

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** Made on this .... day of July 2025  
(Two Thousand Twenty Five) in the Christian Era;

DIMENSION 369

*Sabuj Kumar Roy*  
Partner

(2)

**B E T W E E N**

**1. SRI ACHINTYA CHAKRABORTY**, PAN-ATKPC5169M, VOTER ID. CKW0252213, son of Late Ajit Chakraborty alias Ajit Kumar Chakraborty, residing at Udayrajpur, P.O. Udayrajpur, P.S. Madhyamgram, District North 24 Parganas, Kolkata-700129,

**2. SMT. KRISHNA SINHA ROY**, PAN-DEAPS0890K, VOTER ID. CKW2411361, wife of Sri Swapan Singha Roy, daughter of Late Ajit Chakraborty alias Ajit Kumar Chakraborty, residing at Swami Shibananda Road, P.O. & P.S. Barasat, District North 24 Parganas, Kolkata-700124,

**3. SMT. PAYAL CHAKRABORTY**, PAN-AXAPB1647D, VOTER ID. YCW496058, daughter of Late Ashim Kumar Chakraborty alias Ashim Chakraborty.

**4. SMT. KOYAL CHAKRABORTY**, PAN-ARNPC0520F, VOTER ID. YCW2021111 daughter of Late Ashim Kumar Chakraborty alias Ashim Chakraborty both are residing at Udayrajpur, P.O. Udayrajpur, P.S. Madhyamgram, District North 24 Parganas, Kolkata-700129, all are by Nationality- Indian, by faith- Hindu, by occupation- Busienss & House wife, the Vendors herein represented by their constituted attorney by way of a registered Development Power of Attorney being No. 0263 dated 17.01.2025 registered at A.D.S.R.O. Barasat duly copied in Book No. 1, Volume No. 1503-2025 pages from 6825 to 6849 for the year 2025 namely "**DIMENSION 369**" PAN-AAUFD8743M a Partnership firm having its' Principal place of Business Cum Office at Shantinagar, Udayan, P.O. Hridaypur, P.S.

(3)

Barasat, District North 24 Parganas, Kolkata - 700127 represented by its partners **1. SRI SABUJ KUMAR ROY**, PAN-AGHPR4992D, VOTER ID. RQL1883941, AADHAAR NO. 6642 5797 8391 son of Late Mahananda Roy, residing at Shantinagar, Hridaypur, P.O. Hridaypur, P.S. Barasat, District North 24 Parganas, Kolkata-700127, by faith - Hindu, by occupation - Business, by Nationality - Indian **2. SRI DULAL HALDER** PAN-ACGPH2301H, VOTER ID. YCW1786136, AADHAAR NO. 8991 8813 3736 son of Late Bhupendra Nath Halder, residing at Gandhi Pally, P.O. Kora Chandigarh, P.S. Madhyamgram, District North 24 Parganas, Kolkata - 700129, by faith - Hindu, by occupation - Business, by Nationality - Indian, **3. SRI SAMAR SARKAR** PAN-CSPSP6672F, VOTER ID. CKW2963494, AADHAAR NO. 7596 8486 7372, son of Late Sarat Chandra Sarkar, residing at Hridaypur, P.O. Hridaypur, P.S. Barasat, District North 24 Parganas, Kolkata - 700127, by faith - Hindu, by occupation - Business, by Nationality - Indian hereinafter referred to and called as the **LAND OWNERS/ VENDORS** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**

**A N D**

**"DIMENSION 369"** PAN-AAUFD8743M a Partnership firm having its' Principal place of Business Cum Office at Shantinagar, Udayan, P.O. Hridaypur, P.S. Barasat, District North 24 Parganas, Kolkata - 700127 represented by its partners **1. SRI SABUJ KUMAR ROY**,

(4)

PAN-AGHPR4992D, VOTER ID. RQL1883941, AADHAAR NO. 6642 5797 8391 son of Late Mahananda Roy, residing at Shantinagar, Hridaypur, P.O. Hridaypur, P.S. Barasat, District North 24 Parganas, Kolkata-700127, by faith - Hindu, by occupation - Business, by Nationality - Indian **2. SRI DULAL HALDER** PAN-ACGPH2301H, VOTER ID. YCW1786136, AADHAAR NO. 8991 8813 3736 son of Late Bhupendra Nath Halder, residing at Gandhi Pally, P.O. Kora Chandigarh, P.S. Madhyamgram, District North 24 Parganas, Kolkata - 700129, by faith - Hindu, by occupation - Business, by Nationality - Indian, **3. SRI SAMAR SARKAR** PAN-CSPSP6672F, VOTER ID. CKW2963494, AADHAAR NO. 7596 8486 7372, son of Late Sarat Chandra Sarkar, residing at Hridaypur, P.O. Hridaypur, P.S. Barasat, District North 24 Parganas, Kolkata - 700127, by faith - Hindu, by occupation - Business, by Nationality - Indian herein referred to as the **DEVELOPER/CONFIRMING PARTY** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and to include its executors, administrators, legal representatives and assigns) of the **SECOND PART.**

**A N D**

**1.**

PAN-

VOTER ID.

wife of

**2.**

**1.** PAN-

VOTER ID.

son of

, both are residing at

by Nationality

(5)

- Indian, by faith-Hindu, by Occupation -

hereinafter called and referred to the **PURCHASERS** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

**WHEREAS** one Bijoy Bhusan Chakraborty, Ajit Kumar Chakraborty alias Ajit Chakraborty, Anil Kumar Chakraborty and Mani Bhusan Chakraborty purchased a piece or parcel of land measuring an area of 63 decimals comprised in C.S. Dag No. 714 under Khatian No. 435 and land measuring an area of 13 decimals comprised in C.S. Dag No. 709 under Khatian No. 70, lying and situated at Mouza Udayrajpur, J.L. No. 43, Re.Su. No. 6, Touzi No. 146, P.S. Madyamgram formerly Barasat, District North 24 Parganas by way of a registered Patta being No. 1497 dated 20.02.1951 registered at S.R.O. Barasat, the said patta copied in Book No. 1, Volume No. 27, pages 24 to 26 for the year 1951 and by way of a registered Deed of Sale being No. 3469 dated 10.05.1954 registered at S.R.O. Barasat, the said deed duly copied in Book No. 1, Volume No. 43, pages from 242 to 245 for the year 1954 and by way of a registered Deed of Sale being No. 7286 dated 02.11.1954 registered at S.R.O. Barasat, the said deed duly copied in Book No. 1, Volume No. 83, pages from 109 to 111 for the year 1954 and by way of a registered Patta being no. 3515 dated 28.04.1951 registered at S.R.O. Barasat, the said patta copied in Book No. 1, Volume No. 44, pages from 60 to 62 for the year 1951.

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**AND WHEREAS** after getting the said land said Bijoy Bhusan Chakraborty, Ajit Kumar Chakraborty alias Ajit Chakraborty, Anil Kumar Chakraborty and Mani Bhusan Chakraborty recorded their names in R.S. Records of Rights being R.S. Khatian No. 1152, 1153, 1154 & 1156, R.S. Dag No. 714, 714/1558, 714/1557 & 714/1559.

**AND WHEREAS** said Bijoy Bhusan Chakraborty, Ajit Kumar Chakraborty alias Ajit Chakraborty, Anil Kumar Chakraborty and Mani Bhusan Chakraborty for their better enjoyment and occupation they divided the said land by way of a registered Deed of Partition being No. 6718 dated 18.07.1973 registered at S.R.O. Barasat the said deed duly copied in Book No. 1, Volume No. 89, pages from 154 to 158 for the year 1973.

**AND WHEREAS** as per the said partiton deed said Ajit Kumar Chakraborty alias Ajit Chakraborty got a piece or parcel of land measuring an area of 7 cottahas 1 chittacks 15 sq.ft. equivalent to 12 decimals be the same a little more or less which was recorded in the said partition Deed in KHA Schedule, in Plot No. 2 thereof and he recorded his name in L.R. Records of Rights being L.R. Khatian No. 2664, L.R. Dag No. 2036 and constructed a one storied building thereon.

**AND WHEREAS** while said Ajit Kumar Chakraborty alias Ajit Chakraborty seized and possessed the said land he died on 18.11.1993 intestate leaving behind his wife namely Usha Rani Chakraborty, two sons namely Ashim Kumar Chakraborty and

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Achintya Chakraborty i.e. the land owner/Vendor No. 1 herein and one daughter namely Krishna Sinha Roy i.e. the land owner/Vendor No. 3 herein as his only legal heirs and successors and they got the said land by way of inheritance as per Hindu Succession Act. 1956.

**AND WHEREAS** after that said Usha Rani Chakraborty seized and possessed the said land she died on 11.03.2018 intestate leaving behind her two sons namely Ashim Kumar Chakraborty and Achintya Chakraborty i.e. the land owner/Vendor No. 1 herein and one daughter namely Krishna Sinha Roy i.e. the land owner/Vendor No. 2 herein as her only legal heirs and successors and they got the said land by way of inheritance as per Hindu Succession Act. 1956.

**AND WHEREAS** after that said Ashim Kumar Chakraborty seized and possessed the said land he died on 13.10.2020 and his wife Chaitali Chakraborty died on 07.12.2011 intestate leaving behind his two daughters i.e. the land owner/Vendor No. 3 and 4 herein as their only legal heirs and successors and they got the said land by way of inheritance as per Hindu Succession Act. 1956.

**AND WHEREAS** by way of such inheritance the land owners/Vendors herein recorded their names in L.R. Records of Rights being L.R. Khatian No. 15101, 15102, 15103 & 15104.

**AND WHEREAS** the land owners/Vendors herein are the joint absolute owner of a piece or parcel of land measuring an area of 7 cottahas 1 chittacks 15 sq.ft. equivalent to 12 decimals be the same a little more or less comprised in C.S. Dag No. 714, R.S. Dag

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No. 714/1559, L.R. Dag No. 2036, under R.S. Khatian No. 1152, 1153, 1154 & 1156, L.R. Khatian No. 15101, 15102, 15103 & 15104, lying and situated at Mouza Udayrajpur, J.L. No. 43, Re.Su. No. 6, Touzi No. 146, P.S. Madyamgram formerly Barasat, District North 24 Parganas by way of inheritance and possessing the same free from all sorts of encumbrances.

**AND WHEREAS** with view to develop the said property the land owners/Vendors herein entered into a registered Development Agreement being No. 0259 dated 17.01.2025 registered at A.D.S. R.O. Barasat duly copied in Book No. 1, Volume No. 1503-2025 pages from 6714 to 6756 for the year 2025 with the Developer herein.

**AND WHEREAS** Said Developer sanctioned building plan for constructing a multistoried building on the said land being Sl. No. COM-04/MM/2025-2026 dated 04.04.2025 from Madhyamgram Municipality.

**AND WHEREAS** Said Developer has been started constructional work of said multi storeyed building namely **AJIT-USHA APARTMENT** in accordance with the aforesaid sanctioned building plan and got their respective allocation as per Development Agreement.

**AND WHEREAS** In consideration of dire necessities of cash amounts for legal grounds, the Developers declared their intention to sell away a Flat from developer's allocation on the .... **FLOOR**, being

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**Flat No. "...." measuring carpet area ..... sq.ft.** having super built up area of ..... sq.ft. more or less along with proportionate share in common areas, stair case, lift and other facilities connected therewith including the undivided proportionate share of land of the said premises as particularly mentioned and described by **RED** border as delineated in the attached **MAP** of the Deed of Conveyance. The Purchasers on the other hand, coming to know such declaration proposed their willingness to purchase the said Flat for consideration of **Rs. ....** only being the prevailing highest market price, whereupon the land owners/Developer categorically agreed to the proposal of the Purchasers.

**NOW THIS INDENTURE WITNESSETH** that the Developer duly discharged their obligation as in the terms of the agreement and in order to meet up the costs of constructional work the Developer, declared their intention to sell a flat as described, in the Second Schedule hereunder and upon receipt of the entire consideration money by the Developer, the Land owners/Vendors in order to meet up their obligation do hereby sign execute and register this Deed of conveyance in favour of the Purchasers and the Developer do hereby join this indenture to convey a clear and marketable title to the Purchasers and by admitting or acknowledging the receipt of the consideration money as mentioned in the Memo of consideration below do hereby acquit, release and exonerate the Purchasers as well as the said Flat the Land owners/Vendors do hereby grant,

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sell, convey, transfer and assign and assure unto the Purchasers free from all encumbrances, attachments and other defects in title **ALL THAT** a Self contained residential flat morefully and particularly described in the Second Schedule hereunder written and in the annexed Plan bordered in Colour **RED TOGETHER WITH** the fittings, doors, windows, electric wiring, pipe lines **OR HOWSOEVER OTHERWISE** the proportionate impartible undivided share of land described in the First Schedule below along with the constructions of common areas, stair case, half of the depth of the partition walls and common passage and drains, sewers water pipes and all other fixtures and equipment, of common utility in the terms of square feet appertaining to the said building and morefully described in the Third Schedule hereunder written **TOGETHER WITH** proportionate undivided, impartible share and/or interest in the land underneath the said building morefully described in the First Schedule hereunder written **AND THE REVERSION OR REVERSIONS, REMAINDER OR REMAINDERS AND THE RENTS ISSUES AND PROFITS** thereof in connection with the said Flat and the properties appurtenant **TO HAVE AND TO HOLD** the said flat and the properties appurtenant thereto hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers absolutely and for ever for a perfect and indefeasible estate or inheritance in fee simple in possession without any condition, use, trust or other things whatsoever in alter, defect, encumbrances or make void the same **AND NOT WITHSTANDING** any such act, deed, matter or thing

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whatsoever as aforesaid the Land owners/Vendors have good, right, full power and absolute authority to grant, sell, transfer, convey, assign, and assure the proportionate undivided impartible share and/or interest in the land and the said flat hereby granted, sold transferred, conveyed, assigned and assured and expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and that the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said flat hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the manner aforesaid and receive the rents, issues and profits thereof without lawful eviction, interruption, claim or demand whatsoever from or by the Land owners/Vendors and Developer or by any person or persons lawfully or equitably claiming or to claim from under or in trust for the **LAND OWNERS/VENDORS/DEVELOPER AND THAT** free and clear and freely and clearly and absolutely acquired, exonerated, discharged, or otherwise by the Land owners/Vendors and Developer well and sufficiently have defended, kept, harmful and indemnified of and from and against all manner of former and other estate, right, title, interest, lease, mortgage, charges, trusts, wakfs, debuttar, attachments, execution, lispdependents, claim, demands and encumbrances made or done, occasioned, or suffered by the Land owners/Vendors and Developer or any person or persons lawfully or equitably claiming or to claim by from through under or in trust for the Land owners/

Vendors and Developer.

**THE OWNER/VENDORS AND THE PURCHASERS DO HEREBY  
CONVENANT HERETO AS FOLLOWS:**

1. That the Purchasers shall and may at all times hereinafter peaceably and quietly possess and enjoy the said flat with common areas facilities and that the Purchasers being the absolute Owner of the said flat shall have all right to sell, transfer, mortgage and assign the said flat in any manner they likes for residential purpose only and the Land owners/Vendors and Developer hereto shall have no right to give any objection to such transfer.
2. That the Purchasers hereto of the said flat shall always be entitled to pass, re-pass and to have ingress, egress to and from the Main Gate of the said building and through and from all the common stairs, landings and passages for the purpose of going and carrying all luggage and articles.
3. That the Purchasers will and shall maintain the said Flat properly and shall keep the same in good condition so that it may not cause any danger and/or prejudicially effect the other occupiers of the said building.
4. That the Purchasers after taking possession of the said flat shall be liable to pay the proportionate Municipal taxes which is to be assessed later on.
5. That the Purchasers shall at all times hereinafter indemnify the Land owners/Vendors for nonobservance and non

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performance of covenant and conditions contained in these presents as are required to be observed and performed by the Purchasers of the said Flat.

6. The Purchasers shall not use the said flat in such manner in which may or is likely to cause nuisance and annoyance to the other flat Owners of the building nor shall use the same for any illegal or immoral purpose.
7. The common walls must not be destroyed or damaged or otherwise mutated by way of hooking etc. Passage right through the Main entrance is common to all.
8. That the Purchasers hereto of the said flat shall not store or attach or plan or permit to be stored or attached or planted by machinery on the floor of the said flat or any portion thereof or to hang the same from the beam or falters thereof herein contained shall prevent the fitting of electric lines, air conditions of fans or such other electrical fittings purely for domestic purpose as may be required by the said flat Owner.
9. That the Purchasers shall not throw or accumulate dirt, rubbish, rags or other refuses or permits the same to be thrown or allow the same to be accumulated in their flat or in the compound or any portion of the said building.
10. That the Purchasers shall have the equal common rights to affix to draw any wires, pipes, cable etc. from and to or through any common parts or common portions or other units in a

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similar manner as enjoyed by other occupants of the said building who also enjoy the easement rights to the common passage way.

11. That the original documents of title and other documents relating to the said property shall be kept under the custody of the Land owners/Vendors and Developer and if the Land owners/Vendors and Developer or their heirs sold the entire right, title and interest of the property of the premises then the entire documents and papers will be handed over to the person who will be nominated by the Flat Owners. The Developer upon every reasonable request of the Purchasers shall produce the said documents for inspection if the Purchasers or by any authority or authorities concerned relating to any of the said flat hereby purchased by the Purchasers.
12. That the Purchasers shall have common right with the other flat Owners over the Boundary wall, common stair case, common passage and space which are common for the purpose of ingress and egress.
13. The Purchasers shall henceforth peaceably and quietly held, possess and enjoy the rents and profits derivable from and put of the said property without any let, hindrance interruptions and disturbances from or by the Land owners/Vendors and Developer or any person or persons claiming through or under or in trust for the Land owners/Vendors and Developer and without any lawful act, hindrances, interruptions and disturbances by any other person or persons whatsoever.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of land and property)**

**ALL THAT** piece and parcel of Bastu land measuring an area of **7 cottahas 1 chittacks 15 sq.ft. equivalent to 12 decimals** be the same a little more or less alongwith multi storied building thereon namely **AJIT-USHA APARTMENT** shown in Plot No. 2, comprised in C.S. Dag No. 714, R.S. Dag No. 714/1559, **L.R. Dag No. 2036**, under R.S. Khatian No. 1152, 1153, 1154 & 1156, **L.R. Khatian No. 15101 (in the name of Achintya Chakraborty area of land 04 decimals), L.R. Khatian No. 15102 (in the name of Krishna Sinha Roy area of land 04 decimals), L.R. Khatian No. 15103 (in the name of Koyal Chakraborty area of land 02 decimals) and L.R. Khatian No. 15104 (in the name of Payal Chakraborty area of land 02 decimals)** lying and situated at **Mouza Udayrajpur**, J.L. No. 43, Re.Su. No. 6, Touzi No. 146, P.S. Madyamgram formerly Barasat, District North 24 Parganas within the local limits of Madhyamgram Municipality Ward No. 12, Holding No. 12 School Road (Uttarpara), Kolkata-700129, under the jurisdiction of A.D.S.R.O. Barasat.

**BUTTED AND BOUNDED BY:-**

- |                            |  |
|----------------------------|--|
| <b><u>ON THE NORTH</u></b> | : Plot No. 1 Phani Bhusan Chakraborty. |
| <b><u>ON THE SOUTH</u></b> | : Plot No. 3 Anil Kumar Chakraborty.   |
| <b><u>ON THE EAST</u></b>  | : Moni Bhusan Chakraborty.             |
| <b><u>ON THE WEST</u></b>  | : 12ft. wide Road.                     |

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(Description of Flat)**

**ALL THAT** a self contained tiles flooring residential 2BHK Flat bearing **No. ....**, on the **..... floor measuring carpet area .....** sq.ft. having super built up area of **.....** sq.ft. be the same a little more or less consisting of two bed rooms, one dining cum drawing, one kitchen, one toilet, one attached toilet one balcony/Verandah being the Apartment named as "**AJIT-USHA APARTMENT**" along with proportionate share of common areas, common stair, lift and common facilities connected therewith including the undivided proportionate share of land of the said premises morefully and particularly described in the First Schedule herein written above also delineated in the Plan or **MAP** annexed hereto bordered **RED** verge.

**BUTTED AND BOUNDED BY:-**

**ON THE NORTH**           :  
**ON THE SOUTH**         :  
**ON THE EAST**           :  
**ON THE WEST**          :

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(Common Portions and facilities)**

1. Common passage including main entrance, stair case, lift and the roof.
2. Open and/or covered paths and passages within the said plot of land and/or holding.
3. Lobbies and staircases of the said building.

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4. Common installations on the roof of the above at the top floor of the said building.
5. Electric Meter of the building.
6. Reservoir, water tanks, water pipes (Save those inside any unit)
7. Wiring and Accessories for lighting of common area of the said building.
8. Pump and Motor.
9. Drains, Sewers and pipes.
10. Electrical installation relating to the Meter.
11. Lights at the entrance gate and in the passage within the said building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(Common expenses)**

1. **MAINTENANCE** : All costs for maintaining, operating, replacing repairing white washing painting rebuilding, reconstruction, lighting and renovating the common areas.
2. **OPERATIONAL** :- All expenses for running and operating all machinery equipments and installations comprised in the common areas, including pumps and other installations.
3. **STAFF** : The salaries of and all other expenses on the staff to

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be employed for the common purposes viz. sweepers plumbers, electricians etc.

4. **ASSOCIATION** : Establishments, all other expenses of the Association including its formation, office and Miscellaneous expenses.
5. **COMMON UTILITIES** : All charges and deposits for supplies of the common utilities to the Co-Owners in common.
6. **ELECTRICITY** : All charges for the electrical energy consumed for the operation of the common machinery.
7. **LITIGATION** : All litigations incurred for the common purpose and relation to common use and enjoyment of the common areas.
8. **RATES AND TAXES** : Municipal Tax, Building Tax, Water Tax and other levies in respect of the land building complex save those separately assessed on the Occupant.

(19)

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

**SIGNED AND DELIVERED**

In Presence of :

1.

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Signature of the constituted Attorney  
on behalf of Land owners/Vendors

2.

**Drafted and Prepared By:-**

Advocate,  
Barasat Judges' Court.

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Signature of the Developer.

**Computer Typed By :-**

(Bidyut Kumar Haldar)  
Barasat.

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Signature of the Purchasers

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**MEMO OF CONSIDERATION**

**RECEIVED** Rs. .... Only from the Purchasers by following manner:

<b><u>Date</u></b>	<b><u>Bank</u></b>	<b><u>DD/ChequeNo.</u></b>	<b><u>Amount</u></b>
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Total - .....

(Rupees .....) only

**WITNESSES :**

1.

2.

DIMENSION 369

*Sabuj Kumar Roy*  
Partner

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Signature of the Developer