

DRAFT

DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** is made on this
the day of -----,20----- **B E T W E E N**

MEGA-E-SOLUITONS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having **Income Tax PAN-AAHCM8023B**) hereinafter called as MEPL Limited by its shares, having its registered office at Premises No. 70, Lake East 6th Road, Santoshpur, P.S. Survey Park, P.O. Santoshpur, Kolkata 700075, District- South 24 Parganas represented by its Director namely **AVIJIT NASKAR**, son of Jay Ram Naskar, by faith Hindu, by occupation Business, by Nationality Indian, having **Income Tax PAN ACHPN3527G**, having **Aadhaar Card No. 367382809703**, residing at Premises No. 70, Lake East 6th Road, Santoshpur, P.S. Survey Park, P.O. Santoshpur, Kolkata 700075, District- South 24 Parganas hereinafter called and referred to as the **“OWNER/VENDOR”**(which includes its successors, successors-in-interest, successors-in-office, legal representatives, administrators and assigns) of the **FIRST PART**

AND

- (1) ----- son/wife of -----
 ---by Nationality- Indian, by faith ----- by
 occupation having **Income Tax PAN** -----
having Aadhaar Card No. ----- residing at ----

- nd (2) ----- son/wife of -----
 ----- by Nationality- Indian, by faith----- by
 occupation ----- having **Income Tax PAN** -----
 -----, **having Aadhaar Card No.** -----
 -- residing at ----- hereinafter jointly
 called and referred to as the **“PURCHASERS”** (which
 terms and expression shall unless excluded by or

repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and/or assigns) of the
SECOND PART

WHEREAS

One Smt. Lakshmi Bala Ghosh, wife of Late Dr. Sashibhusan Ghosh was the original recorded owner of Shuna land measuring an area about 33 decimals, more or less, as recorded in R. S. Khatian No. 20 corresponding to L. R. Khatian No. 179, Hal Khatian No. 322, R. S. & L. R. Dag No.430, Comprised under Mouza - Madhusudhanpur, J. L. No. 68, under Police Station - Shantiniketan (Bolpur), District- Birbhum, West Bengal. The said Smt. Lakshmi Bala Ghosh became the sole and absolute owner by acquiring title in her possession and was living peacefully by paying taxes in respect to the said premises.

AND WHEREAS while seized and possessed the said premises, the said Smt. Lakshmi Bala Ghosh for her personal needs and requirement, by a Sale Deed dated 24th August, 1984 sold, transferred, conveyed, assigned and assured to ALL THAT piece and parcel of shuna land measuring about 33 decimals, more or less, as recorded in R. S. Khatian No. 20 corresponding to L. R. Khatian No. 179, Hal Khatian No. 322, R. S. & L. R. Dag No. 430, Comprised under Mouza - Madhusudhanpur, J.L. No. 68, under Police Station - Shantiniketan (Bolpur), District- Birbhum, West

Bengal, in favour of one Dr. Maya De, wife of Dr. Kalyan Kumar De against a valuable consideration mentioned therein and the said sale deed was duly registered in the office of A.D.S.R at Bolpur and recorded in Book No.1, Volume No. 116, pages from 35 to 40, Being No.08602 for the year 1984.

AND WHEREAS by virtue of the aforesaid sale deed the said Dr. Maya De became the sole and absolute owner of ALL THAT piece and parcel of shuna land measuring about 33 decimals more or less, as recorded in R. S. Khatian No. 20 corresponding to L. R. Khatian No. 179, Hal Khatian No. 322, R. S. & L. R. Dag No. 430, Comprised under Mouza- Madhusudhanpur, J. L. No. 68, under Police Station - Shantiniketan (Bolpur), District- Birbhum, West Bengal and while seized and possessed of the said premises, the said Dr. Maya De for her personal needs and urgency by an indenture dated 3rd January, 2003 sold, transferred conveyed, assigned and assured to ALL THAT piece and parcel of suna land measuring about 33 decimals, more or less, as recorded in R. S. Khatian No. 20 corresponding to L. R. Khatian No. 179, Hal Khatian No. 322, R. S. & L. R. Dag No. 430, Comprised under Mouza - Madhusudhanpur, J. L. No. 68, under Police Station - Shantiniketan (Bolpur), District – Birbhum, West Bengal in favour of one Sri Albert Joshep, son of J. C. Albert against a valuable consideration mentioned

therein and the said deed of conveyance was duly registered in the Office of A.D.S.R at Bolpur and recorded in Book No.1, Volume No.21, pages 233 to 240, Being No.01722 for the year 2003.

AND WHEREAS by virtue of the aforesaid purchase the said Sri Albert Joshep became the sole and absolute owner of the aforesaid premises and while seized and possessed of the said premises, the said Albet Joshep by a Deed of Conveyance dated 8th December, 2008, sold, transferred, conveyed assigned and assured to ALL THAT piece and parcel of suna land measuring about 33 decimals more or less, as recorded in R. S. Khatian No. 20 corresponding to L. R. Khatian No. 179, Hal Khatian No. 322, R. S. & L. R. Dag No. 430, Comprised under Mouza -Madhusudhanpur, J. L.No. 68, under Police Station - Shantiniketan (Bolpur) District- Birbhum, West Bengal in favour of Sri Subrata De & Smt. Ivy De against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of District Sub Registrar at Suri, Birbhum and recorded in Book No.1, CD Volume No.18, pages from 1321 to 1346, Being No. 09049 for the year 2008.

AND WHEREAS by virtue of the aforesaid purchase, the said Sri Subrata De & Smt. Ivy De, became the joint owners and jointly seized and possessed of ALL THAT piece and parcel of suna land measuring about

33 decimals, more or less, as recorded in R. S. Khatian No. 20 corresponding to L.R. Khatian No. 179, Hal Khatian No. 322, R. S. & L. R. Dag No. 430, Comprised under Mouza - Madhusudhanpur, J. L.No. 68, under Police Station - Shantiniketan (Bolpur), District – Birbhum, West Bengal and while seized and possessed of the land, the said Sri Subrata De & Smt. Ivy De have mutated their respective names each having 50% undivided shares, in the record of BL & LRO at Bolpur and have obtained L. R. Khatian/Porchas i.e. L. R. Khatian Nos. 853 & 854 in respect of the said premises. The said owners have also paid taxes to the Ruppur Gram Panchayet for the period 2021-2022 and thereafter to Bolpur Municipality. .

AND WHEREAS while seized and possessed of the said land ,the said Subrata De and Smt.Ivy De have also converted classification/character of the said land from Suna to Homestead from the office of the District Land & Land Revenue at Bolpur, Birbhum, West Bengal by Conversion Certificate issued vide Memo No.51(3)/SDLRO/BOL/14 and 52(3)/SDLRO/BOL/14 both dated 7th February, 2014.

AND WHEREAS while seized and possessed of the said land, the said Subrata De & Smt. Ivy De have paid the taxes till date to the Bolpur Municipality and have thereafter obtained **Holding No. AB21BOL037929, Prantik**

Road, under Ward No. 2 of Bolpur Municipality in respect of the said premises.

AND WHEREAS while seized and possessed of the said land, the said Subrata De & Smt. Ivy De by virtue of a registered Deed of Conveyance dated 16th day of July, 2025, have sold, transferred ,conveyed, assigned and assured to ALL THAT piece and parcel of Homestead Bastu land measuring about 33 decimals, Equivalent to 20 Cottachs , more or less, comprised under Mouza Madhusudhanpur, J.L.No.68, R. S. Khatian No. 20 corresponding to L.R. Khatian No. 179, Hal Khatian No. 322, R.S & L.R. Dag No.430(p), , Being Holding No.AB21BOL037929, Prantik Road, Bolpur- Pin code No 735 201, lying and situate within the local limit of Bolpur Municipality, under ward no.2, under Police Station- Shantiniketan (Bolpur), District- Birbhum Together with all easement rights, passage and also with right to ingress and egress to the said premises in favour of MEGA-E-SOLUTIONS PRIVATE LIMITED against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the Office of Additional Registrar Of Assurances-1 Kolkata and recorded in Book No.1, Volume No1901-2025, Pages from 194364 to 194389, Being No.190106134 for the year 2025.

AND WHEREAS by virtue of the aforesaid purchase the said Mega-E-Solutions Private Limited became the sole and absolute owners of the aforesaid premises and have mutated its name in the record of concerned BL&LRO office at Bolpur and have obtained

L.R.Khatian No.1748 in its name and have paid up to taxes to the concerned department.

AND WHEREAS the said Mega-E-Solutions have also mutated its name in the record of Bolpur Municipality and obtained Holding No. AB21BOL037929, Prantik Road, under Ward No. 2 of Bolpur Municipality in respect of the said premises.

AND WHEREAS the said Mega-E-Solutions Private Limited became the sole and absolute owner and seized and possessed of **ALL THAT** piece and parcel of Homestead Bastu land measuring about 33 decimals, Equivalent to 20 Cottachs , more or less, comprised under Mouza Madhusudhanpur, J.L.No.68, R. S. Khatian No. 20 corresponding to L.R. Khatian No.1746, R.S & L.R. Dag No.430(p), , Being Holding No.AB21BOL037929, Prantik Road, Bolpur- Pin code No 735 201, lying and situate within the local limit of Bolpur Municipality, under ward no.2, under Police Station- Shantiniketan (Bolpur), District- Birbhum **TOGETHER WITH** all easement rights, passage and also with right to ingress and egress to the said premises. herein after e referred to as the **“SAID PREMISES”**, more fully described in the **FIRST SCHEDULE** ,written hereunder.

AND WHEREAS the owner desire to develop the said property by constructing various multi storied buildings/apartments ,Car Parking Spaces, other spaces etc. at its own effort and initiations in accordance to the Building

Sanction Permit/Plan No.SWS-obpas/1001/2025/0525 dated 22nd September, 2025 issued by Bolpur Municipality.

PROJECT

Name of the project “**DEESHARI ABOSAR-II**” on the aforesaid lands . The project as defined above shall be extended at the sole discretion of the MEPL and the purchaser/s shall not make any dispute or raise any objection to the same forever and absolutely, as per the rules and regulations framed under West Bengal Municipal Act. as amended upto date and also by other Concerned Authorities.

AND WHEREAS the project is registered under West Bengal Real Estate Regulatory Authority under **Registration No. -----**
dated -----

AND WHEREAS the owner/vendor have constructed multistoried building/s containing residential flats, car parking spaces, other spaces on the said premises under the name of “**DEESHARI ABOSAR-II**” in accordance to the sanctioned building plan/permit duly sanctioned by Bolpur Municipality vide Building Plan/permit No. SWS-OBPAS/1001/2025/0525 dated 22nd September, 2025 .

AND WHEREAS the vendor company agreed to sell and purchasers herein agreed to purchase an inter connected duplex residential unit containing total super built up area about ----- sq. ft. corresponding to total Carpet area measuring about-----sq ft, (On the Ground floor super

Built up area measuring about-----sq ft,corresponding to carpet area measuring about -----sq ft & on the first floor super built up area measuring about-----sq ft corresponding to carpet area measuring about ----- sq ft) be the same a little on the Ground & First Floor, ----- side being unit No. ----- lying and situate at Block ---- -----together with one covered garage being CP No.----- -----measuring an area about -----sq ft more or less, ALSO TOGETHER WITH vacant land measuring an area about-----sq ft more or less, under the Project “**DEESHARI ABOSAR-II**” Mouza-Madhusudanpur, J.L.No.68,R.S.&L.R.DagNo.430, L.R.Khatian No.1748, **HOLDING NO.AB21BOL037929, Prantik Road**, Bolpur, pin code- 735 201, within the jurisdiction of A.D.S.R at Bolpur lying and situated within the local limits of Bolpur Municipality under ward No.2, Police Station- Santiniketan (Bolpur) District- Birbhum also together with undivided, proportionate, impartible and indivisible share or interest of land appurtenant thereto hereinafter more fully and particularly described in the **SECOND SCHEDULE** written herein collectively referred to as ‘the said unit’ at or for a total consideration amount of Rs.-----/- (Rupees -- -----)only and the said unit is more clearly shown and delineated in a Map or Plan bordered with **RED** annexed to this indenture.

THE PARTIES TO THIS INDENTURE DOTH HEREBY AGREE DECLARE AND COVENANT ARE AS FOLLOWS:-

1. The purchasers have verified all papers and documents and have fully satisfied themselves with the title of the said property.

2. The purchasers have satisfied about the materials used craftsmanship measurement of the said unit also about the construction of the flat as per specification of the building and shall not raise any objection and or dispute in future.
3. The vendor/developer company shall handover the possession of the said unit after receiving full consideration amount as stated herein above as well as stated in the memo of consideration and the purchasers shall pay the entire consideration amount before the date of execution and registration of this Indenture.
4. The purchasers shall observe and fulfill all terms and conditions as mentioned in the agreement for sale document.
5. The stamp duty and registration fees shall be borne by the purchasers herein for registration of the said Indenture.
6. The purchasers shall observe fulfill and perform all covenants for the common purpose and shall pay and discharge all taxes and impositions in respect of the said unit wholly and the common expenses of the project proportionately and all outgoings in connection with the said unit wholly and those in connection with the common portion of the said building proportionately.
7. The purchasers/unit owners shall directly apply to **WBSEDCL** for individual connection in their names directly from **WBSEDCL**.

8. The unit owners shall directly apply to the concerned Bolpur Municipality for mutation of the flat in his/her/ their names.

NOW THIS INDENTURE WITNESETH that in pursuance to the said agreement and in consideration of Rs.-----
 ---/- (Rupees -----) only paid by the purchasers to the vendor (the receipts whereof the vendor/company doth hereby and also by the memo of consideration written hereunder admit and acknowledge) and of the payment of the same the vendor/company for ever release discharge and acquit the purchasers **ALL THAT** the said unit more fully and particularly described in the **SECOND SCHEDULE** hereunder and the said unit delineated in the map or plan annexed hereto bordered with **RED** colour and the vendor/company doth hereby grant, sell, transfer convey assign and assure the said unit **TOGETHER WITH** undivided proportionate impartible and indivisible share of land underneath thereto in the said building and **ALSO TOGETHER WITH** right of enjoyment with proportionate share in the common areas, easement facilities assurances hereditaments etc. subject to proportionate share in the common liabilities as mentioned in the **FOURTH SCHEDULE** hereto and subject to all other terms and conditions as mentioned herein and in other schedules unto and to the use of the purchasers **TO HAVE AND TO HOLD** the same absolutely free from all encumbrances attachments and charges lispedneces whatsoever and howsoever and the all the rights title interest whatsoever of the purchasers into or upon the same or any part thereof **TOGETHER WITH** the benefits, full power and authorities to appear before the concerned authorities for mutating their names and to do or act or all as may be necessary as fully and effectually as the purchasers could do

in respect of the said unit hereby demised conveyed or any part portion thereof now are or at any time hereto form or situated butted and bounded called known numbered described distinguished **ALSO TOGETHER WITH** all sewers drains walls passages water, water courses and all other rights, liabilities, privileges, easement, profits appendages and appurtenance whatsoever to the said unit or the said building and reversions, reminders and the rent issues and profit of and in connection with the said unit and all that estate rights title, interest property claims and demands whatsoever of the company unto or upon the said unit and all other benefits and rights herein comprised and hereby granted sold conveyed transferred, assigned or intended to so to be and every part/s thereof respectively **ALSO TOGETHER WITH** the rights, liberties, appurtenance whatsoever in respect of the said unit to and the unit of the purchasers free from all encumbrances trusts liens and attachments whatsoever **AND ALSO TO HAVE AND TO HOLD** the said unit and all other benefits and rights hereby granted, sold transferred, assigned and assured and every part/s thereof respectively absolutely and forever **SUBJECT TO** covenants and subject to the purchasers regularly paying and discharging all taxes and impositions in respect of the said unit wholly and the common expenses of the project proportionately and all other charges/outgoing in connection with the common portion of the said building proportionately.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Property)

ALL THAT piece and parcel of land measuring an area about 33 decimals be a little more or less comprised in Mouza – Madhusudhanpur, J.L. No.68, L.R. Khatian No. 1748, R.S.& L.R. Dag No.430(p), Holding No.AB21BOL037929, Prantik

Road, within the local limit of Bolpur Municipality under ward No.2, Bolpur- pin code- 735 201, P.S. Santiniketan (Bolpur) ,within the jurisdiction of Additional District Sub-Registrar at Bolpur, District Birbhum West Bengal and the same is butted and bounded as follows:-

ON THE NORTH : By 15 feet wide Road.

ON THE SOUTH : By 10 feet wide Road.

ON THE EAST : By 12 feet wide Road.

ON THE WEST : By Abasor Complex.

SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said unit)

ALL THAT one self contained independent inter connected duplex residential unit without lift facilities being unit No. ----- measuring total super built up area of about----- sq. ft. corresponding to total Carpet area measuring about-----sq ft,(On the Ground floor super built up area measuring about-----sq ft corresponding to carpet area measuring about -----sq ft and on the First Floor super built up area measuring about-----sq ft corresponding to Carpet area measuring about-----sq ft) more or less, consisting of ----- Bed rooms, ----- Living/Dining, ----- kitchen,----- balcony and -----Toilet lying and situate at the ----- side of the Ground & First Floor of Block -----**TOGETHER**

WITH -----one Covered Garage being CP No.----- measuring about ----- sq ft, more or less ,**TOGETHER WITH** vacant land measuring about ----- sq ft, more or less, under the project “**DEESHARI ABOSAR-II**” also **TOGETHER WITH** undivided, proportionate, impartible and indivisible share or interest of land appurtenant thereto and the apartment is delineated in the map or plan annexed hereto bordered with **RED** colour lying and situate at Mouza-Madhushudanpur,**Holding No.AB21BOL037929,Prantik Road**, Bolpur- pin code- 735 201, within the limits of Bolpur Municipality under ward No.2, within the jurisdiction of Additional District Sub-Registrar at Bolpur, Police Station-Santiniketan (Bolpur) District Birbhum West Bengal.

THIRD SCHEDULE ABOVE REFERRED TO
(Common Facilities and Amenities)

1. No Lift provisioning and No Lift facilities provided.
2. Passages, landings, lobbies, compounds, ways, paths and ingress and egress of the said unit as well as project.
3. Pump room electricity meter room, guard/caretaker room, toilet, pump, septic tank, water reservoir (overhead and underground).
4. Water connection, electricity connection, sewerage, common plumbing installations, common electricity installations.

5. Passage light, common electrification of the said project.
6. The boundary wall and main gate of the said project.
7. Intercom Facilities.
8. Security Services.
9. Power Back-Up.
10. Swimming pool.

FOURTH SCHEDULE ABOVE REFERRED TO
(Common Expenses)

1. All proportionate costs of maintenance for, operating, repairing, painting, reconstructing, decorating, redecorating and lightning of the common parts, paths, areas, intercom facilities, generator/power back-up, Swimming Pool etc. as stated hereinabove of **“DEESHARI ABOSAR -II”** and also the boundary wall of the said building as well as said project.
2. All proportionate costs of maintaining passages, lobbies, compounds, common toilet, etc.
3. All proportionate cost and expenses for maintaining, repairing and replacing the passage light, compound light and all common electrical fittings and installation of the said project.

4. All proportionate costs and expenses for maintaining, repairing and replacing the common water connection, pipe line, water pump, with its fittings and fixture, rain water pipes and all other common fittings and installation for water connection of the said project.
5. The salaries of Jamaders, caretakers, plumbers, electricians, guards, men employed for intercom facilities and other employees of **“DEESHARI ABOSAR - II”** to be borne by the purchasers proportionately with other co-owners and occupiers of the said project.
6. All other costs expenses charges which are necessary and essential to project/safeguard the interest of the said unit as well as **“DESHARI ABOSAR -II”** to be borne by the purchasers proportionately with other unit owners.
7. The purchasers shall from the date of taking official possession of the said unit bear and pay taxes of the said unit proportionately till mutation in the name of the unit holder is assessed. Electricity charges shall be paid by the unit holder proportionately on monthly basis as per consumption of the unit till separately personal meter of the purchaser is installed.
8. Maintenance Charges @ Rs 3/- per sq. ft./month to be calculated on the super built up area of the said unit initially for a period of one year from the date of possession of the said unit.

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

SIGNED & DELIVERED at

Kolkata in presence of

Witnesses-

1.

SIGNATURE OF OWNER/VENDOR

2.

1.

2.

SIGNATURE OF PURCHASERS

Drafted by

Computer typed by-

(Bibhas Kumar Ghosh)
Advocate, Calcutta High Court
WB/733/1995

(Monoj Naskar)
70, Lake east, santoshpur
Kolkata -700 075

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.------(Rupees -----
 -----) only from the within named purchasers in respect
 of the said unit as per Memo below:

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank/Br</u>	<u>Amount (Rs)</u>
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Total:	<u>Rs.-----/-</u> <u> </u>
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(Rupees -----) only

WITNESSES:

1.

OWNER/VENDOR

2.

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