

[To be printed on stamp paper]

DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** ("**Deed**") is made on this [] day of [] 2026 at []

BY AND BETWEEN

The **PERSONS LISTED IN SCHEDULE A**, represented by its Constituted Attorney [] (PAN: []), an existing company under the Companies Act, 2013 and having its Registered Office at [], West Bengal, India, represented by its Authorized signatory, [] (PAN: [], Aadhaar No. []), son of [] and duly authorized vide Board Resolution dated [], (hereinafter collectively referred to as the "**OWNERS**", which expression shall, unless excluded by or repugnant to the subject or context shall mean and include their respective successors) of the **FIRST PART**.

AND

[] [CIN No. []], (PAN: [], an existing Company under the Companies Act, 2013, having its registered office at [], Kolkata 700[], having its Registered Office at [], West Bengal, India, represented by its authorized signatory [], (PAN []), (Aadhaar No. []), son of [], and duly authorized vide Board Resolution dated [], hereinafter referred to as the "**PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and permitted assignees) of the **SECOND PART**.

AND

[If the Allottee is a company]

[] (CIN [])[PAN[] a company within the meaning of the Companies Act, 2013, having its registered office at [], Post Office [] and Police Station [], Kolkata [] represented by its authorised signatory Mr. [], (PAN: []), (Aadhaar No. []), son of [], residing at [] and duly authorised vide Board Resolution dated [] hereinafter referred to as the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) of the **THIRD PART**

[If the Allottee is a Partnership Firm]

OR

[], a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at [], (PAN [], represented by its authorized partner [], PAN [], (Aadhaar No [], son of [], residing at []) duly authorized vide [] hereinafter referred to as the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof he deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their permitted assigns) of the **THIRD PART**.

RS Group Realty Pvt. Ltd.



(Constituted Attorney / Authorised Signatory

[If the Allottee is an Individual]

Mr. [], (PAN: []), (Aadhaar No. []), son of [], by occupation [], residing at [], Post Office [], Police Station [] Kolkata [], hereinafter called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of the **THIRD PART**

OR

[If the Allottee is a HUF]

Mr. [] (Aadhaar No []), aged about [], son of [], residing at [], for self and as the Karta of the Hindu Joint Mitakshara Family known as [] HUF, having its place of business / residence at [] (PAN []) hereinafter called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said [] HUF, and their respective heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

The **Owners**, the **Promoter** and the **Purchaser** shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

The "**Owners**" and the "**Promoter**" are individually referred as such and collectively as "**Vendors**".

WHEREAS

A. The Owners are the absolute and lawful owners of land admeasuring 6.06 acres (equivalent to 24537.16 square meters) (physical measurement being 24332.41 square meters), more or less, comprised in Municipal Premises No. 122D/5 Matheswartala Road consisting of several Dag Nos within Mouza Tangra, J. L. No. 5, Police Station **Pragati Maidan**, District South 24 Parganas, within Ward No. 66 of the Kolkata Municipal Corporation and more fully described in **Part I of Schedule B** hereto (hereinafter referred to as the "**Larger Land**"). The particulars of Owners deriving their title of the Larger Land are more fully described in **Part IV of Schedule B** hereto ("**Title**").

B. The Owners and the Promoter have entered into several development agreements (i) dated [] [] 20[] registered in the Office of [], recorded in Book No. I, Volume No. [], Pages from [] to [], Being No. [] for the year 20[] (ii) dated [] [] 20[] registered in the Office of [], recorded in Book No. I, Volume No. [], Pages from [] to [], Being No. [] for the year 20[], (iii) dated [] [] 20[] registered in the Office of [], recorded in Book No. I, Volume No. [], Pages from [] to [], Being No. [] for the year 20[], (iv) dated [] [] 20[] registered in the Office of [], recorded in Book No. I, Volume No. [], Pages from [] to [], Being No. [] for the year 20[] and (v) dated [] [] 20[] registered in the Office of [], recorded in Book No. I, Volume No. [], Pages from [] to [], Being No. [] for the year 20[] (collectively "**Development Agreements**") by which the Owners have conferred upon the Promoter the exclusive right to develop, construct, market and sell residential units and appurtenant facilities on a demarcated portion of the Larger Land designated as Block A (more particularly described in Recital D), utilizing therefor, in addition to the FAR attributable to Block A, a portion of the FAR attributable to Block B and Block C, in consideration for which the Owners of Block B and Block C shall receive such compensation as agreed under the respective Development Agreements, while retaining the residual FAR for construction of their own residential buildings on Block B and Block C respectively. The Owners have also granted Powers of Attorney pursuant to the Development Agreements, to be exercised only in relation to Block A. Subsequent to the Development Agreements, the Owners inter se, have executed a Deed of

Amalgamation dated 7 May 2025, registered at DSR-III, South 24 Parganas, Alipore, in Book No. I, Volume No. [], Pages [] to [], Being No. [] for 2025 ("**Deed of Amalgamation**"), amalgamating their land parcels into a single premises under one assessee number to facilitate such integrated development and FAR utilization, and recording that Block B and Block C (described therein as "Retained Lands") shall be reserved for exclusive personal use of the identified Owners and shall not be developed by the Promoter or offered for public sale. **[SAMY comment: We will add new JDAs and amendment agreements once we have relevant information]**

- C. The Promoter and the Owners have conceived a comprehensive residential development upon the Larger Land, under the name and style "[]" ("**Complex**"), intended to be a modern residential development comprising multiple residential components, landscaped and open spaces, internal circulation systems, and recreational, social and utility amenities, supported by requisite physical, civic and service infrastructure. For the purposes of obtaining statutory and municipal approvals, the overall development of the Complex has been planned and sanctioned under a single integrated layout plan approved by the Kolkata Municipal Corporation ("**Master Plan**"). The Master Plan depicts the Larger Land as a unified planning entity and illustrates the spatial arrangement and inter-relationship of the various residential components, internal roads, landscaped areas, amenities, service corridors and utility zones envisaged within the Complex. The Complex has been conceptualised as a cohesive residential environment from a planning and design perspective, while permitting differentiated ownership, development responsibility and usage across distinct portions of the Larger Land. In accordance with the mutual allocation of development responsibility recorded in Recital B, and notwithstanding the overall conception of the Complex upon the Larger Land, the Promoter is implementing, developing, constructing, marketing and selling residential units only in respect of the portion of the Larger Land constituting the real estate project, as identified and described in Recital D. The remaining portions of the Larger Land, though forming part of the overall Complex in planning and layout terms, are not being developed, marketed or sold by the Promoter, and are intended to be retained and utilised by certain identified Owners for their personal residential use, in accordance with the agreed allocation of responsibility.
- D. For the sake of transparency, clarity and statutory disclosure, the overall scheme of development as sanctioned is represented in the plan annexed hereto and marked as Annexure [] ("**Scheme Plan**"), which identifies and colour-demarcates the different portions of the Larger Land and the buildings proposed thereon, as approved or applied for before the Competent Authority. In furtherance of the allocation of development responsibility under Recital B, the Larger Land has been demarcated into four distinct portions, namely Block A, Block B, Block C and the Driveway (*defined below*), as depicted on the Scheme Plan:
- (i) **Block A**, delineated in [Blue] having an area of [] square metre, is the portion upon which the Promoter shall develop, construct, market and sell two (2) multi-storeyed residential towers with associated basement and podium car parking facilities, internal roads and open spaces. Block A constitutes the real estate project registered under the Act ("**Project**") and is the sole subject matter of this Agreement;
 - (ii) **Block B**, delineated in [Green] having an area of [] square metre, is the portion retained by certain identified Owners for their personal residential use, upon which a villa with attached open spaces, garden areas and dedicated car parking provisions is proposed to be constructed by such Owners. Block B is not offered for sale, does not constitute a real estate project under the Act, and does not form part of the Project;
 - (iii) **Block C**, delineated in [Yellow] having an area of [] square metre, is the portion retained by certain identified Owners for their personal residential use, upon which a multi-storeyed

building with attached open spaces and basement car parking facilities is proposed to be constructed by such Owners. Block C is not offered for sale, does not constitute a real estate project under the Act, and does not form part of the Project; and

(iv) **Driveway**, delineated in [Red] on the Scheme Plan having an area of [] square metre, is the single, continuous main internal access road constituting the principal circulation spine for ingress and egress to Block A and Block B. The Driveway is demarcated as a distinct portion of the Larger Land, separate from and not forming part of Block A, Block B or Block C, and accordingly does not form part of the Project or the Project Land (*defined below*). The land comprising the Driveway, together with its pavements, lighting, signage, drainage and allied infrastructure, shall be held in proportionate undivided co-ownership by the Association of Block A (on behalf of all allottees) and the Owners of Block B, in the ratio which the land area of Block A bears to the land area of Block B. Upon completion of the Project, the Promoter shall convey such proportionate undivided shares to the Association and the Block B Owners respectively. The maintenance and upkeep of the Driveway shall be borne in the manner as recorded herein in this agreement. Block C shall have no ownership, user rights or access over the Driveway; its entrance and exit shall be separate from the [] side of the Larger Land. [SAMY comment: This is the best solution for Block B owners w.r.t the driveway. If this is not possible then we can go for perpetual right of way for Block B owners]

It is clarified that: (a) the Master Plan is a composite planning approval to ensure cohesive infrastructure across all Blocks and its annexure hereto is for disclosure only; (b) the Allottee shall have no right, title or claim in or over Block B or Block C; (c) the Promoter's obligations are confined to the Project (Block A) only; and (d) construction of Block B and Block C, if undertaken, shall be the sole responsibility of the respective retaining Owners at their own cost.

E. For the purposes of this Agreement, Block A of the Larger Land constitutes a distinct and self-contained real-estate project and shall hereinafter be referred to as the “**Project**.” The land forming the site of the Project, delineated in [Blue] colour on the Scheme Plan (Annexure []), admeasuring approximately [] acres (equivalent to [] square metres) and forming part of the Larger Land situated at Mouza Tangra, P.S. Pragati Maidan, District South 24 Parganas, within the limits of Kolkata Municipal Corporation and more fully described in **Part II of Schedule B**, shall be referred to in this Agreement as the “**Project Land**”. The Project comprises:

(i) the construction of two multi-storeyed residential towers, each presently consisting of B+G+[] upper floors, containing in the aggregate [] residential apartments of various configurations, together with [] numbers associated basement and podium-level car-parking spaces; and

(ii) common areas amenities and facilities, a detailed list and description of which are set out in **Schedule C** of this Agreement (collectively, the “**Common Areas**”). [SAMY comment: Make sure Driveway does not form part of Schedule C]

F. Pursuant to the Development Agreements, the Owners through the Promoter got sanctioned a single integrated layout plan for the Larger Land vide Building Permit No. [] dated [] from [] (“**Master Plan**”). The Allottee agrees acknowledges and confirms that the Promoter/relevant Owners shall be at liberty to make alterations in the Master Plan without causing any prejudice to the allottees of the Project. The Promoter had received the approval from commencement of construction of the Project (“**Project Plans**”).

G. The Promoter had registered the Project under the provisions of the Act on [] under

Registration No. WBRERA/P/_____/2025/000000 by the West Bengal Real Estate Regulatory Authority ("WBRERA").

- A. The Purchaser had applied for a residential apartment in the Project vide Application No [] dated [] and has been allotted (i) **All That** residential apartment no [] having carpet area of [] square metre (equivalent to [] square feet) (inclusive of the utility room area) along with an exclusive balcony/terrace area of [] square metre (equivalent to [] square feet) and an exclusive open terrace area of [] square metre (equivalent to [] square feet) appurtenant to the carpet area of the residential apartment corresponding to a built up area of [] square metre (equivalent to [] square feet) located on the [] floor in Tower No. [] ("**Tower**") of the Project (hereinafter referred to and identified as the "**Apartment**", more fully described in **Part I** of **Schedule D** hereto) having the specifications specified in **Part III** of **Schedule D** hereto; (ii) **Together With** [] ([]) number of mechanical covered car/covered car parking space(s) ("**Parking Space**") in [](more fully described in **Part II** of **Schedule D** hereto and depicted on the map/plan annexed as **Annexure []** and bordered in **RED**); (iii) **Together With** the perpetual non-exclusive right to use the **Common Areas** with the allottees/owners/lawful occupants of the Project, (iv) **Together With** the perpetual non-exclusive right to use the Driveway subject to the terms mentioned herein in common with the Association and the Owners/residents of Block B, hereinafter collectively referred to as "**Apartment And Properties Appurtenant Thereto**". The Apartment and the exclusive open terrace /balcony appurtenant to the carpet area of the Apartment are delineated in [] border on the map/plan annexed hereto and marked as Annexure [].
- B. By a provisional allotment letter dated [] ("**Allotment Letter**") and subsequent Agreement for Sale ("**Agreement**") dated [] registered in the office of the [], recorded in Book no. [], Volume no. [], pages [] to [] and Being no. [] for the year [] the Purchaser was allotted the Apartment together with the Parking Space(s) and the Purchaser also agreed to accept such allotment for the Total Price (as defined under clause [] below) subject to the terms and conditions mentioned therein.
- C. The Purchaser has from time to time paid the Total Price and the Promoter has since completed construction of the said Apartment and obtained completion certificate [] dated [] issued by [] certifying completion of the said Project in all respect.
- D. The Vendors now desire to sell the said Apartment and the Purchaser desires to purchase the same.

NOW, THEREFORE, THIS DEED OF CONVEYANCE WITNESSETH THAT:

1. CONVEYANCE AND TRANSFER BY SALE

In consideration of the Agreement and in consideration of a sum of **Rs. []/- (Rupees [] Only)** paid by the Purchaser to the Promoter (the receipt whereof the Promoter do hereby as also by the receipt hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever acquit, release and discharge the Purchaser and the property being sold herein) and subject to the covenants, terms, conditions, stipulations and/or agreements hereinafter contained and on the part of the Purchaser to be paid observed and performed, the Vendors hereby indefeasibly grant, sell, transfer, convey, assign and assure unto the Purchaser absolutely and forever: (i) **All That** residential apartment no [] having carpet area of [] square metre (equivalent to [] square feet) (inclusive of the utility room area) along with an exclusive balcony/terrace area of [] square metre (equivalent to [] square feet) and an

exclusive open terrace area of [] square metre (equivalent to [] square feet) appurtenant to the carpet area of the residential apartment corresponding to a built up area of [] square metre (equivalent to [] square feet) located on the [] floor in Tower No. [] (“**Tower**”) of the Project (hereinafter referred to and identified as the “**Apartment**”, more fully described in **Part I** of **Schedule D** hereto) having the specifications specified in **Part III** of **Schedule D** hereto; (ii) **Together With** [] ([]) number of mechanical covered car/covered car parking space(s) (“**Parking Space**”) in [](more fully described in **Part II** of **Schedule D** hereto and depicted on the map/plan annexed as **Annexure []** and bordered in **RED**); (iii) **Together With** the perpetual non-exclusive right to use the **Common Areas** with the allottees/owners/lawful occupants of the Project, (iv) **Together With** the perpetual non-exclusive right to use the Driveway subject to the terms mentioned herein in common with the Association and the Owners/residents of Block B, hereinafter collectively referred to as “**Apartment And Properties Appurtenant Thereto**” **TOGETHER WITH** all benefits and advantages of ancient and other rights, all yards, courtyards, areas, sewers, drains, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever appertaining to the Apartment or any part or portion thereof belonging to or in anywise appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the Apartment and of any and every part thereof And all the legal incidences thereof And all the estate, right, title, interest, inheritance, possession, use, trust, property, claims and demands whatsoever both at law and in equity of the Owners and the Promoter into or upon and/or in respect of the said Apartment or any and every part or portion thereof herein comprised and hereby sold granted conveyed and transferred **TO HAVE AND TO HOLD** the said Apartment hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever such that on and from this date the Purchaser owns and holds the Apartment **SUBJECT HOWEVER** to the observance and performance by the Purchaser of all the covenants, stipulations, restrictions and obligations mentioned in the Agreement and hereinafter Further Subject to the observance and performance by the Purchaser of all the terms and conditions of the management, administration and maintenance of the Project and further subject to the Purchaser paying and discharging all existing and future maintenance charges, rates, taxes, impositions, outgoings etc. in respect of the said Apartment from the date of its possession, wholly with respect to the Apartment and proportionately with respect to the Common Areas.

2. MAINTENANCE OF COMMON AREAS

- 2.1. In accordance with the provisions of the Act and subject to issuance of the completion certificate in respect of the Project:
 - (a) The Promoter shall, within a period of [] months from such certificate, execute and register in favour of the Association (*defined below*) a conveyance of the Common Areas specified in **Part I** of **Schedule C** . Until such conveyance and handover, the Promoter shall hold, manage, and maintain the Common Areas at the cost of allottees proportionately, without alienating or otherwise dealing with the same;
 - (b) The Promoter shall convey the land comprising the Driveway (as described in Recital D(iv)) in proportionate undivided co-ownership as follows:

- (i) to the Association, on behalf of all allottees of Block A, the proportionate undivided share in the ratio which the land area of Block A bears to the land area of Block B; and
- (ii) to Owner No. [] to [] of Block B (including their successors-in-interest and assigns), the proportionate undivided share in the ratio which the land area of Block B bears to the land area of Block A.

The Association shall thereafter maintain the Driveway for the common use of allottees of Block A and owners/residents of Block B, with maintenance costs to be borne by the Association subject to reimbursement of Rs 10000/- per month by the owners/residents of Block B. The said amount for reimbursement is considered fair and reasonable considering that residents of one villa of Block B are only using the same and the amounts have been made aware to the Allottee and the Allottee has agreed to the same and shall raise no objection whatsoever or howsoever.

It is clarified that Owner No. [] to [] of Block C and the occupants of Block C shall have no ownership, user rights or access over the Project Common Areas or the Driveway, and no transfer or conveyance shall be made in their favour

- (c) It is expressly clarified that the Common Areas shall be for the exclusive benefit, use, and enjoyment of all the allottees and/or lawful occupants of the Project with the perpetual right to use the Driveway also bestowed upon the Block B residents/occupants and the allottees. The common rules for usage of the Common Areas are morefully mentioned in Schedule E hereunder written. Such rights of use and enjoyment over the Driveway shall operate as permanent and non-exclusive easementary rights appurtenant to the respective apartments of the concerned allottees, Block B Owners, and/or lawful occupants, and shall run with the Ownership of such apartments, being non-severable, non-transferable (except with transfer of the apartment itself), and irrevocable in nature. For the avoidance of doubt, no individual allottee, Owners, or lawful occupant, purchaser nor any of the Associations, shall have any right to restrict, curtail, or otherwise derogate from the legitimate and equal use of the Common Areas by the entitled beneficiaries in accordance with the purposes for which such Common Areas are designated under Applicable Law;
- (d) Upon the due transfer and handover of the Common Areas to the Association the Promoter shall absolutely and irrevocably cease to have or claim any right, title, interest, control, possession, management, or obligation in respect thereof, save and except such residual obligations, if any, as are expressly imposed on the Promoter under Applicable Law and which, by their very nature, cannot be delegated or assigned, it being further clarified that no implied rights, authority, or continuing obligations shall survive to the Promoter in relation to the Common Areas unless specifically mandated under Applicable Law, and all rights, powers, responsibilities, and obligations in respect thereof shall, upon such transfer, conclusively vest in the Association who alone shall thereafter be exclusively responsible for their management, administration, regulation, upkeep, and use, free from any interference, control, or claim of the Promoter;
- (e) Neither the Association nor the Association shall be entitled, either directly or indirectly, to alter, alienate, encumber, fragment, transfer, lease, license, or otherwise change the user or character of any part of the Common Areas, save and except strictly in accordance with Applicable Laws and only with the prior written consent of all allottees, Owners and/or lawful occupants of the respective projects in relation to the Common Areas. Any such act or attempt made without such unanimous consent shall be null, void, and not binding on

any allottee, and the Association and/or its office bearers shall be personally liable for any loss or consequence arising therefrom;

- 2.2. The Purchaser shall bear and pay the maintenance costs (hereinafter referred to as the “**Maintenance Charges**”) in respect of (i) the Common Areas of the Project, proportionately with all other allottees or Owners or lawful occupants of the Project, (ii) the Driveway proportionately with all other allottees or Owners or lawful occupants of the Project, subject to reimbursement of Rs. 10,000/- by the owners of Block B. The proportionate share shall be determined on the basis of the carpet area of the respective units of the Project.
- 2.3. The Maintenance Charges for the initial period of [] ([]) years from the date of Completion Certificate are included in the Extra Charges of the Apartment. Thereafter, the Allottee shall be liable to pay the applicable monthly maintenance charges in advance by the 7th day of each month, without abatement or delay, to the entity then responsible for maintenance, as set out below.
- 2.4. Until the Association is formed and the maintenance responsibilities handed over, the Promoter or its nominated agency shall operate and maintain the relevant facilities on a cost-plus basis to ensure reasonable return for the effort involved and shall collect the corresponding maintenance charges from the allottees. Upon formation of the Association, the Association shall collect and apply the Maintenance Charges ;
- 2.5. The Purchaser expressly authorises the Promoter, the Maintenance Body, the Association to adjust from the Corpus Fund any unpaid Maintenance Charges and/or to deduct any expenditure incurred towards the management, maintenance, upkeep and security of the Common Areas. In the event of any such adjustment or deduction, the Purchaser shall, within 15 (fifteen) days of being notified thereof, replenish the shortfall in the Corpus Fund. Corpus Fund (after adjustment) shall stand transferred to the respective associations and the allottees or Owners or lawful occupants of the Complex shall have no claim for refund thereof, it being clarified that the Purchaser shall be bound at all times by the Common Maintenance Rules.
- 2.6. The Purchaser shall, as and when called upon by the Promoter, unconditionally execute, either personally or through a duly authorised Power of Attorney holder, all necessary declarations, instruments, writings, and/or Form A under the West Bengal Apartment Ownership Act, 1972 or under any amendment, re-enactment or replacement thereof, or under any other applicable law, for the purpose of enabling the formation and registration of an association of the allottees of the Project (hereinafter referred to as the “**Association**”). Such obligation shall extend to the Purchaser’s successors-in-interest, assigns and transferees of the Apartment, who shall be similarly bound to cooperate. It is clarified that the execution of such declarations may be required to be done physically or electronically, as may be permitted under applicable law, and that any refusal, failure or delay on the part of the Purchaser to execute the same shall not impede the formation, registration or functioning of the Association, and the Purchaser shall be deemed to have consented thereto..
- 2.7. Until the formation and full functioning of the Association, the Promoter, either by itself or through the Maintenance Body appointed by it, shall have the authority to regulate, manage and oversee the use, maintenance and operation of the Common Areas, and for this purpose may frame, notify and enforce such rules, bye-laws and regulations as may be reasonably necessary for their proper upkeep, safety and enjoyment. Upon formation and operationalisation of the

Association, such authority shall vest in the respective association(s), who shall thereafter be entitled to adopt, modify, supplement or replace such rules/bye-laws, provided that at all times such rules/bye-laws shall remain consistent with and subject to the restrictions, conditions and principles set out in the Common Maintenance Rules and Applicable Law. The Purchaser and all other allottees/Owners/lawful occupants of the Project shall be bound to comply with such rules/bye-laws both during the interim period and after formation of the relevant association(s).

- 2.8. The Promoter, the Maintenance Body, the Association, as the case may be, shall have the absolute right of unrestricted ingress and egress to and upon all Common Areas and, where necessary, into any Apartment or any portion thereof, for the purpose of providing, supervising or ensuring proper maintenance, management and allied services. The Purchaser expressly agrees and undertakes not to obstruct, restrict or raise any objection to such access, whether during normal working hours upon due written and/or oral notice, or at any time without notice in the event of any emergency, safety concern, repair requirement, utility breakdown or other exigency requiring immediate intervention. It is further clarified that any such entry and activity by the Promoter, the Maintenance Body, the Association shall not be deemed to be trespass or wrongful entry, and the Purchaser shall extend full cooperation to enable effective enforcement of the Common Maintenance Rules and to ensure safety, security and proper functioning of the Project as a whole.

3. THE OWNERS AND THE PROMOTER DO TH HEREBY REPRESENT AND WARRANT TO THE PURCHASER AS FOLLOWS

- 3.1. The Owners has absolute, clear and marketable title with respect to the Larger Land.
- 3.2. The Promoter has requisite rights to carry out development upon the Project Land and absolute, actual physical and legal possession of the Project Land for developing the Project.
- 3.3. The Owners and the Promoter have lawful rights and obtained requisite approvals from the competent authorities to carry out development of the Project.
- 3.4. As on the date of this Conveyance, the said Apartment is free from any mortgage.
- 3.5. There are no litigations pending before any Court of law with respect to the Project Land or the Apartment.
- 3.6. All approvals, licenses and permits issued by the competent authorities with respect to the Project Land, the Project and the Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Owners and the Promoter have been at all times in compliance with all applicable laws in relation to the Project Land, the Project, and the Apartment.
- 3.7. The Promoter and the Owners have the right to execute this Deed of Conveyance and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected.
- 3.8. The Owners and the Promoter have not entered into any contract with any person or party with respect to the Apartment which will, in any manner, affect the rights of the Purchaser under this Deed of Conveyance.

- 3.9. The Owners and the Promoter confirm that the Owners and the Promoter are not restricted in any manner whatsoever from selling the Apartment to the Purchaser in the manner contemplated in this Deed of Conveyance.
- 3.10. The Owners and the Promoter have duly paid all government dues, rates, charges and taxes and other levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent authority (ies) till the possession has been granted of the Apartment equipped with all the agreed specifications, amenities and facilities has been handed over to the Purchaser.
- 3.11. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition) has been received by or served upon the Owners and the Promoter in respect of the Project Land and/or the Project.
- 3.12. The Promoter has paid all outgoings before transferring the physical possession of the said Apartment to the Purchaser, which it has collected from the Purchaser, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project).
- 3.13. The Purchaser, paying the rates and taxes and other amounts hereby reserved and observing and performing the terms, conditions and covenants herein contained and on its part to be paid performed and observed, shall hold and enjoy the freehold right title and interest in the Apartment without any interruption, hindrance, disturbance or obstruction by the Promoter or the Owners or any person claiming through under or in trust for the Promoter or the Owners.
- 3.14. The Owners and the Promoter shall, at the costs and requests of the Purchaser, execute all necessary documents as may be reasonably required for more perfectly assuring the Apartment to unto and in favour of the Purchaser.

4. THE PURCHASER DOETH HEREBY COVENANT WITH THE OWNERS AND THE PROMOTER AS FOLLOWS:

- 4.1. The Purchaser hereby covenants, undertakes and agrees to duly observe, perform, fulfil and comply with all the terms, covenants, conditions, stipulations and obligations contained in the Agreement and this Deed, insofar as the same are applicable, relevant or referable to the Apartment, as if each of them were expressly set out and incorporated herein. The Purchaser shall not, whether by act of commission or omission, commit or cause to be committed any breach, contravention or default in respect of the said terms, covenants and conditions, and shall at all times conduct itself in conformity therewith so as to ensure the full, proper and punctual compliance.
- 4.2. The Purchaser shall not, at any time, do or permit to be done any act, deed, matter or thing in or upon the Apartment which may cause or be likely to cause nuisance, annoyance, disturbance, inconvenience or obstruction to the adjoining or neighbouring purchasers, occupants, residents, or to any visitors, invitees or common areas. The Purchaser shall conduct themselves, and shall ensure that their family members, guests, agents, contractors, and invitees also conduct themselves, in a manner that preserves the peace, decorum, safety and enjoyment of the Project and its amenities.

- 4.3. The Purchaser shall indemnify, defend and keep fully and effectively indemnified the Owners and the Promoter, and their respective successors, assigns, directors, officers, employees and agents, from and against any and all losses, damages, liabilities, penalties, costs, charges, claims, demands, actions, proceedings, and expenses (including reasonable legal fees and disbursements) which may be suffered or incurred by, or made against, any of them as a consequence of or arising out of any breach or non-compliance by the Purchaser of any applicable law, rule, regulation, notification, or guideline issued by the Government or any statutory, regulatory or local authority, or any contravention or breach of the terms, conditions, covenants, or obligations set forth in this Deed or these presents, or any negligent or wilful act or omission on the part of the Purchaser, their family members, guests, employees, contractors or agents. Such indemnity shall survive the termination or cancellation of this Deed and shall be without prejudice to any other rights or remedies available to the Owners or the Promoter in law or equity.
- 4.4. The Purchaser shall, from the expiry of [] ([]) days from the date of completion certificate (hereinafter referred to as the “**Deemed Date of Possession**”), be liable to pay and discharge, either in entirety or proportionately (as the case may be), all existing and future municipal or panchayat rates, taxes, levies, cesses, land revenues, assessments, impositions, outgoings and other public charges of every nature and description whatsoever (including any interest, penalties, damages, claims or other consequences arising on account of delayed or non-payment), which are or may hereafter be imposed, assessed, charged or levied in respect of, or attributable to, the said Apartment and/or the Project whether such charges are assessed upon or demanded from the Promoter or the Purchaser or any occupant, and whether in respect of the individual apartment, the overall Project.
- 4.5. The Purchaser shall at all times strictly comply with all applicable laws, rules, regulations, notifications, circulars, and governmental or local authority directives as may be in force from time to time, governing the use, occupation, enjoyment and possession of the said Apartment, and the Project as a whole, including but not limited to compliance with the Master Plan, and shall be solely and absolutely liable for any breach, contravention or default in respect thereof. The Purchaser shall further keep the Owners and the Promoter fully saved, harmless and indemnified from and against any and all losses, damages, liabilities, claims, demands, actions, proceedings, costs and expenses which the Owners and/or the Promoter may suffer, sustain or be put to by reason of any such breach or alleged breach of this covenant. Without prejudice to the generality of the foregoing, the Purchaser shall obtain the prior written consent of the Owners and the Promoter for carrying out any of the activities more fully described in Part [] of the [] Schedule hereunder written.
- 4.6. The Purchaser shall be solely responsible for making regular and timely payments towards consumption of electricity, water, and all other utilities, amenities, services or facilities that are supplied to or obtained for the Apartment, and shall keep the Promoter fully saved, harmless and indemnified from and against any liability, demand or consequence arising in connection therewith. In the event any amounts remain outstanding in respect of electricity, water, or any other utilities, services or facilities consumed, availed or utilised for the Apartment and/or Common Areas whether assessed in the name of the Promoter or otherwise, the Purchaser shall be liable to pay the same directly to the concerned authority or service provider forthwith upon demand.
- 4.7. The Purchaser shall not, under any circumstances, use or permit the use of the Apartment for any purpose other than for his/her/its own bona fide residential use, and shall not carry on or permit to be carried on therein any commercial, institutional, industrial or other non-residential activity of any nature whatsoever. Any deviation from such permitted residential use shall

constitute a material breach of this Deed and shall render the Purchaser liable for all consequences arising therefrom.

- 4.8. The Purchaser shall not, at any time, use or permit the use of the Apartment for any illegal, unlawful, immoral, hazardous, dangerous, or objectionable purpose or activity, or for any noisy, noxious, hazardous, or offensive trade, business or occupation which may cause nuisance, disturbance or annoyance to the other residents, occupants, or visitors of the Project, or which may violate any applicable law, rule, regulation or directive of any governmental or local authority. Any such use shall constitute a material breach of the terms of this Deed and shall render the Purchaser liable for all consequences arising therefrom.
- 4.9. The Purchaser shall not, under any circumstances, amalgamate, sub-divide, partition, or otherwise reconfigure the Apartment or any part thereof with any other Apartment within the Project, whether physically, structurally or under any arrangement, understanding or agreement, formal or informal, and whether or not for consideration, without the prior written consent of the Owners and the Promoter. Any such unauthorised amalgamation, sub-division or partition shall constitute a material breach of this Deed and shall render the Purchaser liable for all legal consequences arising therefrom, including but not limited to restoration to original condition at the Purchaser's cost.
- 4.10. The Purchaser shall not bring into, store, or permit to be brought into or stored within the Apartment, the Project, the Common Areas, any hazardous, inflammable, combustible, explosive, or toxic substance, or any item such as raw hides, bate, skins, chemicals, or other articles or materials which may pose a risk of injury, damage, contamination, or nuisance to the residents or to any part of the Project or the Common Areas. The Purchaser shall also refrain from doing or permitting to be done any act, omission, or activity within or in relation to the Apartment that may in any manner cause structural, aesthetic, environmental or economic deterioration, depreciation, defacement or injury to the Project, except strictly in accordance with applicable laws, rules and regulations. Any contravention of this covenant shall constitute a material breach of this Deed and render the Purchaser liable for full restitution, remedial costs and indemnification of the Owners and/or the Promoter.
- 4.11. With effect from the Deemed Date of Possession as specified in the possession call letter, the Purchaser shall be solely and exclusively liable to pay, in full and without demur, all charges, levies and outgoings in respect of the Apartment, and proportionately in respect of Maintenance Charges, electricity charges, [●], all applicable levies, duties, surcharges, cesses, rates, taxes, and statutory outgoings, including GST, betterment charges, development charges and any other charges imposed or leviable under any prevailing law, rule, regulation, or directive of any competent authority. All such payments shall be made by the Purchaser within 15 (fifteen) days from the date of demand being raised by the Owners, the Promoter, or their authorised representative, without raising any objection, withholding or deduction whatsoever, and the Owners and/or the Promoter shall not be liable in any manner for the same under any circumstances.
- 4.12. The Purchaser shall not, under any circumstances or for any reason whatsoever, whether directly or indirectly, cause or attempt to cause any obstruction, interruption, nuisance, impediment, interference, restriction or objection in respect of or relating to the construction, development, completion, marketing, transfer, sale, disposal, or occupation of the remaining Apartments within the Project. The Purchaser expressly undertakes to fully cooperate and not to interfere in any manner with the Promoter's rights, obligations, or activities in relation to the unsold, unconstructed, under-construction.

- 4.13. The Purchaser shall, at his/her/its own cost and responsibility, cause the said Apartment to be mutated in his/her/its name in the records of the Kolkata municipal corporation, and/or obtain separate assessment thereof for the purposes of property tax, municipal rates, or any other statutory levies, as may be applicable. The Purchaser shall ensure timely compliance with all procedural and documentary requirements for such mutation and assessment, and the Promoter and/or the Owners shall not be liable in any manner for any delay, omission or deficiency in the same.
- 4.14. The Purchaser shall be liable to pay all amounts, charges, deposits, contributions and other sums which are payable by the Purchaser under this Deed of Conveyance and/or which are deemed to be the Purchaser's liability hereunder, irrespective of whether the same are demanded, invoiced or become due prior to or subsequent to the execution of this Deed of Conveyance. Such liability shall extend to all amounts arising out of or in connection with the Purchaser's obligations herein, and shall be discharged promptly upon demand without any withholding, set-off or delay.
- 4.15. The Purchaser shall be solely liable to pay, as and when demanded, all future betterment charges, development charges, replacement costs, renovation expenses, refurbishment levies, upgradation costs and any other similar outgoings or contributions levied, imposed or required in relation to the Apartment, whether by the relevant authorities, any residents' association, maintenance agency, or otherwise, and shall make such payments promptly without demur, deduction or set-off.
- 4.16. The Purchaser shall, upon taking possession or deemed possession, be solely and exclusively responsible, at his/her/their/its own cost, for maintaining the said Apartment in good, proper and tenantable condition and repair, and shall not do, permit or cause to be done any act, omission, alteration, addition or change in or to the Apartment, the common passages, corridors, circulation areas, roads, driveways, pedestrian walkways of the Project, Driveway, which may violate or contravene any applicable law, rule or regulation of any competent authority, or which may impair, obstruct, damage or adversely affect the structural integrity, services, utilities, sewers, drains, pipes, appurtenances or overall condition of the Project. The Purchaser shall at all times maintain the Apartment and its appurtenances in good, safe and serviceable condition so as to preserve the value, appearance and utility thereof, and to avoid causing nuisance, inconvenience or hazard to the other purchasers, occupants or users of the Project.
- 4.17. The Purchaser agrees and undertakes that, without prejudice to the Purchaser's obligations set forth hereinabove, if the Purchaser makes or causes to be made any unauthorised alteration, addition, modification, or repair in or to the said Apartment or any part thereof—such as alteration of the approved colour scheme, extension or modification of construction, demolition or deviation from the plan sanctioned by the competent authority, or any other unauthorised structural or aesthetic change the Promoter shall be entitled, at its sole discretion, to call upon the Purchaser in writing to rectify such unauthorised work and to restore the said Apartment to its original and approved condition within 30 (thirty) days from the date of such written intimation. In the event of the Purchaser's failure to do so within the stipulated period, the Purchaser shall be solely liable for all legal, financial and regulatory consequences arising therefrom, including any penalties, demolition costs, or third-party claims, and shall further indemnify and hold harmless the Promoter and/or the Owners from and against any loss, liability or action resulting from such unauthorised act.
- 4.18. The Purchaser shall not put any sign-board/name-plate, neon light, publicity material or advertisement material etc, on the face /facade or anywhere in the exterior or vicinity of the said Apartment other than in the manner as displayed by the Promoter at the time of handover of the Apartment. The Purchaser will also not do any changes, interfere with the Common Area in any

manner whatsoever. The Purchaser shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design of the Apartment.

- 4.19. The Purchaser shall plan, regulate and distribute the electrical load within the Apartment strictly in conformity with the electrical infrastructure, systems, capacities and specifications installed by the Promoter and, upon handover, by the Maintenance Body, the Project Association, as the case may be, in terms of this Deed. The Purchaser shall not overload or tamper with the electrical installations or systems in a manner that may impair, disrupt or endanger the safety or functioning of the electrical network within the Apartment or the Project. The Purchaser shall be solely responsible for any loss, damage, risk, hazard, fire, injury or liability arising out of or resulting from any breach of this clause and shall indemnify the Promoter and/or the Maintenance Body for any claims, costs or consequences occasioned thereby.
- 4.20. The Purchaser has, after having been given full opportunity and access, personally inspected, verified and satisfied himself/herself/themselves/itself with respect to all relevant documents pertaining to the Project, including the title of the Owners to the Project Land, the Promoter's rights and authority to develop and convey the Apartment, the master plan, the approved floor plan, specifications, payment schedule, amenities and facilities forming part of the Project. The Purchaser has further examined the workmanship, materials used, the status of construction, and the condition, quality and description of all fixtures, fittings and finishes provided or to be provided in the Apartment, and has confirmed the carpet area of the Apartment. The Purchaser has also understood the extent, scope and nature of his/her/its rights, obligations and interest in the Project has specifically acknowledged ownership right of way or access over the Driveways of Block B owners. Based on such due inspection and verification, the Purchaser confirms that he/she/they/it is fully satisfied with all aspects of the Project, the Apartment, and the documentation and approvals related thereto, and shall not raise any requisition or claim against the Owners and/or the Promoter in this regard at any time hereafter, save and except as may arise under the workmanship defect liability provisions in the Real Estate (Regulation & Development) Act, 2016.
- 4.21. The Purchaser shall, from time to time, comply with all rules, bye-laws, guidelines and code of conduct as may be framed or amended by any association, society, or maintenance body formed or designated in respect of the Project. The Purchaser shall also become a member of such body and shall execute all documents and pay all fees, subscriptions, and deposits required for such membership.
- 4.22. The Purchaser acknowledges, confirms and irrevocably agrees that he/she/they/it shall not have and shall not claim any right, title, interest, lien, entitlement, easement, or benefit of any nature whatsoever in or over any lands, premises, structures, buildings, open or common areas, amenities, Block B and Block C land and constructions over the same and the facilities or rights appurtenant to any Block B or Block C. The Purchaser expressly waives and relinquishes all present or future claims, demands, assertions or expectations with regard to any such future development, infrastructure, or extension, including any purported right of way, access, sharing of amenities, or allocation of open space, unless expressly granted under this Deed.
- 4.23. The Purchaser acknowledges and agrees that all amenities, facilities and services provided or proposed to be provided in the Project are meant for the collective use, benefit and enjoyment of all purchasers and lawful occupants of the Project, and shall be used by them in a non-exclusive and proportionate manner.. The Purchaser shall not claim any exclusive right, title or preferential access to any such amenity or facility. The Promoter shall not be liable for any reduction in

quality, availability, functionality or efficiency of such amenities, facilities or services arising due to overuse, shared usage, congestion, infrastructure limitations, or restrictions imposed by statutory or local authorities, provided that reasonable standards of maintenance are observed. The Purchaser agrees to use all such common areas and facilities in a cooperative manner, in accordance with the rules framed by the Promoter, Owners, or any association or maintenance body constituted for the Project.

4.24. The Purchaser acknowledges and agrees that:

i. The Driveway shall be used exclusively for vehicular and pedestrian ingress, egress and circulation by allottees and lawful occupants of Block A and Block B owners/residents. No co-owner shall demand partition, physical division or exclusive possession of any portion. The undivided share in the Driveway shall not be sold, transferred or encumbered separately from the Apartment (for Block A allottees) or from Block B (for Block B owners/residents).

ii. The day-to-day management and maintenance of the Driveway shall be carried out by the Association, in consultation with Block B owners/residents. For routine matters (cleaning, lighting, minor repairs, security), the Association shall have operational authority, provided the Driveway remains accessible to Block B owners/residents at all times. For major decisions (structural repairs, resurfacing, widening, realignment, installation of gates/barriers), the Association shall obtain prior written consent of Block B owners/residents, such consent not to be unreasonably withheld.

iii. The Driveway Maintenance Charges shall be borne by the Association, however the owners/residents of Block B shall reimburse Rs 10,000/- per month for maintenance of the Driveway. The Allottee's individual share shall be in proportion to the carpet area of the Apartment relative to the total carpet area of all apartments in the Project.

iv. The Association (or the Promoter during the interim period) shall raise periodic invoices on Block B owners/residents for Rs 10,000/- per month. Payment shall be made within [7] days. that access to the Driveway for ingress and egress shall not be denied even in the event of default, as the Driveway is jointly owned.

v. All utility lines including but not limited to sewage, drainage, electricity, water and any other services (collectively referred to as "Utilities") for Block B shall be installed and passed through the Driveway. The Allottee consents to the said installations of the Utilities within the Driveway and shall not raise any objection, claims or grievances regarding the placement, installation or maintenance of the Utilities.

vi. The Driveway shall be used only for vehicular and pedestrian passage and for the Utilities. No parking, storage, construction or obstruction shall be permitted. No permanent or temporary structure, gate, barrier or enclosure shall be erected without prior written consent of both the Association and Block B owners/residents save and except the barrier as provided herein. Heavy vehicles exceeding [] tonnes shall not be permitted except during construction phase or with prior permission. The Association may, in consultation with Block B owners/residents, install speed breakers, signage and traffic calming measures. It being agreed that the Block B owners has installed boom barriers beside Block B and none of the allottees of Block A shall be allowed to enter in Block B save and except the owners/residents of Block B.

vii. The Driveway shall at all times remain clear and accessible for emergency vehicles (fire tenders, ambulances, police). Any access control installed shall include manual override and emergency protocols.

viii. Any alteration, widening, resurfacing, realignment or improvement to the Driveway shall require prior written consent of both the Association and Block B owners/residents.

5. THE PARTIES DO HEREBY COVENANT WITH EACH OTHER AS FOLLOWS:

- 5.1. Any relaxation, indulgence, forbearance, extension of time or waiver granted by the Promoter to the Purchaser in respect of the performance of any obligation, condition or covenant under this Deed, whether express or implied, shall be without prejudice to and shall not be construed as a waiver of any of the rights, remedies or entitlements of the Promoter under this Deed or under applicable law. Any such indulgence shall not constitute a precedent or prevent the Promoter from subsequently insisting on strict and full compliance with the terms hereof, nor shall it operate to limit or extinguish any claim or cause of action that may have accrued or may thereafter accrue to the Promoter against the Purchaser.
- 5.2. The Apartment shall at all times be treated as a single, composite and indivisible unit for all purposes, including but not limited to transfer, sale, mutation, use, occupation, assessment of taxes, imposition of maintenance charges, and compliance with applicable laws and rules. The Purchaser shall not, under any circumstances, sub-divide, partition, or otherwise deal with any portion thereof separately or independently, whether by way of agreement, arrangement, or otherwise, save and except in accordance with the express provisions of this Deed and subject to prior written consent of the Promoter and/or competent authorities, wherever applicable.

6. DEFECT LIABILITY

- 6.1. The Promoter shall, in accordance with Section 14(3) of the Real Estate (Regulation and Development) Act, 2016, be responsible to rectify any structural defect or any defect in workmanship, quality, provision of services or any other obligation of the Promoter as stipulated under this Deed, if brought to its notice in writing by the Purchaser within a period of 5 (five) years from the date of handing over possession. Such rectification shall be carried out by the Promoter without any additional charge within 30 (thirty) days of such notice. In the event of the Promoter's failure to do so, the Purchaser shall be entitled to receive appropriate compensation in the manner provided under the Act.
- 6.2. The Purchaser shall, as a condition precedent to any claim under Clause 6.1, provide written notice of the purported defect to the Promoter and allow the Promoter and/or its authorised representative a reasonable opportunity of up to 15 (fifteen) days from receipt of such notice to inspect, verify and assess the alleged defect. In the event the Purchaser alters or causes to be altered the condition or state of the area alleged to be defective, without allowing such inspection, the Promoter shall be discharged from any obligation to rectify or compensate for such defect .
- 6.3. The Purchaser expressly agrees and acknowledges that the Promoter shall not be liable to rectify or compensate for any defect or damage that is attributable to:
 - (f) misuse, negligent or improper use of the Apartment or any part thereof, including any use which is not residential use;
 - (g) unauthorised modifications, alterations, repairs or tampering carried out by the Purchaser or any person acting under their authority;
 - (h) failure by the Purchaser to maintain the Apartment, the I-II-V Common Facilities and Shared Common Areas in accordance with prescribed standards;

- (i) accidents, vandalism, force majeure events, or acts beyond the reasonable control of the Promoter; or
- (j) regular wear and tear, including but not limited to hairline cracks in internal or external walls (excluding RCC structural members) due to temperature variations exceeding 20°C, which do not impair structural integrity.

6.4. The Purchaser agrees and understands that the Project has been designed and constructed based on the Promoter's commitment to engage appropriate vendors and ensure that all essential equipment, fixtures and fittings forming part of the Apartment and the Common Areas are covered under valid manufacturer warranties or maintenance contracts. It is clarified that the responsibility of the Promoter shall be limited to facilitating the continuation of such third-party warranties and not to independently replace or repair components where the defect lies with such manufacturers or service providers.

6.5. The Purchaser agrees that any question as to the existence or nature of a structural defect, or any issue relating to defective material, workmanship, quality, or provision of services, shall be referred to the Promoter's appointed architect or structural engineer, whose decision shall be final and binding, unless manifestly arbitrary or in conflict with an independent expert opinion obtained by the Purchaser at their own cost.

7. POSSESSION

The Purchaser hereby confirms and acknowledges that he/she/they/it has received possession of the Apartment on the [] day of [] 20[●], in accordance with the terms of this Deed. Such possession has been granted after inspection and to the full satisfaction of the Purchaser, and the Purchaser has no claim outstanding with regard to physical possession, save and except any obligations expressly surviving under this Deed.

SCHEDULE A

[DESCRIPTION OF OWNERS]

SI No	Owner
1	[], (CIN No. []), (PAN: []), an existing Company under the Companies Act, 2013, having its Registered Office at [], West Bengal, India, represented by its authorized signatory [], (PAN []), (Aadhaar No. []), son of [], and duly authorized vide Board Resolution dated [].

SCHEDULE B

PART I

[DESCRIPTION OF LARGER LAND]

ALL THAT the piece and parcel of land containing an area of [] acres more or less equivalent to [] decimals comprised in LR Dag Nos. [], lying and situate at Mouza [], J.L. No. [], Police Station [] within the local limits of [] Kolkata Municipal Corporation, under the jurisdiction of **District** South 24 Parganas, PIN [] and butted and bounded as follows:

ON THE NORTH:

ON THE EAST:

ON THE WEST:

ON THE SOUTH:

And delineated in the map/ plan attached as **Annexure** [] hereto and marked with color [].

PART II

[DESCRIPTION OF PROJECT LAND]

ALL THAT the piece and parcel of land containing an area of [] acres more or less equivalent to [] decimals comprised in Dag Nos. [], lying and situate at Mouza [], J.L. No. [], Police Station [] within the local limits of [] Kolkata Municipal Corporation, under the jurisdiction of District South 24 Parganas, PIN [] and butted and bounded as follows:

ON THE NORTH:

ON THE EAST:

ON THE WEST:

ON THE SOUTH:

And delineated in the map/ plan attached as **Annexure** [] hereto and marked with color [].

PART III

[DEVOLUTION OF TITLE]

[To be inserted]

SCHEDULE C

PART I

(DESCRIPTION OF PROJECT COMMON AREAS)

Serial No	Description
1	[]
2	[]
3	[]
4	[]

PART III

(DESCRIPTION OF SHARED COMMON AREAS)

Serial No	Description	Completion Time
1	[]	
2	[]	
3	[]	
4	[]	

SCHEDULE D

PART I

(DESCRIPTION OF APARTMENT)

ALL THAT the residential Apartment No. [] on the [] floor of Tower No [] having carpet area of [] square metre (equivalent to [] square feet) (inclusive of exclusive utility room) along with an exclusive balcony/terrace area of [] square metre (equivalent to [] square feet), an exclusive open terrace area of [] square metre (equivalent to [] square feet) appurtenant to the carpet area of the residential Apartment corresponding to a built up area of [] square metre (equivalent to [] square feet) corresponding to super built up area of [] square metre (equivalent to [] square feet) in the Project to be constructed on Block A forming part of the Project and delineated on the map/plan annexed as **Annexure** [] and bordered around in colour [] .

PART II

(DESCRIPTION OF PARKING SPACE)

[To be inserted]

and delineated on the map/plan annexed as **Annexure** [] and bordered around in colour []

PART III

(SPECIFICATIONS OF APARTMENT)

[To be inserted]

SCHEDULE E

[Common Maintenance Rules]

[to be inserted]

IN WITNESS WHEREOF the Owners, the Promoter and the Purchaser have executed and delivered this instrument of Conveyance on the day month and year given above.

SIGNED SEALED AND DELIVERED by
the within named **OWNERS** herein at Kolkata
in the presence of:

1.

2.

SIGNED SEALED AND DELIVERED by
the within named **PROMOTER** herein at
Kolkata in the presence of:

1.

2.

SIGNED SEALED AND DELIVERED by
the within named **PURCHASER** herein at
Kolkata in the presence of:

1.

2.

Drafted and prepared as per document produce before us and instruction from our client.

Advocate

SAMYAKK ATTORNEYS

The Lords

8, Strand Road

Room No 3B

Kolkata- 700001

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED by the Promoter of and from the within named Purchaser the within mentioned sum of **Rs.[_]/- (Indian [_] only)** being the total consideration receivable by the Promoter under these presents as per memo written herein below:

Mode	Date	Bank	Amount [Rs.]
		TOTAL	

(Indian Rupees [_] only)

[Promoter]

Witnesses:

1.

2.