

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the day of ,
2025 (Two Thousand and Twenty Five) in this Christian Era.

BETWEEN

OAS Realty Pvt. Ltd.

Director

OAS REALTY PRIVATE LIMITED, CIN - U70109WB2009PTC135153, (PAN-AABCO1647F) a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, in the state of West Bengal and having its City Office at No.522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata-700034, being represented by its Director **Ms. Iftesham Seikh**, (PAN : LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377, [The Company has been changed from **OAS REALTORS PRIVATE LIMITED To OAS REALTY PRIVATE LIMITED** with effect from 23.08.2023 which was granted by Government of India, Ministry of Corporate Affairs, office of the Registrar of Companies, issued and granted a Certificate of Incorporation pursuant to change of name under Rule 29 of the Companies (Incorporation) Rules,2014], hereinafter called and referred to as the **"VENDOR/DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its. successors- in-office, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

..... hereinafter jointly called and referred to as the “**PURCHASER**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and Include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS by virtue of a registered Deed of Sale, registered on 28-07-2021, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2021, Pages from 103088 to 103136, Being No : 161303826 for the year 2021, **(1) Giasuddin Mollick, 2) Nasiruddin Mollick, 3) Alfa Mallick, 4) Hannan Ali Mallick, 5) Mannan Mollick, 6) Borhan Mallick, 7) Sirali Mollick, 8) Laltu Mollick, 9) Asura Bibi, 10) Manjura Bibi**, therein referred to as the **Vendors** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **18.50 Decimal out of 37 Decimal**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, Mouza : Gazipur , L.R. Khatian Nos. - 298. **R.S. & L.R. Dag No. - 168**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 01.07.2022, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No : 1603-2022, Pages from 368416 to 368459, Being No : 160310142 for the year 2022, **(1) Meher Ali Mallik, (2) Sahanur Deoyan alias Saharan Bibi, (3) Sapia Sekh alias Safia Bibi, (4) Jabbar Mallik, (5) Sattam Mallik, (6) Rahaman Mallik, (7) Gaffar Mallik, (8) Mursida Bibi, (9) Ambia Bibi, (10) Tanuja Bibi, (11) Tanjila Bibi** there in referred to as the **Vendors** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, P.O. - Bakhrahat, P.S.Bisnupur, South 24 Parganas, West Bengal - 743377, being represented by its Director **Ms. Iftesham Seikh**, (PAN : LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **18.50 Decimal out of 37 Decimal**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No- 93, J.L. No. - 24, Mouza : Gazipur, L.R. Khatian Nos.- 730, 607, 475, 978, 950, 775, **R.S. & L.R. Dag No. - 168**, P.S.- Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District-South 24Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 28-12-2022, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No : 1613-2022, Pages from 4475 to 4494, Being No : 161308938 for the year 2022, **Palan Chandra Mandal**, there in referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office

at Bibirhat More, P.O. – Bakhrahat, P.S.Bisnupur, South 24 Parganas, West Bengal - 743377,being represented by its Director **Ms. Iftesham Seikh**, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **6.50 Decimal out of 13 Decimal**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No.- 24, Mouza : Gazipur, R.S. Khatian No.- 151 & L.R. Khatian No.- 516, **R.S. & L.R. Dag No. - 146**, P.S. - Bishnupur within the jurisdiction of Nahazari Gram Panchayet in the District - South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 09-02- 2024, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No : 1613-2024, Pages from 20511 to 20534, Being No:161300806 for the year 2024, **(1) Chapala Mandal, 2) Baburam Mandal, 3) Surath Mondal, 4)Sanat Mondal**, therein referred to as the Vendors and **OAS REALTY PRIVATE LIMITED** a Private Limited Company, in corporate within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, P.O. - Bakhrahat, Police Station - Bisnupur, District - South 24 Parganas, West Bengal- 743377, being represented by its Director **Ms. Iftesham Seikh**, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the Purchaser whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of 61 Decimal out of 61 Decimal, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No. - 93, J.L. No. - 24,

Mouza : Gazipur, R.S. Khatian No. - 375 & L.R. Khatian Nos. – 317, 596, 1013 & 896, R.S. & L.R. Dag No.155, P.S. - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, , registered on 28-7-2021, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No : 1613-2021, Pages from 103980 to 103999, Being No : 161303879 for the year 2021, **Azijur Rahaman Sekh alias Azipur Rahaman Sekh**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, P.O. - Bakhrahat, Police Station - Bisnupur, South 24 Parganas, West Bengal -743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **60 Decimal** out of **60 Decimal**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No. - 93, J.L. No. - 24, Mouza : Gazipur, L.R. Khatian No. - 179, **R.S. & L.R. Dag No. - 159**, Police Station – Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District- South 24Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 02-11- 2020, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No : 1613 - 2020, Pages from 105453 to 105476, Being No : 161304145 for the year 2020, **Sri Kalipada Mandal alias Shyamal Kumar Mandal**, there in referred to as the **Vendor** and **OAS REALTORS PRIVATE**

LIMITED a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrabat, Police Station - Bisnupur, District- South 24 Parganas, West Bengal -743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakhrabat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **28 Decimal, R.S. Khatian No. - 376, L.R. Khatian No. – 1206, 14.50 Decimal, L.R. Khatian No. - 1207, R.S. Khatian No. - 376, R.S. & L.R. Dag No. – 158, 160, 164 and 12.50 Decimal, L.R. Khatian No. - 1174, R.S. Khatian No. - 298, R.S. & L.R. Dag No. – 161**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No - 24, Mouza -Gazipur, P.S. - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 16.10.2020, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No : **1613-2020**, Pages from 105497 to 105518, Being No : 161304147 for the year 2020, **Sri Bimal Kumar Mondal**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, P.O. - Bakhrabat, P.S. - Bisnupur, South 24 Parganas, West Bengal- 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakhrabat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **28 Decimal, R.S.**

Khatian No. – 376, L.R. Khatian Nos.- 1205, **R.S. & L.R. Dag No. – 158, 160, 164, 12.50 Decimal**, R.S. Khatian No. – 298, L.R. Khatian Nos.- 1173/1, **R.S. & L.R. Dag No. – 161**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, Mouza : Gazipur, P.S. - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District-South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 02.02.2024, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No : **1613-2024**, Pages from 17169 to 17187, Being No : 161300635 for the year 2024, **Aakhitara Bibi** there in referred to as the **Vendor** and **OAS REALTY PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office- Bakhrahat, Police station- Bisnupur, Dist- South 24 Parganas, West Bengal- 743377, being represented by its Director **Ms. Iftesham Seikh**, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **26.40 Decimal** lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No. - 93, J.L. No. - 24, Mouza : Gazipur, R.S. Khatian No. – 156 & L.R. Khatian Nos. - 1755, **R.S. & L.R. Dag No.- 162**, P.S.- Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District – South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Bengali Deed of Sale, registered on 01.02.2022, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No : **1613 - 2022**, Pages from 20015 to 20036, Being No : 161300922 for the year 2022, **Sri Prasanta Kumar Mandal**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station- Bisnupur, District- South 24Parganas, West Bengal- 743377, being represented by its Director **Ms. Iftesham Seikh**, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **25 Decimal** lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No. - 93, J.L. No. - 24, Mouza : Gazipur, R.S. Khatian No. - 298 & L.R. Khatian No. - 559, **R.S. & L.R. Dag No. - 163, 165, 166**, Police Station- Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District-South 24Parganas, unto and in favour of Purchaser therein being the Present Vendor hereinat a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Bengali Deed of Sale, registered on 28.09.2022, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No. : 1613-2022, Pages from 160593 to 160608, Being No. : 161307181 for the year 2022, **Sri. Manick Lal Saha alias Manick Chandra Shaw**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, P.O. - Bakhrahat, P.S.- Bisnupur, South 24 Parganas, West Bengal - 743377, being represented by its Director **Ms. Iftesham Seikh**, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold,

transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **26.83 Decimal** lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No. - 93, J.L. No. - 24, Mouza - Gazipur, R.S. Khatian No. - 176 & L.R. Khatian No.- 1127, **R.S. & L.R. Dag No. - 176**, P.S. - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District-South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Bengali Deed of Sale, registered on 28.09.2022, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No : 1613-2022, Pages from 160538 to 160555, Being No : 161307182 for the year 2022, **(1) Sri. Sandip Kumar Saha** and **(2) Sri. Satyajoy Saha**, therein referred to as the **Vendors** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered Office at Bibirhat More, P.O. - Bakhrabat, P.S. - Bishnupur, South 24 Parganas, West Bengal - 743377, being represented by its Director **Ms. Iftesham Seikh**, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakhrabat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **26.84 Decimal** lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No. - 93, J.L. No. - 24, Mouza : Gazipur, R.S. Khatian No. - 176, L.R. Khatian Nos. - 2143 & 2142, **R.S.& L.R. Dag No. - 176**, P.S. - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Bengali Deed of Sale, registered on 02.02.2024, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No : 1613-2024, Pages from 17209 to 17229, Being No. : 161300637 for the year 2024, **Sri. Rahamatulla Shaikh**, therein referred to as the **Vendor** and **OAS REALTY PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, P.O. - Bakhrabat, P.S.Bisnupur, South 24 Parganas, West Bengal- 743377, being represented by its Director **Ms. Iftesham Seikh**(PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakhrabat, South 24 Parganas, West Bengal – 743377 therein referred to as the **Purchaser** where by and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **20.50 Decimal** lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana- Magura, Touzi No. - 93, J.L. No. - 24, Mouza : Gazipur, R.S. Khatian No. - 98 & L.R. Khatian No. - 1899, **R.S. & L.R. Dag No. 93**, P.S. - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Bengali Deed of Sale, registered on 02.02.2024, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No: 1, Volume No : **1613-2024**, Pages from 17188 to 17208, Being No : 161300636 for the year 2024, **Aakhitara Bibi**, therein referred to as the **Vendor** and **OAS REALTY PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, P.O. - Bakhrabat, P.S. Bisnupur, South 24 Parganas, West Bengal - 743377, being represented by its Director **Ms. Iftesham Seikh**, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakhrabat, South 24 Parganas, West Bengal - 743377 therein referred to as the

Purchaser whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **20.50 Decimal** lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No. - 93, J.L. No. - 24, Mouza : Gazipur, R.S. Khatian No.- 98 & L.R. Khatian No. - 1929, **R.S. & L.R. Dag No. 193**, P.S.- Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 28-07-2021, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2021, Pages from 103137 to 103185, Being No : 161303827 for the year 2021, **(1) Giasuddin Mollick, 2) Nasiruddin Mollick, 3) Alfa Mallick, 4) Hannan Ali Mallick, 5) Mannan Mollick, 6) Borhan Mallick, 7) Sirali Mollick, 8) Laltu Mollick, 9) Asura Bibi, 10) Manjura Bibi**, therein referred to as the **Vendors** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **5 Decimal, R.S. & L.R. Dag No. – 169 and 32 Decimal, R.S. & L.R. Dag No. – 171, R.S. Khatian No. 435, L.R. Khatian No. – 298**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 18-11-2021, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2021, Pages from 186385 to 186408, Being No : 161307095 for the year 2021, **Shri Dwijendra Nath Naskar**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrabat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ms. Iftesham Seikh**, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakhrabat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **6692 Decimal, R.S. & L.R. Dag No. – 181, R.S. Khatian No. 265, L.R. Khatian No. – 1380 & 28**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 28-07-2021, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2021, Pages from 103916 to 103934, Being No : 161303858 for the year 2021, **Shri Abul Kalam Jamadar**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrabat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakhrabat, South 24 Parganas, West Bengal –

743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **11 Decimal, R.S. & L.R. Dag No. – 184, R.S. Khatian No. 227, L.R. Khatian No. – 1875**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 19-02-2021, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2021, Pages from 35885 to 35903, Being No : 161301393 for the year 2021, **Shri Gobinda Sardar**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **34 Decimal, R.S. & L.R. Dag No. – 192, R.S. Khatian No. 123, L.R. Khatian No. – 1961**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 16-10-2020, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2020, Pages from 105477 to 105496, Being No : 161304146 for the year 2020, **Sandhya Sardar**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrabat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakhrabat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **41.25 Decimal out of 2 Acre 21 Decimal, R.S. & L.R. Dag No. – 192, R.S. Khatian No. 123, L.R. Khatian No. – 1718**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 19-02-2021, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2021, Pages from 35865 to 35884, Being No : 161301392 for the year 2021, **Shri Gopal Chandra Sardar alias Gopal Sardar**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrabat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakhrabat, South 24 Parganas,

West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **18.41 Decimal out of 2 Acre 21 Decimal, R.S. & L.R. Dag No. - 192, R.S. Khatian No. 123, L.R. Khatian No. - 1959**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 19-02-2021, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2021, Pages from 35904 to 35922, Being No : 161301394 for the year 2021, **Shri Sanat Sardar**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station - Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **16.50 Decimal out of 2 Acre 21 Decimal, R.S. & L.R. Dag No. - 192, R.S. Khatian No. 123, L.R. Khatian No. - 1960**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 02-02-2024, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2024, Pages from 17250 to 17268, Being No : 161300638 for the year 2024, **Shri Rahamatulla Shaikh**, therein referred to as the **Vendor** and **OAS REALTY PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ms. Iftesham Seikh**, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **19 Decimal, R.S. & L.R. Dag No. – 195, R.S. Khatian No. 102, L.R. Khatian No. – 1584**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 10-03-2022, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2022, Pages from 59698 to 59729, Being No : 161302173 for the year 2022, **(1) Mostofa Molla, (2) Bablu Molla, (3) Halim Molla, (4)Ekbal Molla, (5) Bilkiyas Bibi, (6) Romisha Bibi**, therein referred to as the **Vendors** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali

Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **7.10 Decimal, R.S. & L.R. Dag No. – 198, R.S. Khatian No. 82, L.R. Khatian No. – 210**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 05-02-2021, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2021, Pages from 31393 to 31409, Being No : 161301083 for the year 2021, **Shri Bijay Halder**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **7.33 Decimal, R.S. & L.R. Dag No. – 521, R.S. Khatian No. 194, L.R. Khatian No. – 310**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 28-07-2021, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2021, Pages from 103916 to 103934, Being No : 161303858 for the year 2021, **Shri Abul Kalam Jamadar**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **11 Decimal, R.S. & L.R. Dag No. – 184, R.S. Khatian No. 227, L.R. Khatian No. – 1875**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 16-11-2018, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2018, Pages from 161821 to 161839, Being No : 161307103 for the year 2018, **Shri Alpana Saha**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377

therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **7.227 Decimal, R.S. & L.R. Dag No. – 520, R.S. Khatian No. 182, L.R. Khatian No. – 1165**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 391, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 18-11-2021, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2021, Pages from 186467 to 186494, Being No : 161307098 for the year 2021, **(1) Jalaluddin Mallick, (2) Sajjeta Ali Mallick, (3) Raijet Mollick, (4) Mon Bibi, (5) Heena Bibi**, therein referred to as the **Vendors** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ms. Iftesham Seikh**, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **8.25 Decimal, R.S. & L.R. Dag No. – 520, R.S. Khatian No. 182, L.R. Khatian No. – 546**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 16-09-2019, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2019, Pages from 113972 to 114010, Being No : 161304881 for the year 2019, **Kaushal & Company Bhilai Pvt. Ltd.** being represented by one of the Directors of the Company **Shri Prem Narayan Khandelwal**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **45 Decimal, R.S. & L.R. Dag No. – 542, R.S. Khatian No. 96, L.R. Khatian No. – 1673**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 391, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 05-10-2020, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2020, Pages from 96569 to 96588, Being No : 161303744 for the year 2020, **Sri Prasanta Kumar Mandal**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son

of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **42 Decimal, R.S. & L.R. Dag No. – 545, R.S. Khatian No. 87, L.R. Khatian No. – 559**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 14-07-2018, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2018, Pages from 107556 to 106702, Being No : 161304457 for the year 2018, **1) Rabiya Beg, 2) Abdul Rahaman Beg, 3) Abdul Rahim Beg, 4) Rakib Beg, 5) Rajjak Beg, 6) Abdul Rahamat Beg, 7) Abdul Roup Beg, 8) Jamila Bibi, 9) Sabera Bibi Chaprashi, 10) Samiran Bibi, 11) Rahima Bibi**, therein referred to as the **Vendors** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered Office at Bibirhat More, Post Office - Bakhrabat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **21 Decimal, R.S. & L.R. Dag No. – 550, R.S. Khatian No. 124, L.R. Khatian No. – 90, 391**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 391, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 01-08-2018, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2018, Pages from 116696 to 116720, Being No : 161304868 for the year 2018, **1) Jidhisthir Das alias Judhisthir Das, 2) Umakanta Das**, therein referred to as the **Vendors** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **5.252 Decimal, R.S. & L.R. Dag No. – 550, L.R. Khatian No. – 773, 1448**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 391, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 04-10-2018, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2018, Pages from 146525 to 146547, Being No : 161306440 for the year 2018, **Akhitara Bibi**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred,

conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **15.50 Decimal, R.S. & L.R. Dag No. – 559, L.R. Khatian No. – 1538**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 391, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 19-12-2018, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2018, Pages from 174564 to 174583, Being No : 161307613 for the year 2018, **Sri Sitab Mallik**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **15.50 Decimal, R.S. & L.R. Dag No. – 559, L.R. Khatian No. – 1634**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 19-12-2018, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2018, Pages from 174544 to 174563, Being No : 161307614 for the year 2018, **Sri Ruhu Ulla Sekh**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **15.50 Decimal, R.S. & L.R. Dag No. – 559, L.R. Khatian No. – 1633**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 19-12-2018, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2018, Pages from 174584 to 174603, Being No : 161307612 for the year 2018, **Sri Rupa Bibi**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ramjan Ali Sekh**, (PAN : AZEPS7322L) Son of Late Sawkat Ali Sekh, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377

therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **15.50 Decimal, R.S. & L.R. Dag No. – 559, L.R. Khatian No. – 1635**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 25-02-2022, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2022, Pages from 45465 to 45483, Being No : 161301625 for the year 2022, **Sri Julfokkar Mollick**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ms. Iftesham Seikh**, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk., residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **22.88 Decimal, R.S. & L.R. Dag No. – 154, R.S. Khatian No. 213, L.R. Khatian No. – 2154**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 01-04-2022, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2022, Pages from 78393 to 78421, Being No : 161302834 for the year 2022, **1) Hiralal Saha, 2) Manilal Saha, 3) Chunilal Saha, 4) Shyamal Saha, 5) Premansu Saha, 6) Ashima roy, 7) Shipra Jana, 8) Manasi Maity, 9) Chabi Malik, 10) Kashinath Bag, 11) Sanat Kumar Bag, 12) Sukumar Bag, 13) Nirupama Roy, 14) Anupama Dhara**, therein referred to as the **Vendors** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ms. Iftesham Seikh**, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk., residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **3.20 Decimal, R.S. & L.R. Dag No. – 190, L.R. Khatian No. – 515**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale, registered on 19-04-2023, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No : 1, Volume No: 1613-2023, Pages from 57475 to 57496, Being No : 161302581 for the year 2023, **1) Ibrahim Jamadar, 2) Iquebal Jamadar, 3) Abul Hassan**, therein referred to as the **Vendor** and **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered Office at Bibirhat More, Post Office - Bakhrahat, Police Station – Bisnupur, District - South 24 Parganas, West Bengal - 743377, being represented by its Director **Ms.**

Iftesham Seikh, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk., residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377 therein referred to as the **Purchaser** whereby and where under the Vendors sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **39.45 Decimal, R.S. & L.R. Dag No. - 186, L.R. Khatian No. - 1697, 1698, 1699**, lying and situate at A.D.S.R. office Bishnupur, D.S.R. office Alipore, Pargana - Magura, Touzi No - 93, J.L. No. - 24, **Mouza : Gazipur**, Police Station - Bishnupur within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of Purchaser therein being the Present Vendor herein at a valuable consideration, mentioned therein.

AND WHEREAS OAS REALTY PRIVATE LIMITED, are thus well seized and possessed of the land measuring an area **11 Bigha 06 Cottahs 01 Chittack 6.437 Sq.ft.** equivalent to 15518.39 Sq.Mt corresponding to **373.6 Decimals**; comprised in **R.S.& L.R. Dag No. 146, 155, 162, 193, 195, 186, 163, 165, 166, 176, 168, 198, 154, 190, 159, 169, 181, 184, 192, 521, 520, 158, 160, 164, 161, 545, 546, 547, 542, 182, 559, 550, 189**, under **L.R. Khatian No. 516, 317, 596, 896, 1013, 1755, 1929, 1899, 1584, 1697, 1698, 1699, 559, 1127, 2143, 730, 475, 607, 775, 950, 978, 210, 2154, 515, 1739, 298, 1380, 28, 1875, 1959, 1960, 1961, 310, 546, 1206, 1207, 1174, 1205, 1173/1, 1718, 1685, 1236, 1673, 254, 1549, 1633, 1634, 1538, 773, 1448, 90, 391, 1165, 1459, 1165, 1635**, at Mouza – Gazipur, Police Station – Bishnupur, within the limit of Nahazari Gram Panchayet Gram Panchayet, J.L. No. 24, Pargana - Magura, in the District of South 24-Paraganas.

AND WHEREAS in accordance with the Sanctioned Building Plans, the Promoter had completed the construction of the said Unit of the Project, **“LAKE LIFE TOWNSHIP”** over the said premises **AND** the Promoter had decided to sell the unit along with the right to use of car parking spaces of the said unit **AND** for that they had framed the terms and conditions for sale of the unit.

AND WHEREAS the Land Owner/Promoter had invited offers from intending Purchaser(s) of the said unit as mentioned in the **Part-I of the Second** with the proportionate share of land mentioned in the **First Schedule** along with the right to use of Car Parking Space on the ground floor.

AND WHEREAS the Allottee/Purchaser(s) on coming to know such intention of the Land Owner/Promoter and being fully satisfied with all the papers and documents relating to the title of the said property (Project Land) and rights, title and interest of the Owner/Promoter to the project land and with complete knowledge of the common areas and installations, amenities and facilities, specifications, project approvals and all other ancillary matters and also being satisfied with the quality of the construction of the said unit have approached unto the Promoter for selling the said unit along with the right to use of open car parking space of the said unit, lying and situate at **“LAKE LIFE TOWNSHIP”** under Police Station – Bishnupur, within the limits of Bakrahat Gram Panchayet, in the District of South 24 Parganas which is more fully and particularly described in the **FIRST SCHEDULE** written herein below.

AND WHEREAS the Vendor(s) (the Owner and the Promoter) has agreed to sell and the Allottee/ Purchaser(s) has/have agreed to purchase **ALL THAT** Oneself- contained tiles floor finished unit **Being No - Unit No....., admeasuring an Built-up Area** where of being **Square Feet** more or less and the total **Super Built Up Area** being **Square Feet**, consisting of 3 Bed Rooms, 1 Living cum Dining, 1 Kitchen, 2 Toilet, 1 W.C, 1 Balcony ,1 Open Terrace, Study Space, Family Space, 1 Nos. of 4 Wheeler Parking, Raised Lawn, Private Garden with tiles floor finished and shown in the plan annexed hereto, duly bordered thereon in red, more fully and particularly and described in the **Part – I** of the **SECOND SCHEDULE** here in below, together with undivided proportionate impartible variable share in the land under neath the new Building, more fully and particularly described in the **FIRST SCHEDULE** hereto and together with the right to use and enjoy

the undivided proportionate share in the of the amenities and facilities of the Project with the other Allottees/Unit Owners, more fully mentioned and described in the **FOURTH SCHEDULE** herein below, all herein after collectively referred to as the “**SAID UNIT**”, more fully mentioned and described in **Part - II** of the **SECOND SCHEDULE** hereto, **together** with exclusive right to use of....**()**No. of.....**Car Parking Space** of the **Unit** (if any), more fully described in **Part-II** of the **SECOND SCHEDULE** hereto, Together with all rights of ingress and egress of the project which is known and identified as “**LAKE LIFE TOWNSHIP**” constructed over the said premises, more fully described in the **FIRST SCHEDULE** herein below, here in after collectively referred to as the “**SAID PROPERTY**”, which is shown and delineated and/or demarcated in the Map or Plan annexed hereto and bordered with **Red Colour** with free from all encumbrances, charges, liens, lispences, attachments acquisitions and all other liabilities whatsoever **at a price**, mentioned in the **THIRD SCHEDULE** herein below, being the part of the **Promoter's Allocation**, which will be sold by the above mentioned Vendors of this Deed of Conveyance.

AND WHEREAS accordingly by virtue of an “**Agreement for Sale**” dated -,the Vendor(s) (the Owner and the Promoter) had allotted the “**SAID PROPERTY**” interalia One UNIT mentioned in the **Part - I** of the **SECOND SCHEDULE** hereto, together with undivided proportionate impartible variable share in the land underneath the UNIT and together with the right to use and enjoy the proportionate share of the amenities and facilities of the Project with the other Unit, more fully mentioned and described in the **Part-I& Part-II of the FOURTH SCHEDULE** hereto, all hereinafter collectively referred to as the “**SAID UNIT**”, Together with exclusive right to use of car parking space(if any), more fully mentioned and described in **Part - II** of the **SECOND SCHEDULE** hereto, Together with all rights of ingress and egress of the project which is known and identified as “**LAKE LIFE TOWNSHIP**” constructed on the premises, more fully described in the **FIRST**

SCHEDULE herein below, which is free from all encumbrance, charges, liens, lispendences, attachments acquisitions and all other liabilities whatsoever **at a price**, mentioned in the **THIRD SCHEDULE** herein below.

AND WHEREAS due to urgency and at the request of the Purchaser(s)/Allottee(s), the Vendor (Promoter/LandOwner) agrees to execute and register this Deed of Conveyance of the **SAID PROPERTY**, mentioned in the Second Schedule hereunder written, as is where is basis, in favour of him/her/them and the Purchaser(s)/ Allottee(s) undertake(s), agree(s) and declare(s) that they have no objection and any claim against the vendor.

PROJECT CONCEPTUALISATION:

“LAKE LIFE TOWNSHIP” is a unique concept and well connected with various modes of transport. It is being developed and completed with essential facilities within itself for the co-sharers. Though **“LAKE LIFE TOWNSHIP”** which has phases. The Purchasers and/or the Unit Owners in the said Project may enjoy and consume the common easement rights and/or benefits/amenities and/or facilities of the other phases, mentioned herein below in the **Fourth Schedule**, for which no one Allottee/Purchaser can raise any objection against the other. If any one of the unit Owners /Purchasers/Allottee will raise any objection, it will be null and void in any Court of Law within the jurisdiction of India. These phases will jointly be **considered /called, known and identified** as the whole project.

AND WHEREAS:

A. The following terms and expressions shall in these presents have the respective meanings assigned to them herein below, unless the same is contrary or repugnant to the subject or context:

A.1 AGREEMENT FOR SALE means an agreement entered into between the Owner/Promoter and the Allottee /Purchaser(s).

A.2 DEED OF CONVEYANCE shall mean the Deed of Conveyance/Transfer to be executed by the Promoters in favour of the Purchasers in respect of the said Duplex, Bungalow & Row House Owners upon the Purchasers complying with all their obligations, paying and depositing all amounts in time and not committing any breach or default;

A.3 TOTAL PRICE/AGREED CONSIDERATION shall mean the consideration mentioned in the **Third Schedule** hereto payable by the Purchasers to the Vendors for acquiring the said unit along with the Right to use of Car parking (if any);

A.4 PROJECT shall mean the work of development undertaken by the Promoter from inception till the development of the said Premises is completed, possession of the completed units is taken over by the Unit Owners or intimated to the allottee/s and the Deeds of Conveyance/Transfer are executed and registered in favour of the Unit Owners and possession of the completed Unit Owners be made over to the Unit Owners and the name of the Project has been fixed by the Promoter as **“LAKE LIFE TOWNSHIP”**.

A.5 PROJECT LAND shall mean all that piece and parcel of land measuring an area of **11 Bigha 06 Cottahs 01 Chittack 6.437 Sq.ft.** equivalent to 15518.39 Sq.Mt corresponding to **373.6 Decimals**; comprised in **R.S.& L.R. Dag No. 146, 155, 162, 193, 195, 186, 163, 165, 166, 176, 168, 198, 154, 190, 159, 169, 181, 184, 192, 521, 520, 158, 160, 164, 161, 545, 546, 547, 542, 182, 559, 550, 189, under L.R. Khatian No. 516, 317, 596, 896, 1013, 1755, 1929, 1899, 1584, 1697, 1698, 1699, 559, 1127, 2143, 730, 475, 607, 775, 950, 978, 210, 2154, 515, 1739, 298, 1380, 28, 1875, 1959, 1960, 1961, 310, 546, 1206, 1207, 1174, 1205, 1173/1, 1718, 1685, 1236, 1673, 254, 1549, 1633, 1634, 1538, 773, 1448, 90, 391, 1165, 1459, 1165, 1635**, at Mouza – Gazipur, Police Station – Bishnupur, within the limit of Nahazari Gram Panchayet Gram Panchayet, J.L. No. 24, Pargana - Magura, in the District of South 24-Paraganas within the jurisdiction of Bakrahat Gram Panchayet, under the jurisdiction of District Sub-Registrar Office at more fully and particularly described in the **FIRST**

SCHEDULE here under written, which is free from all encumbrances, charges, liens, lispense, demands, claims, hindrances, attachments, debts and dues what so ever from any corner, comprised in the said Premises.

A.6 ARCHITECT shall mean **PRAKALPA SPACE KRAFT PVT. LTD.** having its Corporate Address - 9th Floor, DN-11, Salt Lake, Sector -V, Kolkata - 700 091& Registered Address -145 Nani Gopal Roy Chowdhury Avenue, Entally , CIT Road, Kolkata-700014 whom the Promoter has appointed as the Architect for the Project.

A.7 PLAN/PLANS shall mean the plan(s) of the Unit which have been approved and sanctioned by South 24 Parganas Zilla Parishad Vide Memo No.- 596/726/REV/KMDA, Dated 28.02.2025 for construction of units **in phases** and shall also, wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architect(s) including variations/ modifications therein, if any, as well as all revisions, renewals and vertical extensions as well as extensions of validity and time of the aforesaid Plans, if any;

A.8 BUILDING (S) shall mean the Residential Building(s) and/or structures constructed for residential purpose and use only by the Promoter upon the Said Premises mentioned herein below in the **First Schedule** permissible under the Rules and Regulations of South 24 Parganas Zilla Parishad and from any other authorities if required, for the time being prevailing as per the plan or plans to be sanctioned by the South 24 Parganas Zilla Parishad or any other Authority , in pursuance of the "**Deed of Conveyance**" shall mean the Indenture dated.....between the Vendors and the Purchasers and registered with.....,Kolkata and recorded in Book No., Volume No., Pages, Being No for the year.

A.9 SAID UNIT shall mean any residential unit together with Undivided proportionate share of land under neath the unit along with the exclusive right to use of Car Parking Space, (if any allotted) and the right to use of Common Portions as described in the **SECOND SCHEDULE** hereto, which is capable of being exclusively owned, used and enjoyed by any Unit Owner(s) ;

A.10 CARPARKING SPACES shall mean the right to use to park the Purchaser's car allotted to the Allottee/Unit Owners/Purchasers under the Parking Spaces within the project which are mentioned herein below :-

- i) **INDEPENDENT OPEN CAR PARKING** shall mean a parking space in an open area of the project which is not covered by any wall or roof and It is not dependable on other for ingress and egress of parking the car.
- ii) **DEPENDENT OPEN CAR PARKING** shall mean a parking space in an open area of the project which is not covered by any wall or roof but it is dependable on other for ingress and egress of parking the car.
- iii) **INDEPENDENT COVERED CAR PARKING** shall mean a parking space in the ground floor of the unit of the project which is covered by roof only and it is not dependable on other for ingress and egress of parking the car.
- iv) **DEPENDENT COVERED CAR PARKING** shall mean a parking space in the ground floor of the unit of the project which is covered by roof only but it is dependable on other for ingress and egress of parking the car.

A.11 AREA

i) **CARPET AREA** shall mean the net useable area of the unit including the area covered by the internal partition walls of the unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/verandah/open terrace area. Carpet Area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of +/-3%

(Three percent) on account of structural, design and Construction variance. In case of any dispute on the measurement of carpet area, the same shall be physically measured after removing all finishes that have been applied/fitted and all cost related to removal and refitting of such finishes shall be borne by the party which raises the dispute in relation to the measurement of carpet area.

ii) **BUILT-UP AREA** shall mean the entire built-up area as sanctioned by the **South24** as per approval of its Other Authorities, from time to time and shall include the plinth area of the units, including the plinth area of the bathrooms, balconies and terraces, if any, appurtenant thereto and also the thickness of the wall (external or internal) and pillars.

iii) **SALEABLE AREA** according to the context and in relation to a particular unit shall mean and include the Built-Up Area of such Unit **AND** shall include the proportionate share of the areas of the common areas in the Building and the Premises (if any), **it being clarified that** in case of units having exclusive right to use any Open Private Terraces and/or divided and demarcated portion of the top roof of the building attached thereto, then one-half of the area of such Open Private Terraces / portion of the Top Roof shall be taken into consideration for arriving at the Super Built Up Area of such unit.

iv) **COMMON PORTIONS/AREA, AMENITIES AND FACILITIES** shall mean

Such common area, **Phases**, facilities and installations in the unit and the said Premises, like driveways, lawns, open spaces, common lavatories/ toilets, lobbies, passages, boundary walls and underground water reservoir, overhead water tank, water pump with motor and common electrical and plumbing installations, generator room, fire safety work stations, electrical sub-station, tube well, drains, sewers and other spaces and facilities/utilities whatsoever required for the establishment, allocation, enjoyment, provision, maintenance and/or management of common facilities of the Units as maybe decided or provided by the Promoter which are mentioned in the **Part-I of the FOURTH SCHEDULE** hereto;

A.12 COMMON EXPENSES shall include all expenses for the management, maintenance and up keep of the Project, the Common Portions, all types of parking spaces therein and the said Premises and the expenses for Common Purposes; which are mentioned in the **FIFTH SCHEDULE** hereto;

A.13 COMMON PURPOSES shall include the purpose of maintaining and managing the said Premises, the Unit(s) and in particular the Common Portions, rendition of services in common to the Unit Owner, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Unit Owner(s) and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Portions in common;

A.14 LOCAL AUTHORITY means the Bakrahat Gram Panchayet or any other Local Body constituted under any law for the time being in force for providing municipal services or basic services, as the case may be, in respect of areas under its jurisdiction;

A.15 COMPLETION CERTIFICATE OR OCCUPANCY CERTIFICATE means the completion certificate or such other certificate, by whatever name called, issued by the competent authority certifying that the real estate project has been developed according to the sanctioned plan, layout plan and specifications, as approved by the competent authority under the local laws;

A.16 PROPORTIONATE with all its cognate variations shall mean such ratio as the saleable area of any Unit or Units be in relation to the saleable area of all the Units.

A.17 VENDORS shall mean the Promoter and where the context so permits, refer to only such of them as is/are concerned with the relevant matter/issue;

A.18 PURCHASER(S)/ALLOTTEE(S) shall mean and include all persons, firm, limited company, association etc. to whom any Saleable Areas is/are transferred or agreed to be so done.

A.19 UNIT OWNERS shall, according to its context, mean all Purchasers and/or intending Purchasers of different Units including the Owners and the Promoter in respect of Such Units as maybe retained and/or not alienated and/or not agreed to be alienated for the time being by them;

A.20 ASSOCIATION shall mean “**LAKE LIFE TOWNSHIP**” , incorporated under the Companies Act, 2013, which would comprise the Owners as well as the Promoter and the representatives of all the buyers/allottees of Units and be formed or incorporated for the Common Purposes with such rules and regulations as shall be framed by the Promoter;

A.21 SINKING FUND shall mean the Fund comprising of the amounts to be paid / deposited and/or contributed by each Unit Owner, including the Purchasers herein, towards sinking fund which shall be held by the Association/Maintenance Agency on account of maintenance expenses. **Here the rate of Sinking Fund has been fixed @ Rs./- Per Sq. ft. on the total Saleable Area .**

A.22 UTILITIES CHARGES shall mean the charges imposed by the Promoter for providing various facilities and amenities to be used and enjoyed by the unit owners and/or purchasers/allottees , mentioned in the Fourth Schedule herein below. **Here the rate of Utility Charges has been fixed @ Rs /-Per Sq.ft. on the Total Saleable Area.**

A.23 ACT means the West Bengal Housing Industry Regulation Act, 2017 (30of2017) as amended from time to time.

A.24 APPROPRIATE GOVERNMENT means the State Government;

A.25 RULES mean the West Bengal Housing Industry Regulation Rules, 2018, as amended from time to time, made under the West Bengal Housing Industry Regulation Act, 2017;

A.26 REGULATIONS mean the Regulations made under the **West Bengal Housing Industry Regulation Act, 2017**, as amended from time to time;

A.27 WORDS AND EXPRESSIONS used herein and not defined in the Act or Rules or Regulations, but defined in any other applicable law for the time being in force, shall have the meaning assigned to them respectively in those laws.

A.28 MASCULINE GENDER shall include the **feminine** and **neuter** gender and vice versa;

A.29 SINGULAR NUMBER shall include the **plural** and vice versa.

NOW THIS DEED WITNESSETH as follows:-

That in pursuance of the said **“Agreement for Sale”** dated made Between the Parties and in consideration of the said total sum of **Rs. (Rupees only)**, truly paid by the Purchaser(S) to the **Vendors** herein, simultaneously with the execution of these presents (the receipts whereof the **Vendor** doth hereby admits and acknowledges as hereunder mentioned in Memo of Consideration) the Vendors both here by in defeasibly grant, convey, sell, transfer, assign and assure unto and in favour of the said Purchasers herein, free from all encumbrances of **“Promoter's Allocated Portion” ALL THAT** Oneself-contained residential Unit constructed as per specification attached in the Agreement and the Purchaser(s) is/are fully satisfied for the same, as mentioned in the **Part - I** of the **SECOND SCHEDULE** hereto, together with undivided proportionate impartible variable share in the land underneath the new unit and together with the right to use and enjoy the proportionate share in the common amenities and facilities of the Project with the other Allottees/Unit Owners, more fully mentioned and described in the **Part-I& Part-II of the FOURTH SCHEDULE** hereto, all hereinafter collectively referred to as the **“SAID UNIT”**, Together with exclusive right to use of car parking space(if any), more fully mentioned and described in **Part - II** of the **SECOND SCHEDULE** hereto, Together with all rights of ingress and egress of the project which is known and identified as **“LAKE LIFE TOWNSHIP”**, constructed on the premises, more fully described in the **FIRST SCHEDULE** here in below, hereinafter collectively referred to as the **“SAID PROPERTY”**, demarcated in annexed site **Plan or Map** bordered with **Red Colour AND ALL** rights, title, interest, possession, profits, claim, demands whatsoever of the Promoter and the Vendor herein into or

upon the said unit along with the right to use of Car Parking Space(if any) with every part thereof hereby sold, conveyed, transferred to the Purchaser(s) herein including their heirs, executors, administrators and assigns absolutely and forever. That the Promoter/Vendors herein do there by covenant with the Purchaser(s) herein that notwithstanding any acts, deeds, hereto before done, executed or knowingly suffered to the contrary the Promoter / Vendor (s) herein is now lawfully seized and possessed of the said flat, free from all encumbrances, attachments, charges and defeats whatsoever and there is no suit or dispute or case pending in any Court in respect of the said unit along with the right to use of Car Parking Space (if any) as well as in respect of the said premises and the Promoter/Vendor herein has full power and absolute authority to sell or transfer the said unit along with the right to use of Car Parking Space (if any) in any manner aforesaid with the confirmation of the Vendors herein that the Purchasers herein shall hereafter peaceably and quietly hold, possess and enjoy the said unit along with the right to use of Car Parking Space(if any) as its absolute owner and possessor with absolute right to sell, transfer, gift, mortgage, lease, convey, whatsoever as its absolute owner and possessor. That the Promoter / Vendors herein doth hereby covenant with the Purchaser(s) here into save the said unit along with the right to use of Car Parking Space (if any) harmless and shall at all times hereafter indemnify and keep indemnified the Purchaser/Allottee(s) herein from or against all encumbrances, losses, damages, charges whatsoever. That the Promoter / Vendors herein shall at the request and at the cost of the Purchaser(s)/Allottee (s) herein do or execute or cause to be done or executed all such lawful acts, deeds whatsoever for further and more perfectly conveying and assuring the said unit along with the right to use of Car Parking Space (if any) and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed. That the Purchaser(s) here in shall be at liberty to enjoy all rights of ingress and egress and to enjoy all easement rights over and through and to and from adjacent common passage and road and the Purchaser(s) herein have got every liberty to make all arrangements for electric connection, telephone connection, gas connection, water pipe connection, drainage system over and through the said flat along with the right to use of Car Parking Space (if any). That the Vendors/Promoter herein shall from time to time and at all times hereafter, upon every reasonable request and at the costs of the Purchaser(s) herein produce or to cause to be produced to the Purchaser(s) herein at any trial, hearings,

commissions, examinations or otherwise as occasions shall require all or any of the deeds, documents, relating to the said Unit along with the right to use of Car Parking Space(if any)hereby sold, conveyed and transferred to the herein.

IT IS HERE BY AGREED & DECLARED JOINTLY BY AND BETWEEN THE PROMOTER AND THE PURCHASER(S) as follows:-

1. **THAT** the Purchaser(s) shall be entitled to make sale, gift, mortgage, lease, convey or otherwise alienate the said Unit along with the right to use of Car Parking Space (if any) to any person or persons without any consent of the present Vendors (the Promoter) or any other owner or owners of the said building.

2. **THAT** the Purchaser's undivided right, title, interest, possession in the soil/land of the said premises, more fully mentioned in the **FIRST SCHEDULE** hereunder written, shall remain joint for all times the other Co-owners of the said building at the said premises.

3. **THAT** the Purchaser(s) herein will not be liable to pay any amount including penalty or interest to the **South 24 Parganas** in respect of the said unit along with the right to use of Car Parking Space(if any)for the period up to the date of execution of these presents or taking of possession of his/her/their unit which is earlier.

4. **THAT** the Purchaser(s) shall have all rights to mutate their name as the owners and occupiers of the said Unit in the records of The **South 24 Parganas** and in the records of any other authorities and in that event the Vendors / Promoter shall give their consent or approval in writing for the purpose of such mutation and separate assessment, whenever shall be required by the Purchaser(s).

5. **THAT** the Purchaser(s) shall be liable to pay Owners' & Occupiers' share of Rates, Taxes, Land Revenues and other out going charges directly to **South 24 Parganas** or to any other authorities, in respect of the Unit along with the proportionate share of land here by sold and transferred, on and from the date of execution of this Deed of Conveyance or taking of possession of his/her/their unit which is earlier.

6. **THAT** the Purchaser(s) shall have full and absolute rights in common with the other Co-owners of the said building in respect of proportionate share of common areas, common rights, common facilities and common amenities belonging to the said Unit and belonging to the said premises more fully described in the **FOURTH SCHEDULE** hereunder written together with the right of the common use of the ultimate roof of the said building at the said premises.

7. **THAT** the Purchaser(s) shall have all rights to take connection of electric, telephone, gas and water pipe etc. at the said Unit in the names of the Purchaser(s)/Unit Owner(s) at his/her/their own cost in the said unit and following the norms laid down by the Association.

8. **THAT** the Purchaser(s) shall have all rights of the inner spaces of their unit(s) for repairing, white washing, maintenance, painting, decorating, in respect of the said Unit.

9. **THAT** all expenses for running and operation of all common machineries, equipments and other installations, including all costs of maintenance, repairing in respect of the common parts of the said building including all common areas and common installations of the said building shall be proportionately borne by the Purchaser(s) with the other Co-owners of the said building, described in the **FIFTH SCHEDULE** hereunder.

10. **THAT** one Association may be formed/incorporated initially by the Promoter under the Companies Act, 2013 and thereafter the Unit Owners of the said project will become the share holders /members of the Association respectively.

11. **THAT** after formation of the said Association, the said body will be liable for the maintenance, repairs, replacement and installations in the said unit as well as said project out of their own fund which will be raised by the unit owners of the said Unit or by the Association.

12. **THAT** the Purchaser(s) herein will be liable and/or bound to abide by the terms and conditions and/or the rules and regulations of "**LAKE LIFE TOWNSHIP**" **UNIT OWNERS' ASSOCIATION**", in any circumstances which will be formed for maintenance of the entire Project.

THE PROMOTER/VENDORS HEREIN DO THE HEREBY COVENANT WITH THE PURCHASER(S) as follows :-

- i) **THAT** the said property is free from all encumbrances, charges and liens and the Promoter/Vendors herein has/have got free clear and marketable title there in and save and except the Promoter/Vendors, no other person has any right, title and interest over the Unit along with the right to use of a Car Parking Space (if any) and/or any part thereof to transfer and convey the same to the Purchaser(s) herein.
- ii) **THAT** the said Unit including the said premises or its any part there to is not subject to any acquisition or requisition proceedings and the Vendors (Promoter)herein have no knowledge of and have not received any such notice from any authority or authorities that effect.
- iii) **THAT** no suit or proceedings of whatsoever nature is pending in any court of law in respect of the said Unit and car parking space including the said premises or any part thereof.
- iv) **THAT** the said property or any parts thereof and the said Unit along with the right to use of a Car Parking Space (if any) or any parts thereto are not charged and/or mortgaged with anybodies, banks, any financial institutions etc. by the Vendors herein.
- v) **THAT** the Vendors (Owner/ Promoter) herein admit and confirm that if any statements or declarations made in these present regarding the title of the said premises and said Unit and car parking space is found not to be true and/or false then they will be liable to be implicated in present law and the Owners/Promoter/Vendors will be liable to return back the entire consideration money with costs and damages to the Purchaser(s) herein and/or their successors.
- vii) **THAT** the Owner/Promoter/Vendors of this Deed herein has/have confirmed in order to convey a good and marketable title of the said Unit along with the right to use of a Car Parking Space(if any) mentioned in the **Second Schedule** in favour of the Purchaser(s) and the said Owner/Promoter/Vendors shall not claim or demand in future over the said Duplex / Bungalow / Row House and car parking space or any part thereto.

The Vendors are also Owner's of several plots of land adjacent to the Schedule Land herein and they will be entitled to amalgamate the said land with the Schedule Land herein for construction of Unit as per Sanction Plan of competent authority in Phases. The Purchaser(s) and Other Co-owners of Phases will not be entitled to raise any objection for the same.

**THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the Project Land)
PART- I (A)**

All That piece and parcel of land measuring more or less an area of **11 Bigha 06 Cottahs 01 Chittack 6.437 Sq.ft.** equivalent to 15518.39 Sq.Mt corresponding to **373.6 Decimals;** comprised in **R.S.& L.R. Dag No. 146, 155, 162, 193, 195, 186, 163, 165, 166, 176, 168, 198, 154, 190, 159, 169, 181, 184, 192, 521, 520, 158, 160, 164, 161, 545, 546, 547, 542, 182, 559, 550, 189,** under **L.R. Khatian No. 516, 317, 596, 896, 1013, 1755, 1929, 1899, 1584, 1697, 1698, 1699, 559, 1127, 2143, 730, 475, 607, 775, 950, 978, 210, 2154, 515, 1739, 298, 1380, 28, 1875, 1959, 1960, 1961, 310, 546, 1206, 1207, 1174, 1205, 1173/1, 1718, 1685, 1236, 1673, 254, 1549, 1633, 1634, 1538, 773, 1448, 90, 391, 1165, 1459, 1165, 1635,** at Mouza – Gazipur, Police Station – Bishnupur, within the limit of Nahazari Gram Panchayet Gram Panchayet, J.L. No. 24, Pargana - Magura, in the District of South 24-Paraganas.

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

On the North: Boundary.

On the South: Other's Land.

On the East : Road.

On the West : Other's Land.

PART- I (B)

All That piece and parcel of land measuring more or less an area of **11 Bigha 06 Cottahs 01 Chittack 6.437 Sq.ft.** equivalent to 15518.39 Sq.Mt corresponding to **373.6 Decimals;** comprised in **R.S.& L.R. Dag No. 146, 155, 162, 193, 195, 186, 163, 165, 166, 176, 168, 198, 154, 190, 159, 169, 181, 184, 192, 521, 520, 158, 160, 164, 161, 545, 546, 547, 542, 182, 559, 550, 189,** under **L.R. Khatian No. 516, 317, 596, 896, 1013, 1755, 1929, 1899, 1584, 1697, 1698, 1699, 559, 1127, 2143, 730, 475, 607, 775, 950, 978, 210, 2154, 515, 1739, 298, 1380, 28, 1875, 1959, 1960, 1961, 310, 546, 1206, 1207, 1174, 1205, 1173/1, 1718, 1685, 1236, 1673, 254, 1549, 1633, 1634, 1538, 773, 1448, 90, 391, 1165, 1459, 1165, 1635,** at Mouza – Gazipur, Police Station – Bishnupur, within the limit of Nahazari Gram Panchayet Gram Panchayet, J.L. No. 24, Pargana - Magura, in the District of South 24-Paraganas.

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

On the North: Boundary.

On the South: Other's Land.

On the East : Road.

On the West : Other's Land.

PART- I (C)

All That piece and parcel of land measuring more or less an area of **11 Bigha 06 Cottahs 01 Chittack 6.437 Sq.ft.** equivalent to 15518.39 Sq.Mt corresponding to **373.6 Decimals;** comprised in **R.S.& L.R. Dag No. 146, 155, 162, 193, 195, 186, 163, 165, 166, 176, 168, 198, 154, 190, 159, 169, 181, 184, 192, 521, 520, 158, 160, 164, 161, 545, 546, 547, 542, 182, 559, 550, 189,** under **L.R. Khatian No. 516, 317, 596, 896, 1013, 1755, 1929, 1899, 1584, 1697, 1698, 1699, 559, 1127, 2143, 730, 475, 607, 775, 950, 978, 210, 2154, 515, 1739, 298, 1380, 28, 1875, 1959, 1960, 1961, 310, 546, 1206, 1207, 1174, 1205, 1173/1, 1718,**

1685, 1236, 1673, 254, 1549, 1633, 1634, 1538, 773, 1448, 90, 391, 1165, 1459, 1165, 1635, at Mouza – Gazipur, Police Station – Bishnupur, within the limit of Nahazari Gram Panchayet Gram Panchayet, J.L. No. 24, Pargana - Magura, in the District of South 24-Paraganas.

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

On the North: Boundary.

On the South: Other's Land.

On the East : Road.

On the West : Other's Land.

PART-I(D)

All That piece and parcel of land measuring more or less an area of **11 Bigha 06 Cottahs 01 Chittack 6.437 Sq.ft.** equivalent to 15518.39 Sq.Mt corresponding to **373.6 Decimals;** comprised in **R.S.& L.R. Dag No. 146, 155, 162, 193, 195, 186, 163, 165, 166, 176, 168, 198, 154, 190, 159, 169, 181, 184, 192, 521, 520, 158, 160, 164, 161, 545, 546, 547, 542, 182, 559, 550, 189,** under **L.R. Khatian No. 516, 317, 596, 896, 1013, 1755, 1929, 1899, 1584, 1697, 1698, 1699, 559, 1127, 2143, 730, 475, 607, 775, 950, 978, 210, 2154, 515, 1739, 298, 1380, 28, 1875, 1959, 1960, 1961, 310, 546, 1206, 1207, 1174, 1205, 1173/1, 1718, 1685, 1236, 1673, 254, 1549, 1633, 1634, 1538, 773, 1448, 90, 391, 1165, 1459, 1165, 1635,** at Mouza – Gazipur, Police Station – Bishnupur, within the limit of Nahazari Gram Panchayet Gram Panchayet, J.L. No. 24, Pargana - Magura, in the District of South 24-Paraganas.

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

On the North: Boundary.

On the South: Other's Land.

On the East :Road.

On the West :Other's Land.

THE SECOND SCHEDULE ABOVE REFERRED TO :

PART- I

(Description of the Saleable Unit)

All That the **Residential UNIT**, containing a **Built-up Area** whereof being **1882 Square Feet** more or less at the said Property described in the **First Schedule** and the total **Super Built Up Area** being **2145 Square Feet**, consisting of 3 Bed Rooms, 1 Living cum Dining, 1 Kitchen, 2 Toilet, 1 W.C, 1 Balcony ,1 Open Terrace, Study Space, Family Space, 1 No. of 4 Wheeler Parking, Raised Lawn, Private Garden with tiles floor finished ,Together with undivided proportionate impartible variable share in the land under neath the new Project more fully mentioned and described in the **FIRST SCHEDULE** here to and Together with the right to use and enjoy the pro rata share in the amenities and facilities of the Project with the Allottees/Unit Owners, herein after collectively referred to as the “**Common Areas**”, more fully mentioned and described in the **Part-I & Part-II of the FOURTH SCHEDULE** hereto, all herein after collectively referred to as the “**SAID UNIT**”, **Together** with exclusive right to use of.....No. of **Car Parking Space** of the **Unit**(if any),more fully described in **Part - II** of the **SECOND SCHEDULE** hereto, Together with all rights of ingress and egress of the project which is known and identified as “**LAKE LIFE TOWNSHIP**”, constructed on the premises, more fully described in the **FIRST SCHEDULE** herein above, herein after collectively referred to as the “**SAIDPROPERTY**, demarcated in annexed site **Plan or Map**, bordered with **Red Colour** which will be sold by this Deed of Conveyance by the above mentioned present Vendor(s).

THE THIRD SCHEDULE ABOVE REFERRED TO

(Consideration)

Consideration for the said Unit (Excluding the amount of all Taxes, Utility Charges, Advance Maintenance Charges and Sinking Fund) mentioned in the Part –I of the **Second Schedule** here in above, is of **Rs.....(Rupeesonly) .**

**THE FOURTH SCHEDULE ABOVE REFERRED TO :
(COMMON AREAS & INSTALLATIONS, AMENITIES AND FACILITIES)
PART-I
(COMMON AREAS & INSTALLATIONS)
(Common Areas divided proportionately amongst the Apartment Owner/s)**

1. Land comprised in the said Property with fencing.
2. Entrance and exit gates of the Property.
3. Paths, Passages, Drive way and open spaces in the Property for use of any Unit.
4. Stair case including landing on all the floors of the said Unit up to top floor.
5. Stand-by diesel generator set of reputed make of sufficient capacity for lighting the lights at the common areas, for operation of pump and for supply of power in the said unit to the extent allocated to the owners herein and/or in the other Units during power failure and generator room in the complex.
6. Concealed Electrical wiring and fittings and fixtures for lighting the staircases, lobby and landings and operating the lift sand separate electric meter/sand meter room in the ground floor.
7. Water pump with motor and with water supply pipes to overhead water tank and with distribution pipes there from connecting to different units.
8. Underground water reservoir for domestic water with a pull on pumps installed thereat.
9. Waste water and sewerage evacuation pipes from the Units to STP and drains.
10. Project Boundary walls.

PART II
(AMENITIES AND FACILITIES)

1. STATE OF ART CLUB.
 - a. BANQUET HALL.
 - b. INDOOR GAME ROOM.
 - c. MEDITATION ROOM.
 - d. GYM.
2. FOOT BALL GROUND.
3. SWIMMING POOL.
4. OPEN AIR MEDITATION CUM MEDITATION AREA.
5. SENIOR CITIZEN'S PARK.
6. EXPERIENCE GARDENS.
7. CHILDREN'S PLAY AREA.
8. WATER BODIES WITH BOATING FACILITY.
9. DG BACKUP.
10. CCTV SERVILLENCE.
11. WATER TREATMENT PLANT.
12. STP.

:THE FIFTH SCHEDULE:
(Common Expenses)

1. **MAINTENANCE:** All costs and expenses of maintaining repairing, redecorating and renewing etc., of the main structure and common areas, gutters, water pipes for all purposes, drains, electric cables, and wires in under or upon the Unit and enjoyed or used by the unit-Owner/s in common with each other, main entrance and exit gates in common as aforesaid and the boundary walls of the said Premises, compounds etc. The costs of cleaning and lighting the main entrance and exit gates, passage, driveway, landings, staircases and other parts of the said Premises so enjoyed or used by the Unit Owner/s in common as aforesaid and keeping the adjoining side spaces in good and repaired conditions. **Here the rate of Maintenance Charges @ Rs. ___/- Per Sq.ft. per Month of total Saleable Area. The Allottee/Purchaser will pay the monthly Maintenance Charge to the Owner's Association on / and from the month of.....(As we have obtained the Completion Certificate from South 24 Parganas Zilla Parishad on).**

2. **OPERATIONAL:** All expenses for running and operating all machines equipments and installations comprised In the Common Areas and Installations (including, Lifts, Water Pump with Motor, Generator, Fire Fighting Equipments and accessories, CCTV, Security Systems, Deep Tube Well, Equipments and accessories etc.) and also the costs of repairing, renovating and replacing the same including the costs/charges incurred/to be incurred for entering into “Annual Maintenance Contracts” or other periodic maintenance contracts for the same.
3. **STAFF:** The salaries of and all other expenses of the staffs to be employed for the common purposes (e.g. security, electrician, maintenance persons, caretaker, plumber, administration persons, accountant, clerk, gardeners, sweepers, liftmen etc.) including their bonus, other emoluments, benefits etc.
4. **TAXES:** Panchayet and other rates, taxes and levies and all other out goings, if any, in respect of the said Premises (save those assessed separately in respect of any Apartment).
5. **INSURANCE :**Insurance premium, if Incurred for insurance of the said Project and also otherwise for insuring the same against earthquake, damages, fire, lightning, mob, violence, civil commotion (and other risks, if insured).
6. **COMMON UTILITIES:** Expenses for serving / supply of common facilities and utilities and all charges incidental thereto. **Here the rate of Utilities Charges has been fixed @ Rs __/- Per Sq.ft. on total Saleable Area.**
7. **COMMON SECURITY:** Expense for providing Security for the said Project Premises by such Nos. of Security Personals as maybe deem fit and proper by Owner/Vendor or Association on its formation.
8. **AMC:** Annual Maintenance cost (AMC) of all installations of the faculties/amenities installed in common areas or within the said Premises including Lift, Generator, Fire Fighting System, CCTV, Intercom, etc.

9. **RESERVES:** Creation of funds for replacement, renovation and/or other periodic expenses.
10. **OTHERS:** All other expenses and/or outgoings including litigation expenses as are incurred by the Maintenance in-charge for the common purposes.

THE SIXTH SCHEDULE ABOVE REFERRED TO
"PURCHASER'S COVENANTS"

1. **ON AND FROM THE DATE OF POSSESSION, THE PURCHASER(S) / ALLOTTEE(S)/ UNIT OWNER(S) AGREES, UNDER TAKES AND COVENANTS:**
 - a) To comply with and observe the rules, regulations and bye-laws framed by the Association from time to time;
 - b) To permit the Promoter, Association and their respective men, agents and workmen to enter into the said Unit for the Common Purposes of the Project whenever required.
 - c) To deposit the amounts for various purposes as required by the Promoter or the Association;
 - d) To use and occupy the said Unit only for the purpose of his/her/their residence;
 - e) To use the Common Portions without causing any hindrance or obstruction to other Unit Owners and occupants of the Project;
 - f) To keep the said Unit and Partition walls, sewers, drains pipes, cables, wires, entrance and main entrance of any other Duplex / Bungalow / Row House in the Project and/or in the Premises in good condition so as to protect and keep in habitable condition of the other Unit of the Project;
 - g) Not to make any alteration or cut or damage the beams and columns passing through the said Unit or the Common Portions for the purpose of fixing, changing or repairing the concealed wiring and pipelines or otherwise;

- h) To sign and deliver to the Promoter all papers, applications and documents for obtaining separate electric meter or electricity connection for and in respect of the said Unit from the **WBSEDCL** Limited in the name of the Purchaser(s).
- i) To bear and pay compulsorily/mandatorily the Common Expenses and other outgoings in respect of the Premises proportionately and the said Duplex Unit wholly if he/she/they do/does not use the same forever.
- j) To pay Panchayet Taxes (if any)and all other rates, taxes, levies, duties, charges and impositions, out goings and expenses in respect of the Project and the Premises proportionately and the said Unit wholly and to pay proportionate share of such rates and taxes payable in respect of the said Unit until the same is assessed separately by the Concerned Authority;
- k) Not to be allow the entry and exit of the Car or Two Wheeler, use of lifts (if any) and other amenities of the Project, mentioned herein above, if the unit owner(s)/ Allottee(s) / Purchaser(s) does not paid the Maintenance Charges and/or dues for 3 (Three) months or over and also does not abide by the rules and regulations of the Association (upon formation).
- l) Not to be allowed to make slaughtering of the animals to celebrate the animal- sacrifice ceremony within the premises of the Project **“LAKE LIFE TOWNSHIP”**
- m) To pay for other utilities consumed in or relating to the said Unit.
- n) Not to hang or cause to be hung clothes or any other things in Common Areas. The Allottee /Purchaser shall not be allowed to hang clothes outside the balcony.
- o) Not to raise any objection against any unit owner of the other sector for the use of common areas, amenities and facilities, installed at Sector as well as in the entire project having four sectors, more fully described in the **Fourth Schedule** herein above.

- p) To handover one set of keys of their car to the association for emergency removal of car in case of fire or other exigencies and for smooth ingress and egress of car/s. If the Allottee does not comply this term, he will be solely responsible for the consequences, damages and legal litigations.
- q) To bear mandatorily the total cost incurred for making rectification in this Deed of Conveyance.
- r) To allow the other Unit Owners' rights of easements and/or quasi-easements;
- s) To make payment regularly and punctually of the Common Expenses, Maintenance Charges, Electricity Charges, panchayet Taxes and other payments mentioned herein within 7 (seven) days of the receipt of demand or relevant bill, whichever be earlier.
- t) Not to raise any objection against the Vendors in regards to quality of construction, common facilities and amenities, specifications and other ancillary items.
- u) Not to raise any objection and monetary claim against the Vendors relating to the possession of the Unit.
- v) To observe and comply with such other covenants as be deemed reasonable by the Vendor(s) for the Common Purposes.

2a. ON AND FROM THE DATE OF POSSESSION, THE PURCHASER(S) /
ALLOTTEE(S) / UNIT OWNER(S) AGREES AND COVENANTS:

- a) Not to put any name plate or letter box or neon-sign or board in the Common Portions or on the outside wall of the Project save at the place as be approved or provided by the Vendors as well as the Promoter Provided However that nothing contained herein shall prevent the Purchasers to put a decent name plate on the out face of the main door of the said Unit.

- b) not to open out any additional window or fix any grill box or grill or ledge or cover or any other apparatus protruding outside the exterior of the said Unit or any portion thereof;
- c) not to do or permit to be done any act deed or thing which may render void or voidable any policy of Insurance on any Unit or any part of the Project or the Premises or may cause any increase in the premium payable in respect thereof;
- d) not to decorate the exterior of the Unit otherwise than in the manner agreed by the Vendor in writing or in the manner as near as may be in which it was previously decorated;
- e) not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in or around the staircase, lobby, landings, lift or in any other common areas or installations of the Project;
- f) not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other Unit House in the Project;
- g) not to object to or hinder sanction of further/additional vertical or other constructions or to the result ant variation in the said Undivided Share and the Purchasers shall not object to the changes and/or inconvenience caused due to such construction being made.
- h) Not to shift or obstruct any windows or lights in the said Unit or the Project;
- i) Not to permit any new window/ light opening/do or way/path/passage/drain or other encroachment or easement to be made or acquired in against out of or upon the said Unit without the prior consent in writing of the Vendor and/or the Association;

- j) not to park or allow anyone to park any car or two wheeler at any place other than the space earmarked for parking car(s) and two wheeler(s) of the Purchasers;
- k) not to let out/rent/part/sell/lease-out, with possession of the parking space to the non residents of the Project, by the Purchasers/Allottees here under, independent of the said Unit and to use the same only for the purpose of parking of a motor car or two wheeler, mentioned in the Schedule herein.
- l) Not to object to or cause any hindrance regarding the use and exercise of the right of pedestrian passage over the driveway/Common Passage of the Project known as **"LAKE LIFE TOWNSHIP"** by the unit owners, residents and occupants of " ".
- m) Not to install their own pump machine inside the said Unit House.
- n) Not to enter into the Community Hall when other Allottee/Unit Owner reserves/books the same on rent for his/her/their personal purpose.

:THE SEVENTH SCHEDULE ABOVE REFERRED TO:

(Restrictions)

The Purchaser(s)/Allottees(s) or the Unit Owner(s) shall not be entitled to:

- I. Make any change or alteration affecting the structural strength of the beams, columns, walls etc. and/or structural stability of the Building and/or any internal addition, alteration and/or modification in or about the said unit save after obtaining necessary permission in accordance with the Project Regulations and save after complying with the Rules of the Maintenance Agency/ Association .
- II. Claim any right of preemption or otherwise regarding any of the other Units or any portion of the Project and/or the premises;

- III. Make any claim of any nature whatsoever with regard to the Premises besides the said Unit transferred hereby and the common enjoyment of Common Portions and/or
- IV. Make any claim of nature whatsoever against any person who has been granted any right by the Vendors in respect of the premises not affecting the rights hereby granted neither to the Purchaser nor against the Vendors with regard thereto nor shall in any manner obstruct such user and/or enjoyment.
- V. Raise any objection relating to the title of land underneath the building and the quality of materials used for the construction of the said Unit.
- VI. Every allottee(s) who lets his/her/their apartment for occupation by others on lease, tenancy, mortgagee, or otherwise ,shall include in the relevant Agreement, a clause as approved by the Association, binding the occupant to pay, in proper time, the monthly maintenance assessments directly to the Association. A copy of the said Agreement, along with an under taking by the occupant to abide strictly by the Bye-laws of the Association, and to make payment in full, and in time, all maintenance assessment as raised, shall be submitted to the Association BEFORE occupation of the Project.

WITNESSETH WHERE OF, the Parties have here unto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
At Kolkata in presence of:-

1.

OAS REALTY PVT. LTD.

SIGNATURE OF THE PROMOTER

SIGNATURE OF THE PURCHASER(S)

Prepared and Drafted by me

Note: Out of Total Stamp Duty payable, the amount of Rs.____/-has been paid in one Non-Judicial Stamp Paper and the rest amount has also been paid on Line through Net Banking.

MEMO OF CONSIDERATION

RECEIVED by the **PROMOTER** (the Vendor herein) from the within named PURCHASER(S) the amount of Rs. (Rupees.....**only**) as per the following MEMO for Sale Of the said Unit:

CHEQUE NO.	DATE	BANK NAME	AMOUNT
TOTAL AMOUNT			

SIGNED, SEALED & DELIVERED

By the parties at Kolkata

In the Presence of :

1)

OAS Realty Pvt. Ltd.



Director

SIGNATURE OF THE PROMOTER