

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this day of October, Two Thousand Twenty Five [2025].

BETWEEN

1) MR. BIMAL BASU, having PAN – AEWPB3094B, Aadhaar No. 4555 4703 4581, son of Late NigamanandaBasu, by occupation – Business, 2) MRS. KANCHAN BASU, having PAN – ARAPB5401D, Aadhaar No. 2224 1272 1768, wife of Mr. BimalBasu, by occupation – Housewife and 3) MR. BAPAN BASU, having PAN – CAGPB6219J, Aadhaar No. 8415 9057 6893, son of Mr. BimalBasu, by occupation – Business, all by faith – Hindu, by Nationality – Indian, residing at Adarsha Pally, P.O. Aswininagar, P.S. Baguiati, Kolkata – 700159, represented by their constituted attorney namely “SKY LINE’S”, having PAN – AEZFS6208K, a Partnership firm having its registered office at Premises No. 11, Block – K, 644, Teghoria, Kalupukur, TG-2/10, P.O. Hatiara, P.S. Baguiati, Kolkata – 700157, represented by its partners namely 1) MR. SUBRATA DHALI, having PAN - AMOPD5342G, Aadhaar No. 9976 3240 8955, son of Late KhagendraNathDhali, residing at GobindaNibas, Mathpara, Rajarhat, P.O. Hatiara, P.S. Baguiati, Kolkata – 700059, presently residing at RGM-18/42, Jyangra Ghosh Para, P.O. Jyangra, P.S. Baguiati, Kolkata – 700059 and 2) MR. DIPAK TALUKDAR, having PAN - ADOPT1357L, Aadhaar No. 9399 4537 5313, son of Late AbinashTalukdar, residing at C/L 5, Indrapally, Jyangra Ghosh Para, P.O. Jyangra, P.S. Baguiati, Kolkata – 700059, both by faith – Hindu, by Nationality – Indian, by occupation – Business, by virtue of a Development Power of Attorney, registered on 07.03.2024, at the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2024, pages from 141501 to 141517, being No. 152303751, for the year 2024, hereinafter referred to and called as the “OWNERS/VENDORS”, (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and to include their respective legal heirs executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

“SKY LINE’S”, having PAN – AEZFS6208K, a Partnership firm having its registered office at Premises No. 11, Block – K, 644, Teghoria, Kalupukur, TG-2/10, P.O. Hatiara, P.S. Baguiati, Kolkata – 700157, represented by its partners namely 1) MR. SUBRATA DHALI, having PAN - AMOPD5342G, Aadhaar No. 9976 3240 8955, son of Late KhagendraNathDhali, residing at GobindaNibas, Mathpara, Rajarhat, P.O. Hatiara, P.S. Baguiati, Kolkata – 700059, presently residing at RGM-18/42, Jyangra Ghosh Para, P.O. Jyangra, P.S. Baguiati, Kolkata – 700059 and 2) MR. DIPAK TALUKDAR, having PAN - ADOPT1357L, Aadhaar No. 9399 4537 5313, son of Late AbinashTalukdar, residing at C/L 5, Indrapally, Jyangra Ghosh Para, P.O. Jyangra, P.S. Baguiati, Kolkata – 700059, both by faith – Hindu, by Nationality – Indian, by occupation – Business, hereinafter referred to and called as to as the “DEVELOPER” (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and to include its office-in-interest executors, administrators and assigns) of the SECOND PART.

AND

1) MR. NIRANJAN PARUI, having PAN - AFBPP1651G, Aadhaar No. 7631 4987 3058, son of Late SatyacharanParui, residing at CA/1/11, Deshbandhu Nagar, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata – 700059 and 2) MR. SHRABAN DAS, having PAN - BBCPD3248R, Aadhaar No. 4962 6407 7625, son of Late Sunil Das, residing at Hatiara, Sardarpara, near Jheelbagan, P.O. Hatiara, P.S. Eco Park,

Kolkata – 700157, both Nationality - Indian, by faith – Hindu, by occupation – Business, hereinafter jointly referred to and called as “**PURCHASERS**”, (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and to include his/her/their heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

WHEREAS by virtue of a Deed of Conveyance, dated 03.07.2002 the owner thereof Sushil Kumar Mistri, son of BrajendraNathMistri sold, transferred and conveyed his plot of land measuring an area of 8 (Eight) Cottahs be the same a little more or less lying and situated at Mouza – Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, in respect of R.S. Dag Nos. 580 [land area measuring about 6 (Six) Cottahs 2 (Two) Chittacks] & 542 [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, to one Chittaranjan Biswas, son of Late Dinanath Biswas, resident of 7 No Udayanpally, P.O. Aswininagar, P.S. Baguiati, Kolkata – 700159 and the said deed was registered in the office of A.D.S.R. Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 136, pages from 291 to 299, being No. 02355, for the year of 2003, for a valuable consideration mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance, dated 16.03.2006 the owner thereof Chittaranjan Biswas, son of Late Dinanath Biswas, resident of 7 No Udayanpally, P.O. Aswininagar, P.S. Baguiati, Kolkata – 700159 sold, transferred and conveyed his plot of land measuring an area of 8 (Eight) Cottahs be the same a little more or less lying and situated at Mouza – Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian No. 506, in respect of R.S. Dag Nos. 580 [land area measuring about 6 (Six) Cottahs 2 (Two) Chittacks] & 542 [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, to one Samir Halder, son of Late BipinHalder, resident of BE-40, Rabindrapally, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata – 700101 and the said deed was registered in the office of A.D.S.R. Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 551, pages from 1 to 10, being No. 9125, for the year of 2006, for a valuable consideration mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance, executed on 02.05.2016 the owner thereof Samir Halder, son of Late BipinHalder, resident of BE-40, Rabindrapally, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata – 700101 sold, transferred and conveyed his plot of land measuring an area of 6 (Six) Cottahs 2 (Two) Chittacks be the same a little more or less delineated as Plot – ‘B’ out of the aforesaid total plot of land lying and situated at Mouza – Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian No. 506, in respect of R.S. Dag No. 580, under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, to BIMAL BASU and the said deed was registered in the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2016, pages from 147937 to 147955, being No. 152304706, for the year of 2016, for a valuable consideration mentioned therein.

AND WHEREAS after obtaining the aforesaid property by way of aforesaid purchased the said BIMAL BASU got his name recorded in local B.L.R.O. office, being L.R. Khatian No. 2596, in respect of R.S. & L.R. Dag No. 580 and the said BIMAL BASU got his name recorded in Jyangra-Hatiara – II, Gram Panchayat and process the same free from all encumbrances.

AND WHEREAS by virtue of a Deed of Conveyance, executed on 02.05.2016 the owner thereof Samir Halder, son of Late BipinHalder, resident of BE-40, Rabindrapally, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata – 700101 sold, transferred and conveyed his plot of land measuring

an area of 1 (One) Cottah 14 (Fourteen) Chittacks be the same a little more or less delineated as Plot – ‘C’ lying and situated at Mouza – Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian No. 506, in respect of R.S. Dag No. 542, under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, to BAPAN BASU and the said deed was registered in the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2016, pages from 148109 to 148127, being No. 152304717, for the year of 2016, for a valuable consideration mentioned therein.

AND WHEREAS after obtaining the aforesaid property by way of aforesaid purchased the said BAPAN BASU got his name recorded in local B.L.R.O. office, being L.R. Khatian No. 2695, in respect of R.S. & L.R. Dag No. 542 and the said BAPAN BASU got his name recorded in Jyangra-Hatiara – II, Gram Panchayat and process the same free from all encumbrances.

AND WHEREAS by virtue of a Deed of Conveyance, dated 15.03.2002 the owner thereof Sushil Kumar Mistri, son of Brajendra Nath Mistri sold, transferred and conveyed his plot of land measuring an area of 4 (Four) Cottahs be the same a little more or less lying and situated at Mouza – Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian No. 506, in respect of R.S. Dag Nos. 580 [land area measuring about 2 (Two) Cottahs 14 (Fourteen) Chittacks 24 (Twenty Four) Sq.Ft.] & 542 [land area measuring about 1 (One) Cottah 1 (One) Chittack 21 (Twenty One) Sq.Ft.], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, to one Dipak Paul, son of Late Braja Ballav Paul, resident of AD-14, Rabindrapally, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata – 700101 and the said deed was registered in the office of A.D.S.R. Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 220, pages from 98 to 111, being No. 3600, for the year of 2006, for a valuable consideration mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance, executed on 02.05.2016 the owner thereof Dipak Paul, son of Late Braja Ballav Paul, resident of AD-14, Rabindrapally, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata – 700101 sold, transferred and conveyed his plot of land measuring an area of 4 (Four) Cottahs be the same a little more or less delineated as Plot – ‘A’ lying and situated at Mouza – Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian No. 506, in respect of R.S. Dag Nos. 580 [land area measuring about 2 (Two) Cottahs 14 (Fourteen) Chittacks 24 (Twenty Four) Sq.Ft.] & 542 [land area measuring about 1 (One) Cottah 1 (One) Chittack 21 (Twenty One) Sq.Ft.], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, to KACHAN BASU alias KANCHAN BASU and the said deed was registered in the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2016, pages from 147999 to 148017, being No. 152304711, for the year of 2016, for a valuable consideration mentioned therein.

AND WHEREAS after obtaining the aforesaid property by way of aforesaid purchased the said KACHAN BASU alias KANCHAN BASU got her name recorded in local B.L.R.O. office, being L.R. Khatian No. 2593, in respect of R.S. & L.R. Dag No. 580 and the said KACHAN BASU alias KANCHAN BASU got her name recorded in Jyangra-Hatiara – II, Gram Panchayat and process the same free from all encumbrances.

AND WHEREAS the said Owners decided that they shall amalgamate their above mentioned separate landed properties and eventually the Owners thereof amalgamated their respective plot of lands and formed a single plot of land measuring an area of 10 (Ten) Cottahs 14 (Fourteen) Chittacks 24 (Twenty Four) Sq.Ft. be the same a little more or less lying and situated at Mouza – Sulanguri, J.L. No.

22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian Nos. 2596, 2695, 2593, in respect of R.S. & L.R. Dag Nos. 580 [land area measuring about 9 (Nine) Cottahs 0 (Zero) Chittack 24 (Twenty Four) Sq.Ft.] & 542 [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, under the jurisdiction of A.D.S.R. Rajarhat and the said Amalgamation Deed was duly executed on 07.03.2024, at the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2024, pages from 140837 to 140857, being No. 152303727, for the year 2024.

AND WHEREAS by way of aforesaid purchased and mutation the present Owners herein seized and possessed of and/or otherwise well sufficiently entitled to ALL THAT piece and parcel of plot of total land measuring an area of 10 (Ten) Cottahs 14 (Fourteen) Chittacks 24 (Twenty Four) Sq.Ft. be the same a little more or less lying and situated at Mouza – Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian Nos. 2596, 2695, 2593, in respect of R.S. & L.R. Dag Nos. 580 [land area measuring about 9 (Nine) Cottahs 0 (Zero) Chittack 24 (Twenty Four) Sq.Ft.] & 542 [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, under the jurisdiction of A.D.S.R. Rajarhat and the Owners herein has also acquired the absolute right, title, interest over the above mentioned property as absolute Owners thereof and they have been/are still now possessing and enjoying the said property peacefully, freely, absolutely and forever, without any claim or demand from any person or persons whatsoever and the said property is free from all encumbrances whatsoever.

AND WHEREAS the aforesaid the Owners/Vendors herein with a view to developing the said land by way of raising certain construction chalked out the project inviting attention to the Developer herein to Develop the said plot of land by raising a multi storied building thereon and as such the Developer herein entered into an Development Agreement with the said the Owners/Vendors, registered on 07.03.2024, at the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2024, pages from 141373 to 141407, being No. 152303739, for the year 2024, with certain terms, conditions and stipulations therein mentioned.

AND WHEREAS the Owners/Vendors herein for the purpose of completion of the said building executed a Development Power of Attorney in favour of the Developer herein to conduct and perform all the necessary works at Panchayat office, all Govt. or Semi – Govt. Offices etc. and to the effect the said Developer also has a right to entered into an agreement with the intending Purchasers/s and to receive advanced money / full consideration money only for Developer's allocation as fully mentioned in the Agreement and the said Development Power of Attorney, registered on 07.03.2024, at the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2024, pages from 141501 to 141517, being No. 152303751, for the year 2024.

AND WHEREAS the aforesaid Owners/Vendors herein also sanctioned a building plan, vide Approval No. 1078/RPS, dated 08.07.2025, from the appropriate authority for the constructing a multi storied building of their Schedule – “A” mentioned property.

AND WHEREAS the Developer herein after obtained permission from the Owners/Vendors herein has start to construct of a new multi storied building on the said plot of land, morefully and specifically described in Schedule – “A” hereunder and eventually completed the said building.

AND WHEREAS having come to know the development of the said Schedule – “A” mentioned property and having being satisfied with the title and plan of the Owners and Developer in respect of the said premises the party hereto of the Third Part i.e. the Purchasers herein have expressed their desire to purchase a self-contained residential Flat, being No. 1B, measuring a super built up area about _____Sq.Ft. be the same a little more or less corresponding to a carpet area about _____Sq.Ft. be the same a little more or less corresponding to a carpet area about _____Sq.Ft. be the same a little more or less as agreed by the parties herein consisting of 3 (Three) Bedrooms, 1 (One) Dining-cum-open Kitchen, 1 (One) Bathroom and 1 (One) Balcony on the**First Floor** at the East-West side of the said multi storied building known as “**SKY VIEW**”,out of Developer’s allocation portion of the said building situated at the land morefully and specifically described in Schedule - “A” hereunder written and hereafter for the sake of brevity referred to as the “said flat” free from all encumbrances, charges, liens, mortgage, attachments whatsoever and accordingly the Purchasers have also offered a sum of Rs. _____/-(Rupees _____)only the total consideration money of the “said flat”.

AND WHEREAS the said consideration offer as the reasonable and marketable price of the “said flat” the Owners/Vendors and Developer herein have agreed to sell the “Said Flat” to the Purchasers herein at or for the said total consideration money of Rs. _____/-(Rupees _____)only as the details of which more fully described in the Schedule - ‘B’ hereunder written.

AND WHEREAS the Owners/Vendors and Developer herein have agreed to sell and the Purchasers has agreed to purchase the said self-contained residential Flat, being No. 1B, measuring a super built up area about _____Sq.Ft. be the same a little more or less corresponding to a carpet area about _____Sq.Ft. be the same a little more or less corresponding to a carpet area about _____Sq.Ft. be the same a little more or less as agreed by the parties herein consisting of 3 (Three) Bedrooms, 1 (One) Dining-cum-open Kitchen, 1 (One) Bathroom and 1 (One) Balcony on the**First Floor** at the East-West side of the said multi storied building known as “**SKY VIEW**”, lying and situated at **Mouza – Sulanguri**, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, **L.R. Khatian Nos. 2596, 2695, 2593**, in respect of **R.S. & L.R. Dag Nos. 580** [land area measuring about 9 (Nine) Cottahs 0 (Zero) Chittack 24 (Twenty Four) Sq.Ft.] **& 542** [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, within the limits of Jyangra-Hatiara – II, Gram Panchayat, under the jurisdiction of A.D.S.R. Rajarhat, the details of the “said flat” is more fully described in the Schedule – “B” hereunder written together with undivided impartible proportionate share or interest in the land more fully described in the Schedule – “A” hereunder written at or for the said total

consideration money of Rs. _____/-(Rupees _____)only is free from all encumbrances.

NOW THIS DEED OF CONVEYANCE WITNESSETH and is hereby agreed by and between the parties hereto as follows :-

That in consideration of the said sum of Rs. _____/-(Rupees _____)only the lawful money of the union of India, well and sufficiently paid by the Purchasers to the Developer herein in terms of this agreement, on this day of execution of these present (the receipt whereof the Developer herein doth hereby as well as by the receipt memo hereunder written admit and acknowledge) and of and on the same and every part hereof the Vendors herein at the request of the Purchasers doth hereby acquit, discharge, exonerate and release the Purchasers ALL THAT piece and parcel of the said Unit/Flat being No. 1B, measuring a super built up area about _____Sq.Ft. be the same a little more or less corresponding to a carpet area about _____Sq.Ft. be the same a little more or less corresponding to a carpet area about _____Sq.Ft. be the same a little more or less as agreed by the parties herein consisting of 3 (Three) Bedrooms, 1 (One) Dining-cum-open Kitchen, 1 (One) Bathroom and 1 (One) Balcony on the **First Floor** at the East-West side of the said multi storied building known as "**SKY VIEW**", on absolute OWNERSHIP basis together with undivided proportionate variable indivisible impartible share in the land lying in **Mouza – Sulanguri**, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, **L.R. Khatian Nos. 2596, 2695, 2593**, in respect of **R.S. & L.R. Dag Nos. 580** [land area measuring about 9 (Nine) Cottahs 0 (Zero) Chittack 24 (Twenty Four) Sq.Ft.] **& 542** [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, within the limits of Jyangra-Hatiara – II, Gram Panchayat, under the jurisdiction of A.D.S.R. Rajarhat, (particularly described in the Schedule - "A" hereunder written) and attributable to the said share or part over the said flat doth hereby grant, sold, conveyed and transferred, the Vendors doth grant, sell, convey, transfer, assign and assure ALL THAT undivided proportionate variable indivisible impartible share in land lying in **Mouza – Sulanguri**, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, **L.R. Khatian Nos. 2596, 2695, 2593**, in respect of **R.S. & L.R. Dag Nos. 580** [land area measuring about 9 (Nine) Cottahs 0 (Zero) Chittack 24 (Twenty Four) Sq.Ft.] **& 542** [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, within the limits of Jyangra-Hatiara – II, Gram Panchayat, under the jurisdiction of A.D.S.R. Rajarhat, attributable to the said unit of the multi storied building, together with whatever right, title, interest of the Vendors of and on ALL THAT share or part over the said self-contained Unit/Flat,

being No. 1B, measuring a super built up area about _____Sq.Ft. be the same a little more or less corresponding to a carpet area about _____Sq.Ft. be the same a little more or less corresponding to a carpet area about _____Sq.Ft. be the same a little more or less as agreed by the parties herein consisting of 3 (Three) Bedrooms, 1 (One) Dining-cum-open Kitchen, 1 (One) Bathroom and 1 (One) Balcony on the **First Floor** at the East-West side of the said multi storied building known as “**SKY VIEW**”, on absolute Ownership basis lying in **Mouza – Sulanguri**, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, **L.R. Khatian Nos. 2596, 2695, 2593**, in respect of **R.S. & L.R. Dag Nos. 580** [land area measuring about 9 (Nine) Cottahs 0 (Zero) Chittack 24 (Twenty Four) Sq.Ft.] **& 542** [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, within the limits of Jyangra-Hatiara – II, Gram Panchayat, under the jurisdiction of A.D.S.R. Rajarhat, (morefully described in the Schedule - “B” hereunder written) and herein after collectively referred to as the (SAID FLAT) and the reversion or reversion remainder or remainders AND rents, issues and profits of the said flat including the said share in the premises and/or any and every part thereof TO HAVE AND TO HOLD the same and every part thereof unto and to use of the Purchasers SUBJECT TO the terms, covenants, stipulations, conditions and agreements hereunder written and on the part of the Purchasers to be observed and performed as the covenant for the benefits and protection of the premises and binding upon the Purchasers or the person deriving title to the said share in the said premises as covenant running with the land subject however to the Purchasers paying proportionate to the Jyangra-Hatiara – II, Gram Panchayat and all other rates, taxes and other outgoings and common expenses including those mentioned in the Schedule - “D” hereunder written in connection with the said flat wholly and the building and the said land and in particularly the common areas and facilities proportionately with use of the ultimate roof/terrace of the said building.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS as follow :-

1. That notwithstanding any act, deed, matter or thing whatsoever heretofore done, committed or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to sell and transferred assigned and assured.
2. That the Vendors has good right, full power and absolute and indefeasible authority to sell, assign and transfer the said flat in the said premises and every part thereof unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.
3. That it shall be lawful for the Purchasers at all times hereafter peaceable and quietly to enter into and upon the said undivided share of land or part over the said flat and to hold occupy and enjoy the said flat forever subject to the terms, conditions and covenants contained herein and to receive the rents, issues and

profits in respect of the said Flat or part over the said flat including interruption, hindrance disturbance claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully or equitably claiming any estate right, title and interest whatsoever in the said flat including the said undivided share in the said premises from under through or in trust for the Vendors AND free and clear and freely and absolutely acquitted, exonerated and discharged against all charges, lispens and encumbrances whatsoever made done executed or knowingly suffered by the Vendors.

4. That the Vendors and all persons having or lawfully or equitably claiming any estate right or interest whatsoever in the said share or part over the said flat including the said undivided proportionate share in the said premises from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do make acknowledge and execute or cause to be done made acknowledge and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said flat including the said undivided proportionate share in the said premises whereby granted, transferred, assigned and assured and every part thereof unto and to the use of the Purchasers as shall or may be reasonable required.

THE PURCHASERS DOTH HEREBY COVENANT WITH THE VENDORSas follow :-

1. That to co-operate with the other flat Owner/s of the said building and the Vendors in the management and maintenance of the building and doing all other acts relating to and concerning with the common purpose as in respect of the said building.
2. To allow the Vendors and their respective authorized representative and the other flat Owner and/or their representative to enter into the said unit/flat for construction and completion of the said building and the portions and to view and examine the state and conditions thereof upon 48 hours prior notice in writing by the Vendors and/or other flat Owner of the said building.
3. To use the said unit/flat only for the purpose of residential for residence and for no other purpose whatsoever.
4. Not to decorate the exterior of the building otherwise than in the manner agreed by the Vendors and/or other flat Owner/s of the said building in writing.
5. Not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the staircase lobby, landings or in any other common parts and portions of the building.
6. Not to store or allow any one to store articles or things in the staircase, lobby, landing or other common portions of the building in which the said unit contained.
7. Not to claim any right over and in respect of the covered areas in the ground floor of the said building or the land open to sky and comprised in the said building. In that event the Purchasers will be entitled to use the ultimate roof of the said building commonly with the other flat Owners / occupiers as in the said premises.

8. Not to do or permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other units in the said building.
9. Not to carry on or cause to be carried on any obnoxious, injurious, noisy, dangerous, hazardous, illegal or immoral activity in the said unit or the common or the common portion of the said building and the common parts and/or any parts in the said property.
10. To use and enjoy the common parts of the said property and the common portions of the said building only to the extent required for ingress to and egress from the said unit of the building.
11. To pay and bear proportionately the common expenses and general expenses (if any) and other outgoings in respect of the said unit.
12. To pay and bear the Jyangra-Hatiara – II, Gram Panchayat taxes to and all other taxes rates, levies and impositions by Govt. or Semi-Govt. in respect of the said building proportionately in respect of the said unit.
13. To pay and bear for electricity and other utilities in or relation to the said unit including the charges for loss of electricity due to amortization / transformation etc. and the proportionate charges for replacement / repairs of the utilities and apparatus.
14. The Purchasers will be bound from time to time and all time to sign all papers and documents and to do all acts deeds and things as the Vendors and/or other flat Owner of the said building to do for safeguarding the interest of the Purchasers and of the other flats Owner in the said building.
15. The Purchasers shall become and member of the Society or Association to be formed by and consisting of the Owner/s of other undivided share in the said property fully described in the Schedule - "A" hereunder written.
16. The Purchasers shall and will observe and perform the terms and conditions and bye-law and rules and regulation of the said Society or Association.
17. The Purchasers will not claim any separation of portions proportionate share in land or in the common area facilities.
18. The Purchasers shall be entitled to sell, mortgage let out, lease, gift or transfer in any manner of this Flat or part over the said flat permitted by law, without requiring to have or seek any consent for the purpose from any Owner or Co-Owners of the Flats.

THE SCHEDULE - 'A' ABOVE REFERRED TO

(Description of the entire premises)

ALL THAT piece and parcel of total Bastu plot of land measuring an area of **10 (Ten) Cottahs 14 (Fourteen) Chittacks 24 (Twenty Four) Sq.Ft.** be the same a little more or less lying and situated at **Mouza – Sulanguri**, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, **L.R. Khatian Nos. 2596, 2695, 2593**, in respect of **R.S. & L.R. Dag Nos. 580** [land area measuring about 9 (Nine) Cottahs 0 (Zero) Chittack 24 (Twenty Four) Sq.Ft.] **& 542** [land area measuring about 1

(One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, within the limits of Jyangra-Hatiara – II, Gram Panchayat, under the jurisdiction of A.D.S.R. Rajarhat, which is butted and bounded as follows :-

On the North	:	By Meena Aurum.
On the South	:	By 16 Feet Wide Road.
On the East	:	By Meena Aurum.
On the West	:	By 23 Feet Wide Road.

THE SCHEDULE - 'B' ABOVE REFERRED TO

(Description of the Flat hereby sold)

ALL THAT one self-contained residential Flat, being No. 1B, measuring a super built up area about _____Sq.Ft. be the same a little more or less corresponding to a carpet area about _____Sq.Ft. be the same a little more or less corresponding to a carpet area about _____Sq.Ft. be the same a little more or less as agreed by the parties herein consisting of 3 (Three) Bedrooms, 1 (One) Dining-cum-open Kitchen, 1 (One) Bathroom and 1 (One) Balcony on the **First Floor** at the East-West side of the said multi storied building known as “**SKY VIEW**”, together with undivided impartible proportionate share of land and common area and amenities of the said building and the easement right quasi easement rights of the common passage part of the said building constructed at the land more fully described in the Schedule – “A” hereinbefore written.

THE SCHEDULE - 'C' ABOVE REFERRED TO

(The Common portion of the Building)

1. Staircases on all the floors and lift facility.
2. Staircases landing on all floors, lift and passages.
3. Main gate of the said building/premises and common passage and lobby on the Ground to top floor.
4. Water pumps, water tanks, water pipes and overhead tank on the roof and other common plumbing installation and also pump.
5. Installation of common service viz. electricity, water pipes sewerage, rain water pipes.
6. Lighting in the common space, passage, staircase, including electric meter and fittings.
7. Common Electric meter and box.
8. Electric wiring, meter for lighting staircases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required therefor, common walls in between the unit being the flat and any other unit beside the same on any side thereof.
9. Windows, Doors, Grills and other fittings respecting the common areas of the premises.
10. Such other common parts, areas equipment, installations, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupation of the respective units.

11. Electrical wiring, meters (excluding those installed for any particular UNIT).
12. GENERAL COMMON ELEMENTS and facilities meant for the said 'UNIT'.
 - a) All private ways, curves, side-walls and areas of the said premises.
 - b) Exterior conduits, utility lines.
 - c) Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services and located outside the building.
 - d) Exterior lighting and other facilities necessary for upkeep and safety of the said building.
 - e) All elevations including shafts, shaft walls, machine rooms and facilities.
 - f) All other facilities or elements or any improvement outside the unit but upon the said building which is necessary.
13. The Purchasers will use the ultimate roof of the said building commonly with other Co-Owners of the said building.

THE SCHEDULE - 'D' ABOVE REFERRED TO

(Common expenses)

1. All costs of the Maintenance operating, replacing, white washing, painting, re-building, re-constructing, decorating, re-decorating and light the common area and also the walls , other walls on the building.
2. All charges and deposit for suppliers of common facilities and unities.
3. Insurance premium for insurance of the building against earthquake, fire, lighting, mob, violence, civil commodities damage etc.
4. Gram Panchayattax, multi storied building tax other outgoings those separately assessed on the flat/unit.
5. Cost and charges of establishment for maintenance of the building and for watch and guard stuff.
6. That the maintenance charges of lift and lift room.
7. All litigation expenses for protecting the title of the land with building.
8. Costs of running maintenance, repairs of pumps and other common installations including their license fees, taxes and other levies (if any).
9. All other expenses, taxes, rates and other levies etc. as to be necessary or incidental or liable to be paid by the co-owners in common including such amount as to be fixed for creating a fund for replacement, painting and/or periodic repairing of the common portions.
10. All expenses mentioned as above shall be proportionate borne by the co-Purchasers/s on or from date of taking charges and occupation of their respective unit.

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

SIGNED SEALED AND DELIVERED

IN PRESENCE OF :-

WITNESSES :-

1.

Signature of the Constituted Attorney
on behalf of the Owners/Vendors.

2.

Signature of the Developer

Signature of the Purchasers

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers, the within mentioned sum of Rs. _____/-(Rupees _____)only in the following mode for the said flat under this Conveyance as per Memo below :-

DATE	DEMAND DRAFT /NEFT/RTGS/ CHEQUE/ CASH	CHEQUE /DEMAND DRAFT NO.	AMOUNT RS.

Total of Rs. _____/-

Rupees _____only.

WITNESSES:-

1.

Signature of the Developer

2.