhat** within the jurisdiction of **A.D.S.R.O. Rajarhat Newtown** and within the limits of **Rajarhat Bishnupur No. 1 Gram Panchayat**, in the District North 24 Parganas in the state of west Bengal, India peacefully without any interference from any corner whatsoever [ morefully described in the **Part-IV of First Schedule** written hereunder]

### 3. Amalgamation of entire First Schedule Property:



By the foregoing para the landowners herein are the joint owners of Plot-A, Plot-B, Plot-C, Plot-D and Plot-E having total land admeasuring 41(Forty-one) decimals and the all the said plots are adjacent with each other and under same R.S. Dag no. i.e., 448. Therefore, the landowners herein jointly decided to amalgamate their respective plot of land into a single pool subject to more utilization of the entire property. Thereafter the landowners herein to implement aforesaid decision executed one Deed of Amalgamation on 06/04/2022 and same duly registered before the office of A.D.S.R. Rajarhat, New town and recorded in Book No. I, Volume No. 1523-2023, Pages 175333-175359, being deed No. 1523-05387 for the year 2023. [ hereafter called as **Amalgamated Property/ Scheduled Property**, and morefully described in the **Part-V of First Schedule** written hereunder]

#### 4. **Desire of Development of the Schedule Property and Acceptance**

**Landowners** herein decided to construct a multi storied residential building upon their land morefully describe in the **Part-V of the First schedule** . But as the present landowners do not have required capital to construct a multi storied building on the said land as in **Amalgamated Property/ Scheduled Property** below due to paucity of funds, they decided to get help of developer who shall invest fund in construction of multi storied building on the said **Amalgamated Property/ Scheduled Property**.

With this end in view the landowners approached **MAA LAND DEVELOPERS PRIVATE LIMITED**, a Company, the other part herein offered it to undertake the job of construction of a multi storied building on the said **Amalgamated Property/ Scheduled Property**.

The Developer accepted the said proposal of Landowners as per terms and conditions mentioned below and whereas the Developer shall be permitted to raise construction of a multi storied building on the said **Amalgamated Property/ Scheduled Property** and to make agreement to sell and/or to sell to intending buyers for the Developer's allocation of the new building as may be deemed fit and proper by the Developer excepting the proportions of the newly constructed building which will be kept reserved for the land Owner as per terms and conditions

AND WHEREAS the Landowners and the Developer have agreed to the above proposals and are desirous of recording the said agreement and various terms and conditions to avoid any misunderstanding later on. Hence the parties herein agreed and record in writing with details of such terms and conditions mutually agreed to by the parties herein as below.

**NOW THIS AGREEMENT WITNESSES THAT** in pursuance of this agreement the Parties hereto agreed for development and construction of a **proposed (G+4) multi-storied** on the said Schedule Property and it is hereby agreed to and declared by and between the Parties hereto as follows.

#### **ARTICLE-1**

##### **DEFINITION**

Under the context or subject otherwise requires words or expression contained in this agreement shall have the following.

- 1.1.LANDOWNERS** shall mean 1. **SRI ASHOK KUMAR ROY**, having PAN: AFNPRO555H, Aadhaar No: 5882 1989 8926, son of Late Ajit Kumar Roy, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 5/4V, Dum Dum Road, P.O.- Ghugudanga, P.S.- Sinthee, Kolkata-700030, District North 24 Parganas, West Bengal, India. 2. **"M/s. ROYAL MARBLE"**, having PAN AFNPRO555H, a Proprietorship Firm, having its office address at 6/1K, Raja Bagan Lane (Dipen Ghosh Sarani), P.O.- Ghugudanga, P.S.-Sinthee, Kolkata-700 030, District North 24 Parganas, West Bengal, India, represented by its proprietor namely **SRI ASHOK KUMAR ROY**, having PAN: AFNPRO555H, Aadhaar No: 5882 1989-8926, son of Late Ajit Kumar Roy, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 5/4V, Dum Dum Road, P.O.-Ghugudanga, P.S.- Sinthee, Kolkata-700030, District North 24 Parganas, West Bengal, India. 3. **"M/s. ROYAL HOTEL & VILLA"**, having PAN AFNPRO555H, a Proprietorship Firm, having its office address at Kalaberia, Rajarhat, P.O.-Rajarhat, P.S.-Rajarhat, Kolkata-700 135, District North 24 Parganas, West Bengal, India represented by its proprietor namely **SRI ASHOK KUMAR ROY**, having PAN: AFNPRO555H, Aadhaar No: 5882 1989 8926, son of Late Ajit Kumar Roy, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 5/4V, Dum Dum Road, P.O.-Ghugudanga, P.S.- Sinthee, Kolkata-700030, District North 24

Parganas, West Bengal, India. 4. M/s. ROYAL CONSTRUCTION", having PAN AFNPRO555H, a Proprietorship Firm, having its office address at 6/1K, Raja Bagan Lane (Dipen Ghosh Sarani), P.O.- Ghughudanga, P.S.-Sinthee, Kolkata-700 030, District North 24 Parganas, West Bengal, India, represented by its proprietor namely SRI ASHOK KUMAR ROY, having PAN: AFNPRO555H, Aadhaar No: 5882 1989 8926, son of Late Ajit Kumar Roy, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 5/4V, Dum Dum Road, P.O.-Ghugudanga, P.S.- Sinthee, Kolkata-700030, District North 24 Parganas, West Bengal, India including their heirs, heiress, legal representative, executor, administrator and assigns.

1.2.DEVELOPER shall mean **MAA LAND DEVELOPERS PRIVATE LIMITED**, having PAN: **AAICM4020H**, a Company having its office at Terminus Building, 2<sup>nd</sup> Floor, Unit-216, P.O. New Town, P.S. New Town, Kolkata-700156, represented by its Directors namely **SRI SAROJ KUMAR GIRI**, having PAN: **AHUPG3184G**, Aadhaar No: **2221 0748 3748**, son of Shiv Shankar Giri, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at **Giri I House, Sankar Abasan Helabatalla, Hatiara Road, Baguiati, Kolkata-700157, District North 24 Parganas, West Bengal, India**, include its successors-in-office/interest and administrators.

1.3.SCHEDULE PROPERTY shall mean and include all that **ALL THAT** piece and parcel of **Shali (Proposed Bastu)** land ad-measuring about **41(Forty one) decimals** a little more or less lying and situated at **Kalaberia, Kolkata-700135** appertaining to **Mouza - Kalberia, J.L. No. 30, Re. Sa. No. 52, Touzi No. 173** comprised in **R.S./L.R. Dag No. 448** and **L.R. Khatian Nos. 1851, 1852, 1844 and 1842** within the jurisdiction of **Rajarhat Bishnupur Gram Panchayat No. 1, Police Station Rajarhat, A.D.S.R. Rajarhat, New Town** in the district of **North 24 Parganas**, morefully and particularly mentioned in **Part V** of the **First Schedule** hereunder;

1.4.BUILDING shall mean and include the new proposed **multi storied building to be constructed** consist with ownership several residential flats shops, car parking spaces and other facilities on the said Schedule Property thereof according to the building plan which to be sanctioned by **Rajarhat Bishnupur Gram Panchayat No. 1**. Or any competent sanctioned authorities.



- 1.5.COMMON PARTS** shall mean and included the entrance corridor, lobbies, landings, staircase, lift, passages of the building ways and all the open space including other common area, spaces etc. of the building as may require for the beneficial use and enjoyment of the premises.
- 1.6.FLOOR AREA RATIO** shall mean the maximum floor area ratio available for construction on the schedule property according to the prevalent rules and regulations, laws and bylaws of the Municipality and/or other statutory authorities.
- 1.7.SALEABLE SPACE** shall mean space in the building forming part of Landowner' and Developer's allocation available for independent use and occupation after making the due provisions for common facilities and the space required thereof.
- 1.8.COVERED AREA** shall mean and include the built-up area measured at floor level of any unit taking the external dimension of the unit including the built up area of Balconies/ Varandah as save and excepting the walls separating one unit from other of which 50% only to be added.
- 1.9.SUPER BUILT UP AREA** shall mean and include the covered area of the flat/unit with the proportionate share of lift, staircase, lobby, landing and meter space of the said building to be measured on covered area plus 25% super built up area.
- 1.10. UNDIVIDED INTEREST** shall mean the undivided, proportionate, indivisible and impartible share in the Land comprised in the Common Areas of the Project and the land underneath the Building.
- 1.11. ROOF** shall mean and include entire open space of the roof and /or top of the building excluding the space required for the installation of lift, overhead water tank, staircase cover, etc.
- 1.12. ARCHITECT** shall mean experienced, reputed and qualified person/ persons or firm/ firms having proper requisite and valid license as building architect to be appointed and/ or nominated by the developer as the architect/ architects to the building on the said premises.

- 1.13. LANDOWNERS ALLOCATION** shall mean the consideration against the project by the Landowner, morefully described in **Second Schedule** hereunder written.
- 1.14. DEVELOPER'S ALLOCATION** shall mean all the remaining area of the proposed multi storied **building** excluding Owner's allocation including proportionate share of common facilities, common parts and common amenities of the building which is morefully described in **Third Schedule**.
- 1.15. TRANSFEREE/ PURCHASER** shall mean the person, firm, limited company, association of persons to whom any space in proposed building has been transferred.
- 1.16. WORD IMPARTING** shall mean singular shall include plural vice-versa.
- 1.17. WORDS** shall mean masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

## **ARTICLE-2**

### **COMMENCEMENTS**

- 2.1.** This agreement shall be deemed to have commenced on and with effect from the execution of these presents.
- 2.2.** Construction of the building in accordance with the sanctioned plan shall be completed within **30 (Thirty) months from the date of sanctioning of the proposed multi storied building plan**. It is also agreed that in case the construction work of the building is delayed due to any act of God/ force majeure event or anything beyond the control of the developer the time of completion of the construction work will be extended for a period of another **6 (six) months**. If the proposed building shall not be completed for habitable condition, then the Developer shall pay a sum of Rs.50,000/- (Rupees Fifty thousand) only per month as delay/fine till handover of the owners' allocation to the Landowner.

If construction work is stopped due to a territorial or ownership dispute, the shutdown period will be deducted from the above-mentioned time period. The Developer shall take all initiatives to submit Building Plan before the competent authority as soon as possible subject to obtain/ sanction the same. If competent authority after submitting shall delay or take time to sanction building plan on such occasion developer shall not be treated as Defaulter and Landowner shall not make liable Developer for such delay.

### ARTICLE -3

#### LANDOWNERS' REPRESENTATION, TITLE AND INDEMNITY

The Landowners have confirmed to the Developer regarding the following.

- 3.1. The Landowners are seized and possessed of or otherwise sufficiently entitled as absolute joint owner in respect of the schedule property more fully described in the First Schedule hereunder written.
- 3.2. The schedule property is not affected by any scheme or proceeding, Thika, notice, acquisition, requisition, alignment by the Central or State Government or local bodies or Municipal authorities.
- 3.3. The Landowners have not deposited title deed in respect of the schedule property with any person or party with an intention to create equitable mortgage or as security for performance of any act or payment of any money.
- 3.4. The Landowners after the execution of the agreement and during pendency of the same, shall not in any manner encumber, mortgage, sale, transfer, let out, demise or otherwise deal with or dispose of the schedule property or any part or portion hereof excepting in the manner as expressly provided in this agreement.
- 3.5. The Landowners shall give license and permissions to the developer to enter into the said land/ premises and other authority to commence, carry on and complete development thereof (including drainage, sewerage, water pipes and electric cables) in accordance with the said sanctioned building plan.



- 3.6. The Landowners shall at the request of the Developer sign and execute from time to time any amended plan that may be required and other applications for construction of any authorities provided that all costs and charges and expenses incurred in this connection shall be borne and paid by the Developer.
- 3.7. That all original documents relating to the Schedule property shall always remain with the Developer and the Developer after fulfillment purpose of the said original documents shall hand over to the Association of the building which will set up after transfer all saleable area of the proposed new Building.

#### ARTICLE -4

##### DEVELOPMENT WORK

- 4.1. The Landowners hereby appoint the Second party as the Developer and/ or the builder in respect of the said Schedule Property.
- 4.2. The Developer hereby accept the appointment as the Developer and/ or builder in respect of the schedule property and further agrees to undertake the work of development and/ or construction of the said new building in the manner and on the terms and conditions herein recorded.

#### ARTICLE- 5

##### DEVELOPER'S OBLIGATION AND COVENANTS

- 5.1. The Developer shall apply for and obtaining necessary Plan, Revised plan (if required), duly approved by the competent authority and all necessary modifications and/ or rectification of the sanctioned plan as may from time to time be required for the development of the schedule property.

- 5.2. The Developer at its own cost testing the soil and after that started development work, if it is found in the soil test report that the piling is necessary then the developer shall bear **the entire cost.**
- 5.3. The costs, charges and expenses as may be required to be paid and/ or incurred for and on account of development/ construction of the said building shall be borne to the Developer solely.
- 5.4. The Developer herein shall carry out the development/ construction work of the said building by providing ISI standard quality of materials as specified in the schedule hereunder written.
- 5.5. The Development of the schedule property and/or the construction of the said building shall be made complete in perfectly good and habitable condition including electrical fittings, wiring etc. water pumps, sewerage and drainage connection and underground water tanks.
- 5.6. The Developer shall be entitled to deliver possession of the Developer's allocation to any of its transferee after handing over the Landowner's Allocation.
- 5.7. The Developer shall install mother meter/ Transformer at his own cost (such amount later on all occupiers shall bear proportionally. for their allocated portion except landowner/s).
- 5.8. The Developer shall bound to repair or cause to repair at its own cost of any structural defect on or before after taking possession by the Landowners' Allocation and/ or after intimating the Landowner in writing by the Developer that the constructed area of the Landowners' Allocation is ready for occupancy enclosing an attested photocopy of Completion Certificate duly issued by the concerned Competent authority.
- 5.9. The Developer shall be at the liberty to enter into agreements for sale, execute the conveyances or allot the flats in the building in respect of Developer's Allocation **(morefully and particularly mentioned in the Third Schedule hereinafter)** to be constructed on the said land to any party or parties on such price and on such terms and

conditions and provisions as the developer may think fit subject to any terms that may be imposed by and authorities. All such allotments shall be made by the developer at their own risks without taking any further confirmation of the Landowners and Developer shall be individually liable and responsible to the intending purchaser/ allottees / transferees of the Developer's allocation in connection with all dealing between them and such purchasers or allottees for which actions the Landowners shall bear no liability.

- 5.10. The Developer shall be liable for any constructional and technical damage for the proposed building, if the building breaks down and or damage due to technical and architectural fault or other than any natural calamity on such occasion Developer shall be sole responsible for that and he will also be liable to reimburse all affected individuals.

#### ARTICLE-6

#### LANDOWNERS' OBLIGATIONS AND COVENANTS

- 6.1. The Landowners shall render her best co-operation and assistance to the developer in the matter of development of the property and/ or construction of the said building.
- 6.2. The Landowners at the time of execution of this present shall hand over of all the certified/xerox copy of documents regarding schedule property such as Deed of Conveyance, linkage/ chain deed etc., alongwith photocopies of all necessary documents to the Developer.
- 6.3. The Landowners shall not to do or cause any disturbance and/ or interference in the development of the schedule property and/ or the construction of the said building subject however that such construction proceeds strictly according to the sanctioned building plan, subject to maintaining the terms and condition of this Agreement.
- 6.4. The Landowners shall sign and execute all necessary papers, applications, revised plan (if any), sketches, maps, designs and other documents as may time to time be required for mutation, obtaining sanction from competent authorities and/ or obtaining of necessary sanctions, permissions, approvals, No Objection Certificate from the appropriate government authorities and/ or departments with regard to the proposed construction of the new building of the said premises and for obtaining water



connection, sewerage connections, electric connections and all other facilities as may be necessary for the beneficial use and occupation of the said building and/ or premises thereat upon the prior satisfaction of the Landowners as the legality, feasibility and/ or bona fide requirements of signing the same. The Landowners shall get photocopy of all applications as mentioned hereinabove.

- 6.5. The Landowners shall as from time to time be necessary sign, execute and deliver all application paper, documents, and declarations to enable the developer to apply for and obtain electricity, sewerage, drainage and water connection and other essential and public utility services in/ or upon the part of the property and/ or the building.
- 6.6. The Landowners shall deliver peaceful and vacant possession of the schedule property to the Developer So that Developer shall start construction work without any annoyances as per sanction building plan.
- 6.7. The Landowners with the execution of these presents/ agreement herein shall grant/ **Power of Attorney** in favour of the Developer [ **The details has been categorically mention under "Power of Attorney" segment hereunder**].
- 6.8. In consideration of the developer having agreed to undertake construction of the said new building and having agreed to incur all costs charges and expenses in respect thereof, the developer shall be entitled to retain for itself all that the Developer Allocation mentioned above.
- 6.9. In case, the Developer is unable to fulfill its obligation within the specific period due to circumstances beyond his control like force majeure or act of God reason of, then in such event the time for performance of its obligation under this agreement may be extended accordingly till such force majeure period.
- 6.10. The Landowners herein doth hereby expressly allow grant and authorize and shall always grant and authorize the developer herein exclusively unfettered right, power and authority to sell, convey and/ or transfer by dispose of the flat/ flats & Car parking space, of the said building in the said land as also in the common areas and facilities thereto forming the developer's allocation defined herein to enter into agreement or agreements

for sale intending purchaser/ purchasers at such prices and such terms and conditions as the developer may deem fit and proper to accept earnest money and subsequently to sell, transfer, convey, assign and assure and /or dispose of the said developer's allocation or any part thereof by executing and registering one or more conveyance or conveyances in favour of the intending purchaser or purchasers and for consideration as may be fixed or decided by the developer at its sole executive discretion without any interference or intervention of the Landowners and / or any one claiming through the Landowners, herein above provided.

- 6.11. The Developer also expressly undertakes, agrees, declare and covenants that the Landowners shall have exclusive unfettered right, title, interest, power and authority whatsoever and howsoever in respect of the property comprised in the Landowners' Allocation and neither the developer, nor anyone claiming through or under him nor any of the intending purchaser/ transferees in respect of the flats comprised in the Developer's Allocation shall ever interfere, obstruct, impede, affect or disturb such unfettered right of the Landowners upon the Landowner's Allocation.

#### **ARTICLE- 7**

##### **CONSTRUCTION**

- 7.1. The developer herein shall be entitled to employ such experienced masons, mistries, engineers, contractors, and other employee for carrying out the said development work of the building as the developer may decide.
- 7.2. The developer herein shall be liberty to retain and appoint such architect, engineers and contractors and the same at such remuneration and terms as the developer shall think fit and proper.

#### **ARTICLE- 8**

##### **RATES, TAXES AND MAINTENANCE**

- 8.1. It is agreed between both party that the Developer shall bear to pay the municipal taxes and other rates and out goings whatsoever concerning or relating to the schedule property from the date of execution of this agreement upto the date of completion of the

said new building and/ or handing over of possession of the Landowners' Allocation to and unto the Landowners in terms of these presents.

- 8.2. The Landowners shall pay all arrear, B.L.& L.R.O. arrear along with interest and penalty due and payable in respect of the premises which have to be deposited for the purpose of mutation and the Landowners shall also pay all costs and expenses for obtaining mutation of the Landowner's name in the records of the Municipality and concern B.L.& L.R.O.
- 8.3. The Landowners herein shall be responsible for payment of municipal taxes and other rates and outgoings whatsoever concerning or relating to the Landowners' Allocation on and from the delivery or possession of Landowners' Allocation in terms of these presents.
- 8.4. On and from the date of completion of the construction as also Landowners having received part of the Landowners' Allocation in all respect as per this agreement, the Landowners, the Developer and their respective transferees/ intending purchasers jointly herein shall look after, manage and administer the day to day maintenance of the building and also common parts, amenities and facilities of the building by forming a society amongst the flat Landowners or otherwise as may be agreed by and between the said persons.

#### ARTICLE- 9

#### COMMON RESTRICTIONS

- 9.1. The Landowners/Developer and/ or their respective transferees/ intending purchasers shall not demolish or permit demolition of any wall or other structures respectively in the Landowners' Allocation and in the developer's allocation or any portion thereof or make any structural alterations therein without the previous consent of the architect of the building and of the municipality.
- 9.2. The Landowners / Developer / or their respective transferees/ intending purchasers shall keep the interior, walls, sewerage, drainage, pipes and other fitting and fixtures of the floors and ceiling etc. respectively in Landowners' Allocation and developer's



allocation in the building in good, working and proper condition and in particular as not to cause any damage the building or any space or accommodation herein.

- 9.3. No goods or other items shall be kept by the Landowners or the developer or their respective transferees for display or otherwise in the corridors or other places of common use in the new building and no hindrance or obstruction shall be caused in any manner for the free movement in the corridor or other places of common use.
- 9.4. The Landowners/ Developer and/ or their respective transferees/ intending purchasers shall not do any act, deed or thing or obstruct the construction and completion of the said building in any manner whatsoever or howsoever.
- 9.5. The Landowners/ Developer and/ or their respective transferees/ intending purchasers shall not throw dirt, rubbish or other refuse or permit the same to be thrown or accumulated in the said building and/ or compound or any portion of the building.
- 9.6. The Landowners/ Developer and/ or their respective transferees/ intending purchasers shall not store or bring and allow be storing and bringing in the said premises.
- 9.7. The Landowners/ Developer and/ or their respective transferees/ intending purchasers shall not hang from or attach to the beams or rafters any articles any machinery which are heavy or likely to affect or endanger or damage the construction of the building or any part thereof.
- 9.8. The Landowners/ Developer and/ or their respective transferees/ intending purchasers shall not do or cause anything to be done in or around the said flat which may cause or tend to cause or effect any damage to any flooring or ceiling of their respective flat/ flats or those adjacent thereto or to do the said premises or in any manner interfere with the use and rights and enjoyment thereof or any open passage or amenities available for common use.
- 9.9. The Landowners/ Developer and/ or their respective transferees/ intending purchasers shall not damage or demolish the said premises or any part thereof or the fitting and fixtures affixed thereto.

- 9.10. The Landowners/ Developer and/ or their respective transferees/ intending purchasers shall not close or permit the closing of verandahs or balconies or lobbies and common parts and also not alter or permit any alteration in the elevation and outside colour scheme or the exposed walls of the verandah or any external walls or the fences of external doors and windows including grills of the said premises which differs from the colour scheme of the building or is in deviation therefrom or which in the opinion of the developer may affect the elevation in respect of the exterior walls of the said building.
- 9.11. The Landowners/ Developer and/ or their respective transferees/ intending purchasers shall not install grills, the designs of which have not suggested or approved by the architect of the new building.
- 9.12. The Landowners/ Developer and/ or their respective transferees/ intending purchasers shall not do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said unit or any part of the said building or cause increased premium to be payable in respect thereof if the building is insured.
- 9.13. The Landowners/ Developer and/ or their respective transferees/ intending purchasers shall not make in the said premises any structural addition and/ or alteration such beams, columns, partition walls etc. or improvement of a permanent nature except with the prior approval of the Municipality.
- 9.14. The Landowners/ Developer and/ or their respective transferees/ intending purchasers shall not fix or install any antenna on the roof or terrace of the said building excepting that the Landowners/ Developer and other intending purchasers shall be entitled to avail of the cable connection facilities in the same premises at their cost.
- 9.15. To abide by such building rules and regulations as may be made applicable by the Landowners and developer jointly before the formation of the Flat Owners' Association, if any and after the Flat owners' Association is incorporated to comply with and/ or adhere to the building rules and regulations of such Flat Owner's Association.

**ARTICLE-10**  
**FORCE MAJEURE**

**10.1. "Force Majeure Events"** shall include the following:

- i. Act of war, hostilities (whether war be declared or not), invasion, act of foreign enemies, armed conflict blockade, embargo, revolution, riot, insurrection, civil commotion, act of terrorism or sabotage whether inside or directly involving India or outside and/or not directly involving India.
- ii. Rebellion, terrorism, revolution, insurrection, military or usurped power or civil war.
- iii. Riot, commotions or other civil disorders.
- iv. Any act, restraint or regulation of any Governmental Instrumentality including any local, State, or central government of India or any department, instrumentality or agency thereof including:
- v. Any act, regulation or restraint constituting a change in law.
- vi. Any failure by a competent authority to grant or renew any license, permit or clearance within reasonable time (other than for cause) after application having been duly made; or
- vii. the imposition of any material condition on the issuance or renewal or continuance of any approval from a competent authority.
- viii. Any local issues which may hamper the implementation of the Project.
- ix. Flood, cyclone, lightning, earthquake, drought, storm or any other effect of natural elements.
- x. Epidemic, famine or plague.
- xi. Radioactive contamination or ionizing radiation.
- xii. Fire, explosion or accident leading to breakage of facilities, plant or equipment or chemical contamination thereof.
- xiii. Strike, lockout or other labour difficulties; or
- xiv. Legal proceedings or any other order, rule or notification issued by competent authorities effecting the development of the Project.



**ARTICLE-11**  
**ARBITRATION**

- 11.1. The Landowners and the Developer shall make all assurances to settle amicably all dispute and differences which may arise out of or in connection with or within the field of this agreement.
- 11.2. If amicable settlement is not reached then any dispute or difference arising out of or in connection with or within the field of this agreement, then it shall be referred to Arbitration in accordance with the new Arbitration and Conciliation Act, 1996.

**ARTICLE—12**  
**DOCUMENTATION**

- 12.1. All agreements, contracts, deeds, documents for sale and disposal of the Landowners' Allocation by the Landowner's and Developer's allocation by the developer shall be identical containing the same terms and conditions as may be mutually approved by the party on the basis of this agreement.

**ARTICLE-13**  
**GENERAL CONDITIONS**

- 13.1. All appendices and/ or annexure mentioned in this agreement are integral parts of this agreement.
- 13.2. All amendments and agenda to this agreement are valid only if made in writing and signed by both the party.
- 13.3. All communications in writing or whatsoever nature under this agreement Landowners and the developer shall be, made in English language or between the persons nominated in writing by the party hereto for such purpose.
- 13.4. That the respective heirs, successors, executors, administrators, legal representatives and assigns as applicable as mentioned herein of the party hereto shall always be deemed to have been included in the term Landowners and developer and this agreement shall always be binding on them.

## POWER OF ATTORNEY

That with reference to the above smooth development work the Landowners hereto is appointing the said Developer as their true, authorized and lawful Attorney for their name and their behalf to do exercise and perform all and every deeds or any of the matter and things as mentioned hereinafter [ In this segment the Developer will be called as Attorney and this part shall be deemed to be the direct and or active voice of the owner of the land.]

1. (a) To prepare any revised plan for development of the said property and construction of the new proposed building thereon.  
 (b) To submit the same to the concerned authorities to get the revised plan for sanctioning the same.
2. To obtain permission or approval from other authorities as may be required for the development and construction of the said new building in accordance with the Said Agreement and for that purpose to sign such applications, papers, writings, undertakings, appeals etc. as may be required in relation to the said property, development and constructions.
3. To enter upon the said property with men and materials as may be required for the purpose of development work and erect new building structures etc. as per the plan to be sanctioned and to remove the rubbish and other materials dispose of the same in the manner the Attorney may think fit.
4. To appoint Architect, Contractors, Sub-Contractors and Surveyors as may be required and to supervise the development work in respect of the said new construction of the proposed building and structures on the said property in accordance with the plans and specification agreed to and/ or sanctioned.
5. To apply for modification of the building plan from time to time as may be required in relation to the construction of the said new building on the said property.

6. To approach the concerned authorities for the purpose of obtaining the permission and other service connection including water and electricity for carrying out and completing the development of the said property and construction of the new building.
7. To make deposit with the concerned Municipal / Corporation authorities and other Authorities for the purpose of carrying out the development work and construction of the new building on the said property and to claim refunds of such deposits and to give valid and effectual receipt and discharge in our name and on our behalves in connection therewith.
8. After the completion of the said construction on the said property to apply for and obtain Occupation and Completion Certificate in respect of the said building or parts thereof from the competent authorities.
9. To enter into **Agreements for Sale or Lease of the Developer's Allocation** or any part thereof such persons and on such terms and conditions as the said Attorney may think fit and proper but subject to the conditions contained in these Presents.
10. To apply for and obtain on our behalves for the purpose of Registration of the Conveyance, Lease and/ or other documents of transfer in respect of the said property, building flats that may be executed by the said Attorney **in respect of Developer's Allocation only.**
11. To **Sell and dispose of all or any of the Flats, Car Parking spaces from within the Developer's Allocation** on such terms and for such consideration as the Attorney may think fit and proper and to do all things necessary in relation thereto.
12. To execute time to time Agreements for Sale on ownership basis of such flats in respect of the said new constructed building but **in relation to the Developer's Allocation** or portion thereof and present the documents for registration and admit the execution of such documents before the appropriate authority.



13. To insure the said property, building and fitting and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blast, malicious damage or destruction and against other risks as the Attorney may think sufficient to protect the interest of all concerned therein.

14. To accept any service or Writ of Summons or other legal process for me and/ or in my name and to appear in any Court or authority as my Attorney and to commence any action or legal proceeding in any Court or before any Authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as the said Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate, lawyer in our name or in the name of our Attorney and pay costs, expenses, fees and other outgoings.

15. **GENERALLY** to do and perform all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the power and authorities hereinabove contained as fully and effectively as **We could in person** do.

16. This segment of these Presents i.e., "Power of Attorney" is always **REVOCABLE** in nature.

17. We, hereby declare that segment of these Presents i.e., "Power of Attorney" is given in favour of the said Attorney for the purpose of **development of the said property, construction of the said new buildings and, sell or disposal of Developer's Allocation** and for such other acts and things as mentioned herein and We, agree to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents.

**FIRST SCHEDULE**  
**Part-I**  
**(Property belong to Ashok Kumar Roy)**

**ALL THAT** piece and parcel of **Vacant Shali (Proposed Bastu)** land having an area admeasuring **11.18 [Eleven point one eight] Decimals** be the same a little more or less, comprised in 2(Two) L.R. Khatian under

Mouza	R.S./ L.R. Dag	L.R. Khatian	Area	Total Area
Kalberia	448	1843	1.24 decimals	11.18 decimals
	448	1851	9.94 decimals	

Which are lying situated at **Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173** Presently-10, **P.S.-Rajarhat** within the jurisdiction of **A.D.S.R.O. Rajarhat Newtown** and within the limits of **Rajarhat Bishnupur No, I Gram Panchayat**, in the District North 24 Parganas.

**Part-II**  
**(Property belong to Royal Marble)**

**ALL THAT** piece and parcel of **Vacant Shali (Proposed Bastu)** land having an area admeasuring **9.94 [Nine point nine four] Decimals** be the same a little more or less, comprised in **L.R. Khatian Nos. 1852**, under **R.S.& L.R. Dag No.448**, lying situated at **Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173** Presently-10, **P.S.-Rajarhat** within the jurisdiction of **A.D.S.R.O. Rajarhat Newtown** and within the limits of **Rajarhat Bishnupur No, I Gram Panchayat**, in the District North 24 Parganas.

**Part-III**  
**(Property belong to Royal Hotel & Villa)**

**ALL THAT** piece and parcel of **Vacant Shali (Proposed Bastu)** land having an area admeasuring **9.94 [Nine point nine four] Decimals** be the same a little more or less, comprised in **L.R. Khatian Nos. 1844**, under **R.S.& L.R. Dag No.448**, lying situated at **Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173** Presently-10, **P.S.-Rajarhat** within the jurisdiction of **A.D.S.R.O. Rajarhat Newtown** and within the limits of **Rajarhat Bishnupur No, I Gram Panchayat**, in the District North 24 Parganas.

**Part-IV**  
(Property belong to Royal Construction)

ALL THAT piece and parcel of Vacant Shali (Proposed Bastu) land having an area admeasuring 9.94 [Nine point nine four] Decimals be the same a little more or less, comprised in L.R. Khatian Nos. 1842, under R.S. & L.R. Dag No. 448, lying situated at Mouza-Kalaberia, J.L. No. 30, Re. Su. No. 52, Touzi No. 173 Presently-10, P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown and within the limits of Rajarhat Bishnupur No. 1 Gram Panchayat, in the District North 24 Parganas.

**Part-V**  
(Description of Amalgamated land/ Schedule Property)

ALL THAT piece and parcel of Vacant Shali (Proposed Bastu) land having an area admeasuring 41 [Forty-one] Decimals be the same a little more or less, comprised in 5 (Five) L.R. Khatian numbers as under

Mouza	R.S./ L.R. Dag	L.R. Khatian	Area	Total Area
Kalberia	448	1843	1.24 decimals	41 decimals
	448	1851	9.94 decimals	
	448	1852	9.94 decimals	
	448	1844	9.94 decimals	
	448	1842	9.94 decimals	

Which are lying situated at Mouza-Kalaberia, J.L. No. 30, Re. Su. No. 52, Touzi No. 173 Presently-10, P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown and within the limits of Rajarhat Bishnupur No. 1 Gram Panchayat, in the District North 24 Parganas. Which is butted and bounded as follows:

**ON THE NORTH:** Land comprised in R.S. and L.R. Dag Nos. 445 and 454

**ON THE SOUTH:** 33 ft. wide Panchayat Road.

**ON THE EAST:** Land comprised in R.S. and L.R. Dag Nos. 445 and 449.

**ON THE WEST:** Land comprised in R.S. and L.R. Dag Nos. 454, 445 and 447.



**SECOND SCHEDULE**  
**(LANDOWNERS' ALLOCATION)**

The Landowners hereto in consideration for allowing the Developer to develop the Schedule Property as stated in the First Schedule herein above by raising the construction of proposed **multi storied building** over and above the same will be entitled to have the allocation in the manner as under.

**Landowner shall get 44% [Forty four percent] of the constructed area of proposed multi-storied Building TOGETHER WITH** undivided right over and in respect of the roof of the said building and other open spaces on the ground floor together with the undivided share in the common parts and portions and also the undivided proportion share in the land as described in First Schedule hereinabove.

The demarcation and or position of Landowners' Allocation shall be settled amicably after completion of Super structure of the proposed multi-storied building and such settlement shall be categorically record in a **Registered Supplementary Development Agreement**.

**THIRD SCHEDULE**  
**(DEVELOPER'S ALLOCATION)**

**ALL THAT** remaining portion of the total constructed in the proposed **multi storied Building (excluding Landowner's allocation)** area i.e. **56% [Fifty six percent]** including the proportionate share of common facilities common parts and common amenities of the building and the said Schedule Property absolutely shall be the property of the Developer after providing the Landowners' Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser/ purchasers, teamsters, by and mode of Transfer of Property Act and/ or lease, let out, or in any manner.

**FOURTH SCHEDULE ABOVE REFERRED TO:**  
**(Common portion and users)**

- i. Staircase of all the floors.
- ii. Staircase landing of all floors.
- iii. Lift, Lift room.
- iv. Main gate of the said premises, common passages, and lobby on the ground floor.
- v. Water pump, overhead water tank, water pipes, underground reservoir, and other common plumbing installations.
- vi. Installation space of common services viz electricity, water pipes, and sewerage rainwater pipes.
- vii. Lighting in the common space, passage, staircase including electric meter fittings.
- viii. Common electric meter and box room.
- ix. Electric wiring meter for lighting staircase, lobby and other common areas (excluding those as are installed for any particulars floors) and space enquired thereto.
- x. Window, doors, grills and other fittings of the common area of the premises if any.
- xi. Such other common parts areas equipments installation, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupancy of the units.
- xii. Electrical wiring, meters (excluding those are installed for any particular unit/flat).
- xiii. General elements of all appurtenance and facilities and other items which are not part of the said unit all land and premises described in the schedule hereunder written.
- xiv. All side walls area of the said premises on the ground floor.
- xv. The foundation, corridor, lobbies, stairways entrance and exists path ways, footings, columns, girders, beams, supports and exterior walls of the compound unit side interior load bearing walls within the building or concrete floor slab except the roof slab and all concrete ceilings and all staircase in the said building.
- xvi. One Swimming pool in the project area with having a minimum area of 20'x 40'.
- xvii. One Community Hall, with facilities of one kitchen and two toilets provision at the suitable place in the project area with having a minimum area of 1200 Sq. ft.
- xviii. One GYM with two toilet facilities in the project area with having a minimum area of 500 Sq. ft.
- xix. One temple/ prayer/ worship area in the project measuring 300 Sq. ft., roof with heat treatment process. And CCTV should be provided.

**FIFTH SCHEDULE ABOVE REFERRED TO**  
**(Specification of work)**

Construction to be made and fittings and fixtures to be installed and provided in the building shall be of best quality and according to the plans and advice of the Architect & Engineers and includes the following:-

**(Specification of construction Work)**

<b>R.C.C.WORKS</b>	The RCC work will be done with coarse, sand washed stone chips, forged steel and cement.
<b>BRICK WORK</b>	The brick work will be done with good quality bricks. All <b>inside</b> wall 3"(three inch) and 5" (five inch) outside wall 8" (eight inch) thick and plastered with cement mortar.
<b>FLOORING</b>	Vitrified tiles floor in all Bed Rooms, Living/ Dining Rooms.
<b>DOORS</b>	Doors with tough timber frames and solid Flush Shutters
<b>WINDOWS</b>	Aluminum sliding windows with glass fittings of standard size along with integrated grill shall be fixed as per building design.
<b>KITCHEN</b>	Floor: Vitrified tile, Counter Tops: Granite with Steel sink; Dados: Ceramic tiles upto height of 2'06" (Two feet six inches ) from the Counter top;
<b>TOILET FIXTURES</b>	Floor: Vitrified tile.; Dados: Ceramic tiles upto height of 6' / 7' (Six feet/ Seven feet) one good quality Wall hanging European type commode with low level, concealed, cistern and one hand wash basin
<b>VARANDAH/ BALCONY</b>	Varandah/ balcony shall cover by 1/3 <sup>rd</sup> as per building design.
<b>PLUMBING</b>	All Internal plumbing line shall be as per municipal/ zila Parishad regulations in concealed system and used either C.P.V.C or U.P.V.C. pipes.
<b>WATER TAP</b>	1 tap in kitchen, 2 taps in bathroom and each have 1



<b>ELECTRIC</b>	<p>connection for shower and 1 tap Basin in Dining room and one hot and cold water.</p> <p>Full concealed wiring with copper wire. The switch of the electrical goods are Standard Quality.</p> <p><b>A] The number of points in each Flat will be as under :</b></p> <p><b>Bed Room:</b> 2(Two) light points. 1(One) 5 amp. plug point, one fan point, 1(one) A.C point at one Bedroom.</p> <p><b>Drawing/ Dining Room:</b> 3(Three) light points, 2(two) Fan Points, 2(two) 5 amp. Plugs, 2(Two) 15 amp. Plug point (as per required location), TV &amp; Telephone intercom point.</p> <p><b>Kitchen:</b> 1(One) light point, 1(one) exhaust fan point and 1(one) 15 amp. Plug point.</p> <p><b>Toilet:</b> 1(One) light point, 1(one) 15 amp. Plug point (Geyser) &amp; 1(one) exhaust fan point.</p> <p><b>Verandah:</b> 1(One) light point &amp; 1(one) 5 amp. Plug point, 1(One) light point at main entrance.</p> <p><b>Calling Bell:</b> 1(One) calling bell point at the main entrance.</p>
<b>PAINTING</b>	<p>i) Inside wall of the each flat will be finished with Putty and external wall with Weather Coat.</p> <p>ii) All door with two coats white primer.</p>
<b>LIFT</b>	<p>Two Lifts (preferably THEISM Co.) shall be installed <b>with capacity of 6 passengers of each Block.</b></p>
<b>STAIRCASE</b>	<p>One staircase shall erect in the proposed Building with Marble flooring.</p>
<b>ELECTRICAL METER and POWER BACK UP</b>	<p>Installation of transformer, Power Back up(if any) and individual separate electric meter shall arrange by the DEVELOPER, cost and expenses would be borne by the said developer but later on all occupier shall bear the same equally except Landowner/s.</p>
<b>EXTRA WORK</b>	<p>If any extra work is done, the estimate of the total extra works shall be estimated by project engineer.</p>

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written;

**SIGNED, SEALED AND DELIVERED**

By the parties at Kolkata, in presence of the following witnesses:

**WITNESS**

1. Anub Maily  
Kaikhali, Sardarpara  
Malirbagam, Airport  
Kolkata - 700052

*Ashok Kumar Roy*

[ASHOK KUMAR ROY]  
**ROYAL MARBLE**

*Ashok Kumar Roy*  
Proprietor

[ROYAL MARBLE represented by  
ASHOK KUMAR ROY]

**ROYAL HOTEL & VILLA**

*Ashok Kumar Roy*  
Proprietor

[ROYAL HOTEL & VILLA represented by  
ASHOK KUMAR ROY]

Royal Construction

*Ashok Kumar Roy*  
Proprietor

[ROYAL CONSTRUCTION represented by  
ASHOK KUMAR ROY]

**Signature of the LANDOWNERS**

MAA LAND DEVELOPERS PVT. LTD.

*Saroj Kumar Giri*  
Director

[MAA LAND DEVELOPERS PRIVATE LIMITED, a  
Company Represented by its Director  
SAROJ KUMAR GIRI]

**Signature of the DEVELOPER**

Drafted by

*Baishali Bhowmick*

Baishali Bhowmick

Advocate

High Court, Calcutta

Enrolment No. WB/F/1110/2013

SIGNATURE OF THE PRESENTANT/EXECUTANT/  
SELLER/BUYER/CLAIMANT WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT, 1908



Attested :

*Asish M Ray*

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Middle

Index

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Hand



Attested :

*Sanjay Kumar Ghosh*

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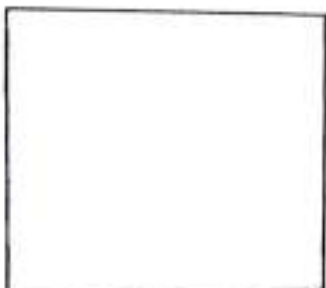
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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MD ALI HOSSAIN MOLLA

MOHAMMAD ISMAIL MOLLA

08/06/1974

Permanent Account Number

BGEPM0216K

सह: *Amir Hossain*  
*Amir*

Signature



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240014571328

GRN Details

GRN: 192023240014571328  
GRN Date: 11/04/2023 18:30:08  
BRN : 0335962221226  
Gateway Ref ID: 924992748  
GRIPS Payment ID: 110420232001457131  
Payment Status: Successful  
Payment Mode: SBI Epay  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 11/04/2023 18:30:27  
Method: Axis Bank-Retail NB  
Payment Init. Date: 11/04/2023 18:30:08  
Payment Ref. No: 3000930571/4/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Shri Saroj Kumar Giri  
Address: Sankhomani Apartment, Shitala Tala, New Town, kolkata-157  
Mobile: 8777871720  
Period From (dd/mm/yyyy): 11/04/2023  
Period To (dd/mm/yyyy): 11/04/2023  
Payment Ref ID: 3000930571/4/2023  
Dept Ref ID/DRN: 3000930571/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000930571/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	40070
2	3000930571/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				40098

IN WORDS: FORTY THOUSAND NINETY EIGHT ONLY.

# Major Information of the Deed

Query No / Year	I-1523-05655/2023	Date of Registration	12/04/2023
Query Date	1523-3000930571/2023	Office where deed is registered	A.D.S.R. RAJARHAT, District: North 24-Parganas
Applicant Name, Address & Other Details	10/04/2023 6:59:40 PM BAISHALI BHOWMICK HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8777871720, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction		
Set Forth value	Additional Transaction [4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Stamp duty Paid(SD)	Market Value Rs. 2,18,76,536/-		
Rs. 40,170/- (Article:48(g))	Registration Fee Paid Rs. 28/- (Article:E, E, E)		
Remarks			



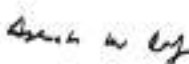
## Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, JI No: 30, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-448 (RS :- )	LR-1843	Bastu Shali	1.24 Dec		6,61,632/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	LR-448 (RS :- )	LR-1851	Bastu Shali	9.94 Dec		53,03,726/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L3	LR-448 (RS :- )	LR-1852	Bastu Shali	9.94 Dec		53,03,726/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L4	LR-448 (RS :- )	LR-1844	Bastu Shali	9.94 Dec		53,03,726/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L5	LR-448 (RS :- )	LR-1842	Bastu Shali	9.94 Dec		53,03,726/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
TOTAL :				41Dec	0 /-	218,76,536 /-	
Grand Total :				41Dec	0 /-	218,76,536 /-	



# Lord Details :



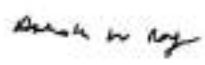



Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	<b>Mr ASHOK KUMAR ROY</b> Son of Late AJIT KUMAR ROY Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Office	 12/04/2023	 LTI 12/04/2023	 12/04/2023
5/4V DUM DUM ROAD ,, City:- Not Specified, P.O:- GHUGHUDANGA, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5H, Aadhaar No: 58xxxxxxxx8926, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Office				
2	<b>ROYAL MARBLE</b> 6/1K RAJA BAGAN LANE, DIPEN GHOSH SARANI, City:- Not Specified, P.O:- GHUGHUDANGA, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.:: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
3	<b>ROYAL HOTEL AND VILLA</b> KALABERIA RAJARHAT, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
4	<b>ROYAL CONSTRUCTION</b> 6/1 K RAJA BAGAN LANE,, City:- Not Specified, P.O:- GHUGHUDANGA, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.:: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

## Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MAA LAND DEVELOPERS PRIVATE LIMITED</b> TERMINUS BUILDING 2ND FLOOR, UNIT 216,, City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 , PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr ASHOK KUMAR ROY</b> Son of Late AJIT KUMAR ROY Date of Execution - 12/04/2023, , Admitted by: Self, Date of Admission: 12/04/2023, Place of Admission of Execution: Office	 Apr 12 2023 4:02PM	 LTI 12/04/2023	 12/04/2023
5/4V DUM DUM ROAD, City:- Not Specified, P.O:- GHUGHUDANGA, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5H, Aadhaar No: 58xxxxxxxx8926 Status : Representative, Representative of : ROYAL MARBLE (as PROPRIETOR), ROYAL HOTEL AND VILLA (as Proprietor), ROYAL CONSTRUCTION (as PROPRIETOR)			
<b>Shri SAROJ KUMAR GIRI (Presentant)</b> Son of SHIV SHANKAR GIRI Date of Execution - 12/04/2023, , Admitted by: Self, Date of Admission: 12/04/2023, Place of Admission of Execution: Office	 Apr 12 2023 4:54PM	 LTI 12/04/2023	 12/04/2023
Giri I House, Sankar Abasan, Halabattala ,hatiara Road, City:- Not Specified, P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4G, Aadhaar No: 22xxxxxxxx3748 Status : Representative, Representative of : MAA LAND DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Md Ali Hossain Molla</b> Son of Mohammad Ismail Molla Purba Rajbati, , City:- Rajarhat-gopalpore, P.O:- Rajarhat Deara, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	 12/04/2023	 12/04/2023	 12/04/2023
Identifier Of Mr ASHOK KUMAR ROY, Mr ASHOK KUMAR ROY, Shri SAROJ KUMAR GIRI			



Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR ROY	MAA LAND DEVELOPERS PRIVATE LIMITED-1.24 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ROYAL MARBLE	MAA LAND DEVELOPERS PRIVATE LIMITED-9.94 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ROYAL HOTEL AND VILLA	MAA LAND DEVELOPERS PRIVATE LIMITED-9.94 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ROYAL CONSTRUCTION	MAA LAND DEVELOPERS PRIVATE LIMITED-9.94 Dec
Transfer of property for L5		

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, JI No: 30,  
Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 448, LR Khatian No:- 1843	Owner: অশোক কুমার রায়, Gurdian: অজিত কুমার রায়, Address: নিজ , Classification: শালি, Area: 0.01000000 Acre,	Mr ASHOK KUMAR ROY
L2	LR Plot No:- 448, LR Khatian No:- 1851	Owner: অশোক কুমার রায়, Gurdian: অজিত কুমার রায়, Address: নিজ , Classification: শালি, Area: 0.09940000 Acre,	Mr ASHOK KUMAR ROY
L3	LR Plot No:- 448, LR Khatian No:- 1852	Owner: রোয়াল মার্বেল, Gurdian: পঙ্কে প্রোগ্রাইটর, Address: নিজ , Classification: শালি, Area: 0.09940000 Acre,	ROYAL MARBLE
L4	LR Plot No:- 448, LR Khatian No:- 1844	Owner: রয়াল হোটেল ও ভিলা, Gurdian: পঙ্কে প্রোগ্রাইটর, Address: নিজ , Classification: শালি, Area: 0.10000000 Acre,	ROYAL HOTEL AND VILLA
L5	LR Plot No:- 448, LR Khatian No:- 1842	Owner: রয়াল কনস্ট্রাকশন, Gurdian: পার্টনার, Address: নিজ , Classification: শালি, Area: 0.10000000 Acre,	ROYAL CONSTRUCTION



Certificate of Market Value (WB PUVI rules of 2001)  
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs  
2,18,76,536/-

*[Signature]*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 12-04-2023

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**  
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48  
(g) of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**  
Presented for registration at 15:32 hrs on 12-04-2023, at the Office of the A.D.S.R. RAJARHAT by Shri SAROJ KUMAR GIRI ..

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**  
Execution is admitted on 12/04/2023 by Mr ASHOK KUMAR ROY, Son of Late AJIT KUMAR ROY, 5/4V DUM DUM ROAD, P.O: GHUGHUDANGA, Thana: Sinthi, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business

Indetified by Md Ali Hossain Molla, . . Son of Mohammad Ismail Molla, Purba Rajbati, P.O: Rajarhat Dearsa, Thana: Rajarhat, City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**  
Execution is admitted on 12-04-2023 by Mr ASHOK KUMAR ROY, PROPRIETOR, ROYAL MARBLE (Sole

Proprietorship), 6/1K RAJA BAGAN LANE, DIPEN GHOSH SARANI, City:- Not Specified, P.O:- GHUGHUDANGA, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030; Proprietor, ROYAL HOTEL AND VILLA (Sole Proprietorship), KALABERIA RAJARHAT, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; PROPRIETOR, ROYAL CONSTRUCTION (Others), 6/1 K RAJA BAGAN LANE, City:- Not Specified, P.O:- GHUGHUDANGA, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030

Indetified by Md Ali Hossain Molla, . . Son of Mohammad Ismail Molla, Purba Rajbati, P.O: Rajarhat Dearsa, Thana: Rajarhat, City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Execution is admitted on 12-04-2023 by Shri SAROJ KUMAR GIRI, DIRECTOR, MAA LAND DEVELOPERS PRIVATE LIMITED (Others), TERMINUS BUILDING 2ND FLOOR, UNIT 216, City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Indetified by Md Ali Hossain Molla, . . Son of Mohammad Ismail Molla, Purba Rajbati, P.O: Rajarhat Dearsa, Thana: Rajarhat, City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28.00/- ( E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/04/2023 6:30PM with Govt. Ref. No: 192023240014571328 on 11-04-2023, Amount Rs: 28/-, Bank: SBI EPay ( SBIPay), Ref. No. 0335962221226 on 11-04-2023, Head of Account 0030-03-104-001-16

Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs. 40,070/-  
by online = Rs 40,070/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 6359, Amount: Rs.100.00/-, Date of Purchase: 30/03/2023, Vendor name: Mita Dutta  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/04/2023 6:30PM with Govt. Ref. No: 192023240014571328 on 11-04-2023, Amount Rs: 40,070/-, Bank: SBI EPay (SBIPay), Ref. No. 0335962221226 on 11-04-2023, Head of Account 0030-02-103-003-02

*Sanjoy Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal



Registration under section 60 and Rule 69.  
Entered in Book - I  
Volume number 1523-2023, Page from 195655 to 195725  
being No 152305655 for the year 2023.



*Basak*

Digitally signed by SANJOY BASAK  
Date: 2023.04.20 15:15:31 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2023/04/20 03:15:31 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)