

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this day of **June**, Two
Thousand and Twenty Three (2023),

BETWEEN

MR. [PAN-][AADHAAR NO.] S/O
....., by Nationality- Indian, by occupation-, residing at
....., Post Office:, Police Station:, District:
....., Pin:, West Bengal, hereinafter called and referred to
as the “**LANDOWNER**” (which expression shall unless excluded by or
repugnant to the context be deemed to include his legal heirs, successors,
representatives and assigns) of the **FIRST PART**.

A N D

".....", a proprietorship firm, having its principal office at
MR. [PAN-][AADHAAR NO.] S/O
....., by Nationality- Indian, by occupation-, residing at
....., Post Office:, Police Station:, District:
....., Pin:, West Bengal, being represented by its proprietor
for the time being ,namely **MR. [PAN-][AADHAAR NO.**
.....] S/O, by Nationality- Indian, by
occupation-, residing at, Post Office:,
Police Station:, District:, Pin:, hereinafter
referred as **DEVELOPER/VENDOR**(Which expression shall unless excluded
by or repugnant to the context be deemed to include their heirs, executors,
legal representatives, administrators, and assigns) the party of the **SECOND**
PART .

AND

MR. [PAN-][AADHAAR NO.] S/O
....., by Nationality- Indian, by occupation-, residing at
....., Post Office:, Police Station:, District:
....., Pin:, West Bengal, hereinafter called **PURCHASERS**
(Which expression shall unless excluded by or repugnant to the context be

deemed to mean and include their heirs , executors, legal representatives, administrators and assigns) party of the **THIRD PART**.

LAND OWNER herein , have entered into an Development agreement registered at A.D.S.R.O being No- 030304606 dated 19/04/2022 and accordingly a Registered General Power of Attorney registered at A.D.S.R.O being No-030304810 dated 26/04/2022, with the developer to raise and construct Bungalows/Villas and multi-storied building and therefore is being represented by his constituted attorney namely "".....", a proprietorship firm, having its principal office at **MR. [PAN-][AADHAAR NO.] S/O**, by Nationality- Indian, by occupation-, residing at, Post Office:, Police Station:, District:, Pin:, West Bengal, being represented by its proprietor for the time being ,namely **MR. [PAN-][AADHAAR NO.] S/O**, by Nationality- Indian, by occupation-, residing at, Post Office:, Police Station:, District:, Pin:

DESCRIPTION OF TOTAL LAND : -

WHEREAS one Samsul Huda, son of Abu Tahar Molla, of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 was the recorded owner of piece and parcel of land, comprised in R.S./L.R. Dag No. 3264, 3360, 3362, 3363, 3368, 3367/3703, 3361/3704, 3361/3991, all under L.R. Khatian No. 607, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS while enjoying the right, title and interest over the aforesaid piece and parcel of land, said Samsul Huda died intestate leaving behind his four sons namely, Nazrul Islam Molla, Khairul Alam Molla, Ajijul Islam Molla, Soleman Molla and five daughters namely, Jibonnesha Begum, Samsunnehar

Begum, Amena Begum, Mariyam Begum and Khaijunnesha Begum as his legal heirs and successors to inherit the aforesaid property left by deceased Samsul Huda.

AND WHEREAS in the manner as stated above by way of inheritance said Nazrul Islam Molla, Khairul Alam Molla, Ajijul Islam Molla, Soleman Molla, Jibonnesha Begum, Samsunnehar Begum, Amena Begum, Mariyam Begum and Khaijunnesha Begum became were became the the joint owners in respect of the aforesaid property and were paying taxes and khajnas to the concern government authority time to time on regular basis.

AND WHEREAS one Joleka Bibi, wife of Abu Tahar Molla, of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 was the recorded owner of piece and parcel of land, comprised in R.S./L.R. Dag No. 3363, under L.R. Khatian No. 251, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispens whatsoever in nature.

AND WHEREAS while enjoying the right, title and interest over the aforesaid piece and parcel of land, said Joleka Bibi died intestate leaving behind his two sons namely, Moktar Molla and Samsul Huda as her legal heirs and successors to inherit the aforesaid property left by deceased Joleka Bibi.

AND WHEREAS while enjoying the right, title and interest over his undivided half share of the aforesaid piece and parcel of land, said Samsul Huda died intestate leaving behind his four sons namely, Nazrul Islam Molla, Khairul Alam Molla, Ajijul Islam Molla, Soleman Molla and five daughters namely, Jibonnesha Begum, Samsunnehar Begum, Amena Begum, Mariyam Begum and Khaijunnesha Begum as his legal heirs and successors to inherit the aforesaid property left by deceased Samsul Huda.

AND WHEREAS in the manner as stated above by way of inheritance said Nazrul Islam Molla, Khairul Alam Molla, Ajijul Islam Molla, Soleman Molla, Jibonnesha Begum, Samsunnehar Begum, Amena Begum, Mariyam Begum

and Khaijunnesha Begum became were became the the joint owners in respect of the aforesaid property and were paying taxes and khajnas to the concern government authority time to time on regular basis.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 15th Day of November, 2017 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2017, Pages from 155355 to 155379, Being No. 030308035 for the year 2017, while seized and possessed entitled to the aforesaid land, said Soleman Molla, Jibonnesha Begum, Samsunnehar Begum, Amena Begum, Mariyam Begum and Khaijunnesha Begum therein called and referred to as the Sellers sold, transferred and conveyed their undivided share out of the total land i.e. ALL THAT piece and parcel of land measuring about 8.61 (Eight point Sixty One) Decimal more or less, comprised in R.S./L.R. Dag No. 3264 and another piece and parcel of land measuring about 1.60 (One Point Sixty) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 9.17 (Nine point Seventeen) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 3.22 (Three point Twenty Two) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 1.61 (One point Sixty One) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3704 i.e. total land measuring about 24.21 (Twenty Four point Twenty One) Decimal, all under L.R. Khatian No. 607 and ALL THAT piece and parcel of land measuring about 2 (Two) Decimal more or less, comprised in R.S./L.R. Dag No. 3363, under L.R. Khatian No. 251, both the property lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 15th Day of November, 2017, Being No. 030308035 for the year 2017, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 26.21 (Twenty Six point Twenty One) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS again, by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 22nd Day of November, 2017 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2017, Pages from 158305 to 158320, Being No. 030308184 for the year 2017, while seized and possessed entitled to the aforesaid land, said Khairul Alam Molla therein called and referred to as the Seller sold, transferred and conveyed their undivided share out of the total land i.e. ALL THAT piece and parcel of land measuring about 2.46 (Two point Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3264 and another piece and parcel of land measuring about 0.46 (Zero Point Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 2.46 (Two point Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, i.e. total land measuring about 5.38 (Five point Thirty Eight) Decimal more or less, all under L.R. Khatian No. 607, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 22nd Day of November, 2017, Being No. 030308184 for the year 2017, said Hazi Absar Ali become the

absolute owner of piece and parcel of land measuring about 5.38 (Five point Thirty Eight) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS again, by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 17th Day of August, 2017 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2017, Pages from 120605 to 120618, Being No. 030306306 for the year 2017, while seized and possessed entitled to the aforesaid land, said Khairul Alam Molla therein called and referred to as the Seller sold, transferred and conveyed their undivided share out of the total land i.e. ALL THAT piece and parcel of land measuring about 0.46 (Zero point Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3704 and another piece and parcel of land measuring about 0.92 (Zero Point Ninety Two) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 0.46 (Zero point Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3367/3703, i.e. total land measuring about 1.84 (One point Eighty Four) Decimal more or less, all under L.R. Khatian No. 607, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 17th Day of August, 2017, Being No. 030306306 for the year 2017, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 1.84 (One point Eighty Four) Decimal more or less and thereafter he is paying panchayat rent, taxes,

khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Hazi Masudar Rahaman, of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 was the recorded owner of piece and parcel of land, comprised in R.S./L.R. Dag No. 3363, under L.R. Khatian No. 469/1, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS while enjoying the right, title and interest over the aforesaid piece and parcel of land, said Hazi Masudar Rahaman died intestate leaving behind his only son namely, Maulana Amir Ali as his legal heir and successor to inherit the aforesaid property left by deceased Hazi Masudar Rahaman.

AND WHEREAS in the manner as stated above by way of inheritance said Maulana Amir Ali became the the absolute owner in respect of the aforesaid property and was paying taxes and khajnas to the concern government authority time to time on regular basis.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 3rd Day of May, 2017 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2017, Pages from 59257 to 59269, Being No. 030303117 for the year 2017, while seized and possessed entitled to the aforesaid land, said Maulana Amir Ali therein called and referred to as the Seller sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 10 (Ten) Decimal more or less, comprised in R.S./L.R. Dag No. 3363, under L.R. Khatian No. 469/1, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business,

by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 3rd Day of May, 2017, Being No. 030303117 for the year 2017, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 10 (Ten) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Moktar Molla, son of Abu Tahar Molla, of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 was the recorded owner of piece and parcel of land, comprised in R.S./L.R. Dag No. 3360, 3361/3991, 3362, 3363, 3368, all under L.R. Khatian No. 474, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispens whatsoever in nature.

AND WHEREAS one Joleka Bibi, wife of Abu Tahar Molla, of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 was the recorded owner of piece and parcel of land, comprised in R.S./L.R. Dag No. 3363, 3361/3991, under L.R. Khatian No. 251, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispens whatsoever in nature.

AND WHEREAS while enjoying the right, title and interest over the aforesaid piece and parcel of land, said Joleka Bibi died intestate leaving behind his two sons namely, Moktar Molla and Samsul Huda as her legal heirs and successors to inherit the aforesaid property left by deceased Joleka Bibi.

AND WHEREAS while enjoying the right, title and interest over the aforesaid piece and parcel of land, said Moktar Molla died intestate leaving behind his three sons namely, Golam Mostafa Molla, Golam Kuddus Molla, Golam Mortuja Molla and four daughters namely, Aleya Begum, Sahana Begum, Sayeda Begum, Maleka Begum as his legal heirs and successors to inherit the aforesaid property left by deceased Moktar Molla.

AND WHEREAS in the manner as stated above by way of inheritance said Golam Mostafa Molla, Golam Kuddus Molla, Golam Mortuja Molla, Aleya Begum, Sahana Begum, Sayeda Begum and Maleka Begum were became the the joint owners in respect of the aforesaid property and were paying taxes and khajnas to the concern government authority time to time on regular basis.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 16th Day of March, 2018 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2018, Pages from 59445 to 59463, Being No. 030302888 for the year 2018, while seized and possessed entitled to the aforesaid land, said Golam Kuddus Molla, Golam Mortuja Molla therein called and referred to as the Sellers sold, transferred and conveyed their undivided share out of the total land i.e. ALL THAT piece and parcel of land measuring about 0.74 (Zero point Seventy Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 1.40 (One Point Forty) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3991 and another piece and parcel of land measuring about 2.76 (Two point Seventy Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 7.22 (Seven point Twenty Two) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 1.30 (One point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3368, all under L.R. Khatian No. 474 and ALL THAT piece and parcel of land measuring about 1.20 (One point Twenty) Decimal more or less, comprised in R.S./L.R. Dag No. 3363, and

another piece and parcel of land measuring about 0.40 (Zero point Forty) comprised in R.S./L.R. Dag No. 3361/3991, both under L.R. Khatian No. 251, both the property lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 16th Day of March, 2018, Being No. 030302888 for the year 2018, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 15.02 (Fifteen point Zero Two) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS said Aleya Begum, Sahana Begum, Sayeda Begum, Maleka Begum and Golam Mostafa Molla duly mutated their names in the concern B.L.&L.R.O. records vide L.R. Khatian Nos. 1439, 1440, 1441, 1442 and 1443 respectively under R.S./L.R. Dag Nos. 3360, 3361/3991, 3362, 3363, 3368 and were enjoying their right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regular basis.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 16th Day of November, 2018 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2018, Pages from 198181 to 198205, Being No. 030309893 for the year 2018, while seized and possessed entitled to the aforesaid land, said Aleya Begum, Sahana Begum, Sayeda Begum, Maleka Begum therein called and referred to as the Sellers sold, transferred and conveyed their

undivided share out of the total land i.e. ALL THAT piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 0.30 (Zero Point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3991 and another piece and parcel of land measuring about 4 (Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 3 (Three) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3368, all under L.R. Khatian No. 474 at present 1439 AND ALL THAT piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 0.30 (Zero Point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3991 and another piece and parcel of land measuring about 4 (Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 3 (Three) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3368, all under L.R. Khatian No. 474 at present 1440 AND ALL THAT piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 0.30 (Zero Point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3991 and another piece and parcel of land measuring about 4 (Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 3 (Three) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3368, all under L.R. Khatian No. 474 at present 1441 AND ALL THAT piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 0.30 (Zero Point Thirty) Decimal more or less, comprised in

R.S./L.R. Dag No. 3361/3991 and another piece and parcel of land measuring about 4 (Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 3 (Three) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3368, all under L.R. Khatian No. 474 at present 1442, i.e. total land area measuring about 31.60 (Thirty One point Sixty) Decimal more or less, the aforesaid property lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 16th Day of November, 2018, Being No. 030309893 for the year 2018, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 31.60 (Thirty One point Sixty) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 17th Day of December, 2018 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2018, Pages from 207333 to 207347, Being No. 030310351 for the year 2018, while seized and possessed entitled to the aforesaid land, said Golam Mostafa Molla therein called and referred to as the Seller sold, transferred and conveyed his undivided share out of the total land i.e. ALL THAT piece and parcel of land measuring about 1 (One) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land

measuring about 1 (One) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3991 and another piece and parcel of land measuring about 7 (Seven) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 5 (Five) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 1 (One) Decimal more or less, comprised in R.S./L.R. Dag No. 3368, all under L.R. Khatian No. 474 at present 1443, i.e. total land area measuring about 15 (Fifteen) Decimal more or less, the aforesaid property lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality - Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin - 731204, District - Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 17th Day of December, 2018, Being No. 030310351 for the year 2018, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 15 (Fifteen) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Nurnnehar Khatun, daughter of Abu Tahar Molla, of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 was the recorded owner of piece and parcel of land, comprised in R.S./L.R. Dag No. 3362, 3363, 3361/3705, 3361/3706, under L.R. Khatian No. 328, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS said Nurneehar Khatun executed a registered General Power of Attorney dated 03.08.1997 and appointed her husband namely, Abul Hasnat, son of Late Kashedar Rahaman of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 as her lawful attorney to act on behalf of her which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. IV, Being No. 79.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 13th Day of April, 2018 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2018, Pages from 68400 to 68416, Being No. 030303300 for the year 2018, while seized and possessed entitled to the aforesaid land, said Nurneehar Khatun therein called and referred to as the Sellers duly represented by her husband namely, Abul Hasnat sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 17 (Seventeen) Decimal more or less, comprised in R.S./L.R. Dag No. 3362 and another piece and parcel of land measuring about 6 (Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 7 (Seven) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3705, and another piece and parcel of land measuring about 13 (Thirteen) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706 i.e. total land measuring about 43 (Forty Three) Decimal more or less, all under L.R. Khatian No. 328, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 13th Day of April, 2018, Being No.

030303300 for the year 2018, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 43 (Forty Three) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Sri Sudhir Roy, son of Late Jibon Roy, of Village – Ballabhpur, P.O. Sriniketan, P.S. Bolpur, District – Birbhum, Pin – 731204 was the recorded owner of all that piece and parcel of land measuring about 3 (Three) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 6 (Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3368 and another piece and parcel of land measuring about 26 (Twenty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3705 and another piece and parcel of land measuring about 46 (Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706 i.e. total land measuring about 81 (Eighty One) Decimal more or less, all under L.R. Khatian No. 633, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 20th Day of November, 2018 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2018, Pages from 197668 to 197685, Being No. 030309870 for the year 2018, while seized and possessed entitled to the aforesaid land, said Sri Sudhir Roy therein called and referred to as the Seller sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 3 (Three) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 6 (Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3368 and another piece and parcel of land measuring about 26 (Twenty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3705 and another piece and parcel of

land measuring about 46 (Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706 i.e. total land measuring about 81 (Eighty One) Decimal more or less, all under L.R. Khatian No. 633, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 20th Day of November, 2018, Being No. 030309870 for the year 2018, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 81 (Eighty One) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Anisur Rahaman, Atiur Rahaman, Hafijur Rahaman, Hasibur Rahaman, Machhkura Bibi, Saidur Rahaman, Sk. Aliulla, Sk. Ajijur Rahaman, Sk. Bajlur Rahaman, Sk. Mujibar Rahaman and Sk. Sahidur Rahaman were the recorded owner of all that piece and parcel of land measuring about 28 (Twenty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 30th Day of January, 2013 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2013, Pages from 2289 to 2307, Being No. 030300511 for the year 2013, while seized and possessed entitled to the aforesaid land, said

Anisur Rahaman, Atiur Rahaman, Hafijur Rahaman, Hasibur Rahaman, Machhkura Bibi, Saidur Rahaman, Sk. Aliulla, Sk. Ajijur Rahaman, Sk. Bajlur Rahaman, Sk. Mujibar Rahaman and Sk. Sahidur Rahaman therein called and referred to as the Sellers sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 28 (Twenty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Indranil Bhattacharjya, son of Tapan Kumar Bhattacharjya, residing at Nalhati Pahar Para, P.S. Nalhati, Pin – 731243, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS said Indranil Bhattacharjya duly mutated his name in the concern B.L.&L.R.O. records vide L.R. Khatian No. 1138 and was enjoying his right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regular basis.

AND WHEREAS one Mohammad Amir Ali and Sk. Monowar Hossain were the recorded owner of all that piece and parcel of land measuring about 38 (Thirty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispens whatsoever in nature.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 12th Day of December, 2012 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2012, Pages from 4797 to 4808, Being No. 030310014 for the year 2012, while seized and possessed entitled to the aforesaid land, said Mohammad Amir Ali and Sk. Monowar Hossain therein called and referred to

as the Sellers sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 38 (Thirty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Mehebur Rahaman, son of Late Md. Matlab Ali, residing at Nalhati Paschim Bidupara, P.S. Nalhati, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS said Mehebur Rahaman duly mutated his name in the concern B.L.&L.R.O. records vide L.R. Khatian No. 1137 and was enjoying his right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regular basis.

AND WHEREAS one Amal Kumar Patar, Anu Bala Patar, Bimal Kumar Patar, Krishna Chandra Patar, Manik Patar, Mukti Pada Patar, Shyamal Patar were the recorded owner of all that piece and parcel of land measuring about 34 (Thirty Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S.- Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispens whatsoever in nature.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 21st Day of September, 2012 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2012, Pages from 361 to 375, Being No. 030308237 for the year 2012, while seized and possessed entitled to the aforesaid land, said Amal Kumar Patar, Anu Bala Patar, Bimal Kumar Patar, Krishna Chandra Patar, Manik Patar, Mukti Pada Patar and Shyamal Patar therein jointly called and referred to as the Sellers sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about about 34 (Thirty

Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Tapas Kumar Dutta, son of Binode Bihari Dutta, residing at Parbati Tala Para, Nalhati, Ward No. 10, P.S. Nalhati, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS said Tapas Kumar Dutta duly mutated his name in the concern B.L.&L.R.O. records vide L.R. Khatian No. 1128 and was enjoying his right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regular basis.

AND WHEREAS by virtue of a registered Agreement for Sale dated 29th Day of September, 2016 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2016, Pages from 139706 to 139728, Being No. 030307124 for the year 2016, while seized and possessed entitled to the aforesaid land, said (1) Sri Indranil Bhattacharjya therein called and referred to as the Seller agreed to sell, transfer and convey the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 28 (Twenty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, under L.R. Khatian No. 1138, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat & (2) Mehebur Rahaman therein called and referred to as the Seller agreed to sell, transfer and convey the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 38 (Thirty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, under L.R. Khatian No. 1137, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat & (3) Sri Tapas Kumar Dutta, therein called and referred to as the Seller agreed to sell, transfer and convey the aforesaid land i.e. ALL THAT piece and

parcel of land measuring about 34 (Thirty Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706, under L.R. Khatian No. 1128, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 28th Day of December, 2016 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2016, Pages from 164798 to 164819, Being No. 030308440 for the year 2016, while seized and possessed entitled to the aforesaid land, said (1) Sri Indranil Bhattacharjya therein called and referred to as the Seller sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 28 (Twenty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, under L.R. Khatian No. 1138, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat & (2) Mehebur Rahaman therein called and referred to as the Seller sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 38 (Thirty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, under L.R. Khatian No. 1137, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat & (3) Sri Tapas Kumar Dutta, therein called and referred to as the Seller sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 34 (Thirty Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706, under L.R. Khatian No. 1128, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned

therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Agreement for Sale dated 29th Day of September, 2016, Being No. 030307124 for the year 2016 and registered Deed of Conveyance (Bengali Kobala) dated 28th Day of December, 2016, Being No. 030308440 for the year 2016, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 100 (One Hundred) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Kerima Khatun, wife of Ekramul Haque was the owner of all that piece and parcel of land measuring about 13 (Thirteen) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 5th Day of April, 2021 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2021, Pages from 87580 to 87596, Being No. 030303924 for the year 2021, while seized and possessed entitled to the aforesaid land, said Kerima Khatun, therein called and referred to as the Seller sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 13 (Thirteen) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706, under L.R. Khatian No. 155, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation -

Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 5th Day of April, 2021, Being No. 030303924 for the year 2021, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 13 (Thirteen) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 5th Day of June, 2017 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2017, Pages from 131081 to 131120, Being No. 030306840 for the year 2017, one Atiur Rahaman, Hasibur Rahaman, Hafijur Rahaman, Anisur Rahaman, Saidur Rahaman, Machhakura Bibi, Sk Mujibar Rahaman, Sk Ajijur Rahaman, Sk Bajlur Rahaman, Sk Sahidur Rahaman, Amanul Haque, Jamirul Haque therein jointly called and referred to as the Seller sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 5 (Five) Decimal more or less, comprised in R.S./L.R. Dag No. 3363, under L.R. Khatian Nos. 356, 449, 240, 687, 247, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 5th Day of June, 2017, Being No. 030306840 for the year 2017, said Hazi Absar Ali become the absolute owner

of piece and parcel of land measuring about 5 (Five) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 10th Day of January, 2013 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Pages from 1818 to 1831, Being No. 00122 for the year 2013, one Jiten Bauri, Jummatun Bibi, Lakshi Bauri, Mahana Bauri, Sagar Bauri, Shyamla Bauri therein jointly called and referred to as the Seller sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 30 (Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, under L.R. Khatian Nos. 650, 65, 148, 155, 328, 474, 607, 1137, 1138, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Subhadip Das, son of Sachidulal Das, by faith - Hindu, occupation - Business, by Nationality – Indian, residing at Nalhati, P.O. & P.S. Nalhati, Pin – 731243, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 23rd Day of June, November, 2016 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2016, Pages from 155679 to 155691, Being No. 030307886 for the year 2016, said Subhadip Das therein called and referred to as the Seller sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 30 (Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, under L.R. Khatian Nos. 650, 65, 148, 155, 328, 474, 607, 1137, 1138, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a

valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 23rd Day of June, November, 2016, Being No. 030307886 for the year 2016, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 30 (Thirty) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Anarul Haque & others were the recorded owner of all that piece and parcel of land measuring about 9 (Nine) Decimal more or less, comprised in R.S./L.R. Dag No. 3377, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 18th Day of January, 2012 which was duly registered at the office of the Additional District Sub Registrar at Bolpur being deed no. 030300373 for the year 2012, while seized and possessed entitled to the aforesaid land, said Anarul Haque & others therein jointly called and referred to as the Sellers sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about about 9 (Nine) Decimal more or less, comprised in R.S./L.R. Dag No. 3377, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Mukul Sarkar, son of Late Krishnagopal Sarkar, residing at Surul, P.O. Sriniketan,

P.S. Bolpur, Pin – 731236, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS said Mukul Sarkar duly mutated his name in the concern B.L.&L.R.O. records vide L.R. Khatian No. 1078, under L.R. Dag No. 3377 and was enjoying his right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regular basis.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 22nd Day of July, 2019 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2019, Pages from 124092 to 124107, Being No. 030306117 for the year 2019, while seized and possessed entitled to the aforesaid land, said Sri Mukul Sarkar therein called and referred to as the Seller sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about about 9 (Nine) Decimal more or less, comprised in R.S./L.R. Dag No. 3377, under L.R. Khatian No. 1078, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 22nd Day of July, 2019, Being No. 030306117 for the year 2019, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 9 (Nine) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS said Hazi Absar Ali duly mutated his name in the concern B.L.&L.R.O. records vide L.R. Khatian No. 1347, under L.R. Dag Nos. 3264, 3360, 3362, 3363, 3368, 3367/3703, 3361/3704, 3361/3706, 3361/3705, 3361/3391, 3268 and is enjoying his right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regular basis.

AND WHEREAS said Hazi Absar Ali duly mutated his name in the concern B.L.&L.R.O. records vide L.R. Khatian No. 1508, under L.R. Dag Nos. 3377 and is enjoying his right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regular basis.

AND WHEREAS the Landowner is lawful owner in respect of the entire property being **ALL THAT** piece and parcel of total land measuring about 386.05 (Three Hundred Eighty Six point zero Five) Decimal more or less, comprised in R.S./ L.R. Dag Nos. 3264, 3360, 3362, 3363, 3368, 3367/3703, 3361/3704, 3361/3706, 3361/3705, 3361/3391, 3268, 3377 under L.R. Khatian Nos. 607, 251, 469/1, 474, 1439, 1440, 1441, 1442, 1443, 328, 633, 1137, 1138, 1128, 356, 449, 240, 687, 247 at present L.R. Khatian No. 1347, 1508, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat. **TOGETHER WITH** all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well and sufficiently to the said schedule Land as the absolute owner thereof the Party hereto of the First Part have expressed its desire to develop the said a part of the aforesaid land being **ALL THAT** piece and parcel of land measuring about 211.84 (Two Hundred Eleven point Eighty Four) Decimal more or less, comprised in R.S./ L.R. Dag Nos. 3362, 3363,

3361/3704, 3367/3703, 3361/3705, 3361/3706, 3377 under L.R. Khatian Nos. 607, 251, 469/1, 474, 1439, 1440, 1441, 1442, 1443, 328, 633, 1137, 1138, 1128, 356, 449, 240, 687, 247 at present L.R. Khatian No. 1347, 1508 lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat more fully and particularly described in the **SCHEDULE “A”** hereunder written, hereinafter called the said property by construction of a housing project consisting of several multi-storied building, villa/s, apartment/s, bungalows and related infrastructure thereon, through any recognized Developer who have got the clear knowledge and experience about developing land and building in and around the State of West Bengal.

AND WHEREAS having come to know the aforesaid intention of the Owner herein, the party hereto of the Other Part i.e., the Developer herein expressed his desire before the Owner herein to take up the task of development of the said Schedule “A” Land in accordance with the sanctioned plan to be obtained from Sattor Gram Panchayat.

AND WHEREAS the aforesaid Landowner herein namely, Hazi Absar Ali with the purpose to develop the property mentioned above and more particularly in the **SCHEDULE- A** hereunder entered into a Development agreement which was registered at A.D.S.R.O, Bolpur being deed No- 030304606 dated 19/04/2022 and accordingly a Registered General Power of Attorney was also registered at A.D.S.R.O, Bopur being deed No-030304810 dated 26/04/2022, with the "**JAGANNATH CONSTRUCTION**", a proprietorship firm, having its principal office at 83/A, Chandra Master Road, P.O-Nona Chandanpukur ,Barrackpore, P.S –Titagarh,District 24 Parganas (N), Kolkata -700122, being represented by its proprietor for the time being, namely **SRI. PRASANTA KUMAR RAY**, son of Sri Pabitra Kumar Ray, by faith- Hindu, by Nationality- Indian, by Profession- Business, residing at 83/A Chandra Master Road, P.O –Nona Chandanpukur, Barrackpore, P.S- Titagarh, Dist – 24 parganas (N), Kol -700122, hereinafter referred as **DEVELOPER**(Which expression shall unless excluded by or repugnant to the context be deemed

to include their heirs, executors, legal representatives, administrators, and assigns) the party of the **SECOND PART** for the purpose of development and construction of a multi-storied building, villa/s, apartment/s, bungalows and related infrastructure thereon upon the below Scheduled land under certain terms and conditions mentioned therein in the abovementioned Development Agreement.

AND WHEREAS the DEVELOPER therein after the execution of the above-mentioned Development Agreement and the General Power of Attorney with the Landowner started the project named and identified as “.....” for development over the property mentioned above and more particularly mentioned in the Schedule “A” hereunder.

AND WHEREAS the Purchaser herein came to know that the property more particularly mentioned in the schedule hereunder is on sale and with the intention to buy the schedule property and allotment of the same i.e., **One G+1 Bungalow [NAME –] (Two storied bungalow more particularly Plot No-) measuring Covered area of sq.ft.more or less** comprising in piece and parcel of a plot of “.....” land measuring Decimals or sq.ft more or less in R.S./ L.R. Dag Nos. 3361/3705, under at present L.R. Khatian No. 1347, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S.- Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, Pin- 731236, West Bengal which includes covered area and share of common service area more fully described in the Schedule ‘B’ and together with a right to use the common area and facilities along with undivided proportionate share of land of the Schedule ‘A’ hereinafter mentioned, approached the DEVELOPER and showed his interest for purchasing the schedule property.

AND WHEREAS the Purchaser herein having examined the necessary documents related to the schedule property i.e., the Original Deeds, Developers Agreement, Agreement of Power of Attorney, Tax receipts and other necessary documents and on being satisfied with the same have agreed to

purchase the schedule property at a total consideration of **Rs 00,00,000/- (Rupees Lakhs) only.**

AND WHEREAS the Developer declared to dispose of the **Bungalow/Villa** to the Purchaser herein on the payment of consideration money and the Purchaser herein agreed to abide by all terms and conditions mentioned herein.

**NOW THIS AGREEMENT AND IT IS HEREBY AGREED AND DECLARED
BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That the Vendors has the legal right, title and interest over the **One G+1 Bungalow[NAME -] (Two storied bungalow more particularly Plot No-)** measuring **Covered area of sq.ft.more or less** comprising in piece and parcel of a plot of “.....” land measuring Decimals or sq.ft more or less in R.S./ L.R. Dag Nos. 3361/3705, under at present L.R. Khatian No. 1347, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S.- Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, Pin- 731236, West Bengal, as specifically mentioned in the schedule hereunder written.
2. That the Vendors have agreed to sell the schedule property and the Purchasers have agreed to purchase the same more particularly described in the schedule hereunder.
3. The Purchaser is desirous to purchase the said schedule property at a consideration of **Rs 00,00,000/-(Rupees)** only and agrees to obey all terms, conditions and obligations as to be mentioned in the Deed of Conveyance relating to the schedule land and its management/maintenance agency/authorities.
4. That at the time of execution of this Agreement, the Purchaser has paid a sum of **Rs. 00,00,000 (Rupees lakhs) only** to the Vendors herein as an

advanced booking amount for purchasing the schedule property out of **Rs 00,00,000/-(Rupees)** only and shall pay the remaining balance amount on the date of execution of the Deed of Conveyance in respect of the Schedule mentioned property.

5. If the Purchaser defaulted to pay the balance consideration within the stipulated time then in that event, the Vendors will refund the advance as paid by the Purchaser by deducting 25% on the total advance amount paid.
6. The Vendors herein shall be ready to answer in all requisitions about the title of the property.
7. That all the costs, charges and expenses for stamp duty, registration fees, fees of Advocate and Deed writer for the preparation of this agreement and deed of conveyance shall be paid and borne by the Purchasers.
8. The Vendors herein shall clear all taxes and/or any other rents as the case may be in respect of the said property before handing over the schedule to the Purchaser.
9. Despite of readiness and willingness of the Purchaser to pay the balance consideration as stipulated herein above and if the Land Owners herein declines to execute the Deed of Conveyance in favour of the Purchaser then in that event the Purchaser will be at liberty to approach before the appropriate Court under specific performance of contract as he deems fit and proper.

SCHEDULE OF PROPERTY REFERED TO ABOVE
(PLOT TO BE SOLD)

ALL THAT piece and parcel of a plot of “.....” land measuring Decimals or more or less in R.S./ L.R. Dag Nos. 3361/3705, under at present L.R. Khatian No. 1347, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S.- Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, Pin- 731236, West Bengal **TOGETHER WITH One G+1 Bungalow[NAME -] [Two storied more**

particularly Plot No-] of which ground floor issq.ft more or less and first floor is sq.ft more or less i.e., measuring total Covered area of sq.ft.more or less with share of common service area more fully described in the **Schedule ‘B’** and together with a right to use the common area and facilities along with undivided proportionate share of land of the **Schedule ‘A’** hereunder written under the project named and identified as “.....” which is butted and bounded by :

-

ON THE NORTH: 3 Storied Apartment.

ON THE SOUTH: 16 Feet wide Road.

ON THE EAST: Bunglow A9.

ON THE WEST: Bunglow A7,

THE SCHEDULE “A” ABOVE REFERRED TO
SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring about 211.84 (Two Hundred Eleven point Eighty Four) Decimal more or less, comprised in R.S./ L.R. Dag Nos. 3362, 3363, 3361/3704, 3367/3703, 3361/3705, 3361/3706, under L.R. Khatian Nos. 607, 251, 469/1, 474, 1439, 1440, 1441, 1442, 1443, 328, 633, 1137, 1138, 1128, 356, 449, 240, 687, 247 at present L.R. Khatian No. 1347, 1508, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, P.O: Bolpur, District – Birbhum, within the ambit of Sattor Gram Panchayat, Pin – 731236:-

R.S./L.R. DAG NO.	L.R. KHATIAN NO.	AREA (IN Decimal)	MOUZA	Butted & Bounded
3362	1347	56.75	Kendradangal	N – Road S – Land of Dag No. 3363 & 3361/3706

				E – Owner’s Land W – Land of Other Owner
3363	1347	45.56	Kendradangal	N – Owner’s land S – Owner’s Land E – Land of Dag No. 3362 W – Land of Other owner
3363	356, 449, 240, 687, 247	5	Kendradangal	N – Owner’s land S – Owner’s Land E – Land of Dag No. 3362 W – Land of Other owner
3361/3704	1347	2.07	Kendradangal	N – Land of Dag No. 3361/3705 S – Land of Dag No. 3367/3703 E – Land of Other Owner W – Land of Other Owner
3367/3703	1347	0.46	Kendradangal	N – Land of Dag No. 3361/3704 S – Land of Other Owner

				E – Land of Dag No. 3367 W – Land of Other Owner
3361/3705	1347	33	Kendradangal	N – Land of Dag No. 3363 S – Land Of Dag No. 3361/3704 E – Land of Other Owner W – Land of Other Owner
3361/3706	1347	60	Kendradangal	N – Land of Dag No. 3362 S – Land of Dag No. 3361/3705 E – Other Owner's Land W – Owner's Land
3377	1508	9	Kendradangal	N – Road S – Land of Dag No. 3363 E – Land of Dag No. 3362 W – Land of Other Owner

THE SCHEDULE “B” ABOVE REFERED TO

(Schedule of common/own portions /facilities)

- 1) The land on common spaces in the project and all easements, rights and appurtenances belonging to the land and the project.
- 2) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stair-ways and entrances and exits in the own spaces of the Project.
- 3) Installation of common services, such as, power, sewerage etc.
- 4) The tanks, pumps, in general all apparatus and installations existing for own use.
- 5) Such other common facilities as may be mutually agreed upon between the parties and required for the establishment, location, enjoyment provisions, maintenance and management of the building.
- 6) All other parts of the property necessary convenient to its existence, maintenance, and safety or normally in common use.
- 7) Such other common facilities as Club house, Children Park, Small Play Ground, Road width 16 feet, 24 Hours Security, 24 Hours water supply, Swimming Pool, Walk Pathway, Flower Garden.

THE SCHEDULE “C” ABOVE REFERED TO

(Common Expenses)

- 1) All expenses for the maintenance, operating, re-building, reconstructing, decorating, re-decorating road, Drainage, water park, swimming pool, club house, park, mandir, and lighting the common parts and common portions and also the outer walls of the project and also for security of the said Project.
- 2) The Salaries of all persons employed for the same purpose.
- 3) All charges and deposits for supplies of common utilities.
- 4) Municipal taxes and other outgoings save those separately assessed or charged or claimed for or on the respective unit.
- 5) Costs and charges of establishment for maintenance of the project and for watch and ward staff.

- 6) All litigation expenses appertaining to the maintenance and protection of the said Project and disputes regarding claims and /or demands from the SATTOR GRAM PANCHAYAT.
- 7) All other expenses and outgoings as are deemed by the SELLERs to be necessary or incidental for regularizing interest and /or the rights of the buyers and occupiers, including SELLERs.
- 8) All expenses referred to above shall be borne by the buyers from the date of notice as completion of unit and for taking possession of units but the SELLERs shall not under any circumstances be liable to bear any of such charges in respect of unsold units.

IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective signatures in good health and mind on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

IN THE PRESENCES OF :-

WITNESSES

1.

PURCHASERS

2.

SELLER

MEMO OF CONSIDERATION

Received a sum of Rs only as full and final payment of consideration money paid by the **“PURCHASERS”** herein which is hereby acknowledged by the **SELLER** herein in the following manner:

Date	Cash/Cheque	Bank	Amount
------	-------------	------	--------

Total - Rs 00,00,000/-
(Rupees Lakhs only)

WITNESSES:-

1.

2.

SELLER

Drafted and prepared by:

SIGNATURE OF THE