

DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE IS MADE ON THIS THEDAY OF
.....TWO THOUSAND AND TWENTY SIX (2026)**

BETWEEN

1. **SHIBNATH GANGULY**, son of Late Manasa Charan Ganguly, by faith-Hindu, by occupation - Retired person, residing at 167, Canal South Road, P.O.- Dhapa, Police Station – now Pragati Maidan previously Tiljala, Kolkata - 700105, District South 24 Paraganas, **2a) SIKHA GANGULY**, wife of Late Sekhar Ganguly, by faith- Hindu, by occupation - Service, residing at Chingrighata Majher para, Nawdanga, P.O.- Dhapa, Police Station – now Pragati Maidan previously Tiljala, Kolkata - 700105, **2b) SAIBAL GANGULY**, son of Late Sekhar Ganguly, , by faith-Hindu, by occupation - service, residing at residing at 167, Canal South Road, P.O.-Dhapa, Police Station – now Pragati Maidan previously Tiljala, Kolkata - 700105, District South 24 Paraganas, **3) SAMBHU GANGULY**, son of Late Manasa Charan Ganguly, by faith- Hindu, by occupation - Retired person, residing at 167, Canal South Road, P.O. - Dhapa, Police Station – now Pragati Maidan previously Tiljala, Kolkata - 700105, District South 24 Paraganas, **4) ARINDAM GANGULY**, son of Late Manasha Charan Ganguly, by faith- Hindu, by occupation-Retired person, residing at 167, Canal South Road, P.O.- Dhapa, Police Station – now Pragati Maidan previously Tiljala, Kolkata -700105, District South 24 Paraganas, **5) PINKI CHAKRABORTY**, daughter of Shankar Ganguly, by faith- Hindu, by occupation - Housewife, residing at 17 /B, Jharlal Dutta Lane, Ultadanga Main Road, P.O. + P.S. - Ultadanga, Kolkata - 700067; **6a) PIU DAS GANGULY**, daughter of Late Tapash Ganguly, by faith-Hindu, by occupation - Service, residing at Chingrighata Canal South Road, P.O. - Dhapa, Police Station – now Pragati Maidan previously Tiljala, Kolkata - 700105, District South 24 Paraganas, **6b) LATA GANGULY**, wife of Late Tapash Ganguly, by faith- Hindu, by occupation - Housewife, residing at Chingrighata Majher Para, Nawdanga, P.O. - Dhapa, Police Station – now Pragati Maidan previously Tiljala, Kolkata - 700105, District South 24 Paraganas, **7) JHUNU CHOWDHURI**, daughter of Late Paresh Chandra Ganguly, by faith- Hindu, by occupation - Housewife, 122, Canal South Road, P. O.- Dhapa, Police Station – now Pragati Maidan previously Tiljala, Kolkata - 700105, hereinafter called the “**OWNERS**”, (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their heirs, heiresses, executors, successors, legal representatives, nominees and/or successors-in-interest/office) of the **ONE PART**, by virtue of Development Agreement And Power of Attorney with the Developer, Second Part herein, dated 27th December, 2023, registered at the office of the Additional District Sub Registrar, Sealdah, recorded in Book No. I, Volume No. 1606-2024, Pages from 1146 to 1220, Being Deed No. 160605276 for the year 2023, and thereafter a Supplementary Development Agreement and Power of Attorney dated _____, registered at the office of the Additional District Sub Registrar Sealdah and recorded in Book No. I, Volume No. _____, Pages from _____ to _____, Being No. _____ for the year 2025.

A N D

AJMIR TOWER PRIVATE LIMITED, (CIN NO. U70102WB2010PTC142724), a Private Limited Company incorporated in accordance with the provisions of the Companies Act 2013, having its Registered Office at Premises No. 1C, East Coolia Road, Kolkata 700 010, Post Office Beliaghata, Police Station Beliaghata, previously at the Premises No. B/153/1/H/1, Beliaghata Main Road, Post Office and Police Station-Beliaghata, Kolkata-700 010, represented by one of its Director **SRI RAJU NASKAR**, son of Sri Gobinda Naskar, by Faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at Premises No. 150, Raja Rajendra Lal Mitra Road, Post Office and Police Station-Beliaghata, Kolkata-700 010, noe 95/G-5, Canal South Road, Kolkata 700105, Police Station Pragati Maidan, Post Office Dhapa, hereinafter called and referred to as the **“DEVELOPER”** (which expression shall unless repugnant to the context or otherwise be deemed to mean include its Director or Directors, successor-in-interest, successor in office, legal representatives and/or assigns) of the **OTHER PART**.

A N D

[If the Allottee is a company]

_____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhaar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhaar no. _____) authorized vide

_____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhaar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the "Allottee" (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 assignees).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhaar no. _____) son of _____, aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

[Please insert details of other allottee(s), in case of more than one allottee]

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS

WHEREAS one Manasa Charan Ganguly s/o Late Harimohan Ganguly was the recorded owner of **ALL THAT** piece and parcel of land measuring about 11 cottahs 7 chittacks 41 sq. ft. more or less, lying and situated at Mouza - Dhapa, Re Sa no. 236, Touzi no. 3237(then) and/or 36/2834(now), R.S. Dag no. 20, R.S. Khatian no. 60, J.L No. - 2, P.S.- the then Sadar Tollygunje, District 24 Paraganas, hereinafter referred to as the "**SAID PROPERTY**", morefully and particularly described in the **FIRST SCHEDULE**.

AND WHEREAS during possession over the said bastu land being **ALL THAT** piece and parcel of land measuring about 11 cottahs 7 chittacks 41 sq. ft. more or less, lying and situated at Mouza - Dhapa, Re Sa no. 236, Touzi no. 36/2834, R.S. Dag no. 20, R.S. Khatian no. 60, J.L No. - 2, P.S.- the then Sadar Tollygunje, District 24 Paraganas said Manasa Charan Ganguly s/o Late Harimohan Ganguly died intestate on 1st November, 2002 leaving behind him surviving his wife Binapani Ganguly and seven sons namely 1) Paresh Nath Ganguly, since deceased 2) Shibnath Ganguly, 3) Sekhan Ganguly, since deceased 4) Sambhu Ganguly, 5) Arindam Ganguly, 6) Shankar Ganguly and 7) Tapash Ganguly who inherited the **SAID PROPERTY** jointly, morefully and particularly described in the **FIRST SCHEDULE** hereunder.

AND WHEREAS said Paresh Nath Ganguly died intestate in the year 1973 leaving behind him surviving his wife Swapna Ganguly and daughter Jhunu Chowdhuri (Ganguly) to inherit Paresh Nath Ganguly's undivided 1/8TH share in the **SAID PROPERTY** and said Swapna Ganguly died intestate on October 1973 leaving behind her only daughter namely Jhunu Chowdhuri (Ganguly) who inherit the 1/8th share of Paresh Nath Ganguly, over and in respect of the **SAID PROPERTY**.

AND WHEREAS during their stay over the SAID PROPERTY jointly by Binapani Ganguly, Shibnath Ganguly, Sekhan Ganguly, Sambhu Ganguly, Arindam Ganguly, Shankar Ganguly, Tapash Ganguly and Jhunu Chowdhuri (Ganguly) being the joint owners of **ALL THAT** piece and parcel of land measuring about 11 cottahs 7 chittacks 41 sq. ft. more or less, lying and situated at Mouza - Dhapa, Re Sa no. 236, Touzi no. 36/2834, R.S. Dag no. 20, R.S. Khatian no. 60, J.L No. - 2, P.S.- the then Sadar Tollygunje, District 24 Paraganas, said Sekhan Ganguly died intestate on 6th November, 1988 leaving behind his wife Sikha Ganguly and son Saibal Ganguly to inherit Sekhan Ganguly's undivided 1/8th share over and in respect of the **SAID PROPERTY**, jointly and each having undivided 1/16th Share.

AND WHEREAS during their stay over the property jointly by Binapani Ganguly, Shibnath Ganguly, Sikha Ganguly, Saibal Ganguly, Sambhu Ganguly, Arindam Ganguly, Shankar Ganguly, Tapash Ganguly and Jhunu Chowdhuri (Ganguly) being the joint owners of **ALL THAT** piece and parcel of land measuring about 11 cottahs 7 chittacks 41 sq. ft. more or less, lying and situated at Mouza - Dhapa, Re Sa no. 236, Touzi no. 36/2834, R.S. Dag no. 20, R.S. Khatian no. 60, J.L No. - 2, P.S.- the then Sadar Tollygunje, District 24 Paraganas, said Shankar Ganguly died intestate on 13th August, 2018 and his wife Sulata Ganguly died intestate on 7th September, 2008 leaving behind their only daughter Pinki Chakraborty to inherit undivided 1/8th share over and in respect of the **SAID PROPERTY**.

AND WHEREAS during their stay over the property jointly by Binapani Ganguly, Shibnath Ganguly, Sikha Ganguly, Saibal Ganguly, Sambhu Ganguly, Arindam Ganguly, Pinki Chakraborty, Tapash Ganguly, and Jhunu Chowdhuri (Ganguly) being the joint owners of **ALL THAT** piece and parcel of land measuring about 11 cottahs 7 chittacks 41 sq. ft. more or less, lying and situated at Mouza - Dhapa, Re Sa no. 236, Touzi no. 36/2834, R.S. Dag no. 20, R.S. Khatian no. 60, J.L No. - 2, P.S.- the then Sadar Tollygunje, District 24 Paraganas said Binapani Ganguly died intestate on 27th October, 2004 leaving behind Shibnath Ganguly, Sikha Ganguly, Saibal Ganguly, Sambhu Ganguly, Arindam Ganguly, Pinki Chakraborty, Tapash Ganguly, Swapna Ganguly and Jhunu Chowdhuri (Ganguly) to inherit her undivided 1/8th share over and in respect of the **SAID PROPERTY**.

AND WHEREAS during their stay over the property jointly by Shibnath Ganguly, Sikha Ganguly, Saibal Ganguly, Sambhu Ganguly, Arindam Ganguly, Pinki Chakraborty, Tapash Ganguly, and Jhunu Chowdhuri (Ganguly) being the joint owners of **ALL THAT** piece and parcel of land measuring about 11 cottahs 7 chittacks 41 sq. ft. more or less, lying and situated at Mouza - Dhapa, Re Sa no. 236, Touzi no. 36/2834, R.S. Dag no. 20, R.S. Khatian no. 60, J.L No. - 2, P.S. - the then Sadar Tollygunje, District 24 Paraganas, said Tapash Ganguly died intestate in the year 2021 leaving behind one married daughter Piu Das and his wife namely Lata Ganguly who inherit his undivided 1/8th share over and in respect of the **SAID PROPERTY** as his only legal heirs and successors, jointly and each having undivided 1/16th Share.

AND WHEREAS the said Shibnath Ganguly, Sikha Ganguly, Saibal Ganguly, Sambhu Ganguly, Arindam Ganguly, Pinki Chakraborty, Lata Ganguly, Piu Das, and Jhunu Chowdhuri (Ganguly) became the joint owners by way of inheritance and well seized and possessed of and sufficiently entitled to **ALL THAT** piece and

parcel of land measuring about 11 cottahs 7 chittacks 41 sq. ft. more or less, lying and situated at Mouza - Dhapa, Re Sa no. 236, Touzi no. 36 / 2834, R.S. Dag no. 20, R.S. Khatian no. 60, J.L No. - 2, P.S.- the then Sadar Tollygunje, District 24 Paraganas, and duly mutated and recorded their name before the Kolkata Municipal Corporation and the property was numbered as premises no. 167, Canal South Road, Kolkata - 700105 and they also mutated their name in the records of the B.L.& L.R.O.

AND WHEREAS said Shibnath Ganguly, Sikha Ganguly, Saibal Ganguly, Sambhu Ganguly, Arindam Ganguly, Pinki Chakraborty, Lata Ganguly, Piu Das, and Jhunu Chowdhuri (Ganguly) being the joint owners of **ALL THAT** piece and parcel of land measuring about **11 cottahs 7 chittacks 41 sq. ft.** more or less, togetherwith building standing thereon, lying and situated at premises no. 167, Canal South Road, Kolkata – 700105, Police Station- the then Sadar Tollygunje thereafter Tiljala at present Pragati Maidan, District South 24 Paraganas, under ward no. – 057, within the ambit of Kolkata Municipal Corporation, being Assesse No. 110570205869, being decided to erect a multi storied structure over the land after demolishing the old structure, for the sake of brevity the land with old brick built structure, over and in respect of the **SAID PROPERTY**, morefully and particularly described in the **FIRST SCHEDULE** hereunder.

AND WHEREAS then the Owners abovenamed executed a Development Agreement together with Power of Attorney in favour of **S S Construction**, a partnership Firm, represented by its partners Sumon Adhikary and Sajid Khan, dated 18th October, 2022, in the office of District Sub Registrar III, at Alipore, recorded in Book No. I, Volume No. 1603-2022, Page from 535654 to 535701, Being Deed No. 160316348 for the year 2022, in respect of the SAID PROPERTY.

AND WHEREAS due to some unavoidable circumstances **S S Construction** could not able to proceed with the Development work, that's why a Deed of Cancellation has been executed by and between the Owners and **S S Construction**, recorded in Book No. I, being Deed No. 160320171 for the year 2023.

AND WHEREAS knowing the said intention of the owners herein and the inability of the above developer **S S Construction**, the Developer herein approached the owners herein to develop the said property after offering his terms and conditions mentioned hereto, being satisfied regarding the free and marketable title of the said property belonging to the Owners herein relying upon all the documents, deeds, affidavits etc. supplied by the Owners herein as per requisition of the Developer herein in respect of the said property.

AND WHEREAS being satisfied with the reputation and credentialism of the Developer herein by Owners herein, they decided and nominated the said Developer herein to develop the SAID PROPERTY entered into a Development Agreement And Power of Attorney with the Developer, Second Part herein, dated 27th December, 2023, registered at the office of the Additional District Sub Registrar, Sealdah, recorded in Book No. I, Volume No. 1606-2024, Pages from 1146 to 1220, Being Deed No. 160605276 for the year 2023, on certain terms and conditions mentioned therein.

AND WHEREAS after execution of the Development Agreement dated 27.12.2023, the allocation of the Owner's share between the Owners and the Developer has been finalized and agreed upon, and an Additional Development Agreement dated 21.04.2025 has accordingly been executed to record and give effect to those decisions and stands registered at the office of the Additional District Sub-Registrar, Sealdah, in Book No. I, Volume No. 1606-2025, Pages 43462 to 43520, Being No. 160601404 for the year 2025.

1. In pursuance of the aforesaid Development Agreements dated the said Developer has completed the construction of the **G+IV storied building** in accordance with the sanctioned building plan being No. 2025070158 dated 30.01.2026 and the Said building has been named "**AJMIR METROCITY**".
2. The Project has been registered under the Provisions of the Real Estate Regulation Act vide Registration No. _____ .
3. The Developer intends to sell **ALL THAT** the ____ **BHK Residential Flat No.** _____ , on the ____ **Floor**, _____ **Side, from Developer's Allocation**, measuring _____ **square feet carpet area corresponding to** _____ **Sq. Ft. Covered Area** and pro rata share in the "common areas" working out to a Super Built-up Area of _____ Square Feet, (Balcony _____ Sq. Ft.) (if applicable), _____ **Flooring** consisting of ____ (____) Bed Room, Open Kitchen cum Drawing, ____ (____) Toilet, of the building named "**AJMIR METROCITY**" on the FIRST SCHEDULE land and together with proportionate undivided interest or share in common areas and facilities

and amenities attached to the said flat, hereinafter called and referred to as the “**SAID FLAT**” more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the total price and/or consideration of **Rs.** _____ **/- (Rupees** _____ **only)** and the parties entered into an **Agreement for Sale dated _____ .**

4. The Owners/Vendors and the Developer herein doth hereby declare and covenant with the Purchaser that the said premises and /or the said Flat is free from all encumbrances of any nature whatsoever and that the Owners/Vendors and the Developer herein have full right, title and interest in the said premises and /or the said Flat and have full right and authority to assign and transfer all their right, title and interest therein and the Owners/Vendors and the Developer herein further declares that there is a clear title to the Flat and its appurtenances belongs to the Owners/Vendors and the Developer herein absolutely and that neither the Owners/Vendors and the Developer herein or any other person or persons have created any right, title or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien or otherwise in the said flat and that notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Owners/Vendors and the Developer herein or any person or persons lawfully or equitably claiming by from through or in trust for them, the Owners/Vendors and the Developer herein have themselves full right, power and absolute authority to sell or transfer to the Purchaser the said Flat and their right, title and interest therein and that the Owners/Vendors and the Developer herein have not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said Flat by the Purchaser may be rendered illegal and/or unauthorized for any reason or on any account.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

In pursuance to the Agreement for Sale dated _____ , and in consideration of the payment of sum of **Rs.** _____ **/- (Rupees**

_____ **only**) as the total Consideration paid by the Purchaser to the Developer herein (receipt whereof the Developer hereby as well as by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the Purchaser) paid on or before the execution of these presents, the Owners /Vendors and the Developer doth hereby sell, transfer and convey unto and in favour of the Purchaser herein **ALL THAT** the ___ **BHK Residential Flat No.** ___, on the ___ **Floor**, _____ **Side, from Developer's Allocation**, measuring _____ **square feet carpet area corresponding to** _____ **Sq. Ft. Covered Area** and pro rata share in the "common areas" working out to a Super Built-up Area of _____ Square Feet, (Balcony _____ Sq. Ft.) (if applicable), _____ **Flooring** consisting of ___ (___) Bed Room, Open Kitchen cum Drawing, ___ (___) Toilet, of the building named "**AJMIR METROCITY**" on the **FIRST SCHEDULE** land and together with proportionate undivided interest or share in common areas and facilities and amenities attached to the said flat more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and/or given **TOGETHER WITH** undivided proportionate share of **LAND** in the **FIRST SCHEDULE** hereunder written and **TOGETHER WITH** other common facilities and amenities and the right in common over the extreme terrace and the other common areas and spaces around the building **TOGETHER WITH ALL** the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging or anywise appertaining thereto &**ALL** the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Owners/Vendors and the Developer herein to the said piece of land and over the premises hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or any other public body or local authority in respect thereof AND the Owners /Vendors herein doth hereby covenants with the Purchaser that:-

1. The Owners/Vendors herein now have in themselves good right and full power to convey and transfer by way of sale the said flat and the proportionate share of the land and land underneath of the said premises hereby conveyed or intended so to be unto and to the use

of the Purchaser/s in the manner aforesaid and put the Purchaser/s in vacant, peaceful and unencumbered possession.

2. The Purchaser/s may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said flat and premises hereby conveyed with its appurtenances, and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Owners/Vendors and the Developer herein or their heirs or any of them or by any person or persons claiming or to claim, from, under or in trust for them or any of them.
3. The Purchaser/s shall hold the said flat free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owners /Vendors and well and sufficiently saved, defended kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Owners/Vendors and the Developer herein or by any other person or persons claiming or to claim by, from, under or in trust for them.
4. The Purchaser/s shall be entitled to the rights, benefits and privileges attached to the said flat and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in common space/s in the building for the use occupation and enjoyment of the said flat as detailed in the **THIRD SCHEDULE** hereunder written.
5. The Purchaser/s shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of to maintain, repair, renew, redecoration etc. of the common spaces as detailed in the **FOURTH SCHEDULE** hereunder written.
6. The said Flat and /or the said building has been constructed as per the sanctioned plan and as per the specifications as stated in the Agreement for Sale.
7. The Purchaser/s and other co owner shall abide by the Rules and regulations and common obligations along with the other

owner/occupiers of the other units/flats in the building as detailed in the **FIFTH SCHEDULE** hereunder written.

8. The Purchaser/s shall be entitled to the common easements and quasi easements affecting and attached to the Said Flat are as detailed in the **SIXTH SCHEDULE** hereunder written.
9. The Purchaser/s shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Owners /Vendors or any other Co-owner who may have acquired before and who may hereafter acquire any right, title and interest similar to those acquired by the Purchaser/s under the terms of this conveyance.
10. The Purchaser/s undivided proportionate interest is impartible in perpetuity.
11. The Owners/Vendors and the Developer doth hereby further covenant with the Purchaser/s that the Purchaser/s may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Flat and premises hereby conveyed with its appurtenances, and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Owners /Vendors or their heirs or anyone of them or by any person or persons claiming or to claim, from, under or in trust for them or anyone of them.
12. The Owners/Vendors and/or any person/s having or claiming any estate, right, title or interest in the said Flat hereby conveyed or any part thereof by, from under or in trust for the Owners /Vendors or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser/s do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the Purchaser/s in manner aforesaid as by the Purchaser/s, their heirs, executors or administrators and assigns

shall be reasonably required.

13. The Purchaser/s shall mutate the Said Flat in their own names and shall pay all such Municipal taxes and other impositions that may be charged from time to time, directly to the concern authority.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(THE SAID PREMISES)

ALL THAT piece and parcel of Bastu land measuring about 11 cottahs 7 chittacks 41 sq. ft. more or less, TOGETHERWITH a newly constructed G+IV Storied Building standing thereon under the name and style “**AJMIR METROCITY**”, lying and situate at being Municipal Premises no. 167, Canal South Road, Kolkata - 700105, Police Station- the then Sadar Tollygunje thereafter Tiljala at present Pragati Maidan, District South 24 Paraganas, under ward no. – 057, within the ambit of Kolkata Municipal Corporation, being Assessee No. 110570205869, butted and bounded by:-

ON THE NORTH : 24 Ft. wide Canal South Road;
ON THE SOUTH : Captain Bhery;
ON THE EAST : House of Others;
ON THE WEST : House of Others;

ZONE:

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID FLAT)

ALL THAT the ___ **BHK Residential Flat No.** ___, **on** the ___ **Floor**, _____ **Side, from Developer’s Allocation**, measuring _____ **square feet carpet area corresponding to** _____ **Sq. Ft. Covered Area** and pro rata share in the “common areas” working out to a Super Built-up Area of _____ Square Feet, (Balcony _____ Sq. Ft.) (if applicable), _____ **Flooring** consisting of ___ (___) Bed Room, Open Kitchen cum Drawing, ___ (___) Toilet, of the building under the name and style of “**AJMIR METROCITY**”

on the FIRST SCHEDULE land. The site Plan is annexed herewith which is part of this Deed of Conveyance.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(COMMON AREA AND FACILITIES)

1. Stair case of all floors.
2. Stair case landing on all floors.
3. Lift, Lift room, Lift passage on all floors.
4. Common passage except car parking passage.
5. Water pump, water tank, all water pipes and other plumbing installations.
6. Electrical wiring and meters room.
7. Drainage and Sewers.

Such other common parts area equipment installations fixtures, fittings and spaces in or about the said proposed/building as are necessary for passage, user and occupation of the flats in common as are specified expressly to be the common parts of the proposed building.

8. Ultimate roof.

THE FOURTH SCHEDULE ABOVE REFERRED

TO: (COMMON EXPENSES)

1. All costs of 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 utilities.
3. The salaries of all the person employed the said purpose.
4. Insurance premium for insurance of the building against earthquake, fire, lighting, mob, violence, civil commodities damage, etc.
5. Municipal taxes, common electric charges and other outgoings those separately assessed on the respective flat/Unit.
6. Cost and charges of establishment for maintenance of the building and for watch and guard stuff.

7. All litigation expenses for protecting the title of the land with building.
8. The cost towards for maintaining the signage and display name of the building.
9. The expenses incurred for maintenance the office for common expenses.
10. All expenses mentioned as above shall be proportionate borne by the co-purchaser on and from date of taking charges and occupation of their respective flats.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON OBLIGATIONS & RULES AND REGULATIONS)

1. The share or interest in the land underneath is impartible and the Purchaser/s shall not claim partition of the undivided proportionate share in the land and/or the common parts of the Building and/or in respect of the common service and utilities.
2. The Purchaser/s shall apply for mutation of the Second Schedule property in his own name and apply for and has the said separately assessed for the purpose of Municipal rates and taxes,.
3. The purchaser herein shall pay the maintenance charges based on the Chargeable Area of the Purchaser's respective unit to the firm Namely "Safe Key" it is the mandatory part of the purchaser that the purchaser shall not fail in making payment of maintenance charges in due time at a minimum rate of Rs. 5/- per Sq. ft. This minimum rate shall be subject to revision from time to time as deemed fit and proper by the Affiliated Company namely "Safe Key" at its sole and absolute discretion, considering the general escalation in market rates for such services.
4. The common maintenance charges shall be applicable on the sold units and the developer shall not be required to pay any maintenance charges on the unsold units till the same are sold to intending Purchaser/s.
5. The Purchaser/s shall use the said Flat and all common portions peacefully with the other co owner.
6. The Purchaser/s shall not do any of the following acts, deeds and things.
 - a) Violate any of the rules and/or regulations laid down for the common purpose and of the users of the common portions.

- b) Injure, harm or damage the common portions of any other Unit in the Building by making any alternative or withdrawing any support or otherwise.
- c) Carry out repairs in a manner so as to affect the structural stability of the building.
- d) Keep or store any offensive, combustible, obnoxious, dangerous or hazardous article in the said Flat.
- e) Affix or drew any cable, wire, pipe line from and through any common portions or outside wall of the Building or other Units.
- f) Keep any heavy articles on the floor or operate any machine other than the usual home appliance.
- g) Change the colour scheme of the windows, grill and the main door of the said Flat other than according to the specification or upon formation of the Association in writing.
- h) Cover the balcony and or change the elevation of the building by installing Split ac units and/or any other equipment.

THE SIXTH SCHEDULE ABOVE REFERRED TO
(EASEMENTS AND QUASI-EASEMENTS)

1. The Purchaser/s shall be entitled to all rights privileges including the right of vertical and lateral supports easements quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said flat and the properties appurtenant or otherwise thereby intended so to be held, used, occupied or enjoyed or reputed or known as part and parcel or number or appertaining hereto which are thereafter more fully specified Excepting and Reserving unto the Owners/Vendors and the Developer and other Co-Owners and occupiers of other flats of the building the rights, easements, quasi-easements, privileges.
2. The right of access in common with other owners or occupiers of the flats of the said building at all times and for all normal purposes connected with

the use and enjoyment of the entrance staircase, landing and other common parts of the building.

3. The right of way in common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said premises and properties appurtenant and common parts with or without vehicles over and along the passages and pathways comprised within the said building and the appurtenant land provided always and it is declared that therein contained shall permit the Purchaser/s or any person deserving title under the Purchaser/s and/or his servants agents and employees invitees to obstruct in any way by vehicles, deposit of materials, rubbish or otherwise the free passage of the Vendors' and other co-owners or occupiers of other flats of the said building property entitled to such rights of way over and along such passages or pathways or common parts as aforesaid.
4. The right of protection of the said floor and the properties appurtenant hereto by or from all other parts of the said building as they now protect the same and, in any manner, not to demolish the support at present enjoyed by the said premises and the properties appurtenant hereto from the other part or parts of the said building.
5. The right of passage in common as aforesaid of electricity, gas, water, telephone and soil pipes and to the said flat and the properties appurtenant hereto through pipes, drains, wires and conduits lying or being in under through or over any part or parts of the said flat and the said flat and the said premises so far as be reasonably necessary for the beneficial occupation and enjoyment of the said flat and the properties appurtenant hereto for all lawful purpose whatsoever.
6. The right with or without workmen and necessary materials for the Purchaser/s to enter from time to time during the day time upon the other parts of the said building and the said premises for the purpose of repairing so far as may be necessary such pipes, drains and conduits aforesaid and for the purpose of re-building, repairing, replacing, cleaning any part or parts of the said premises and the properties appurtenant hereto to so far as such repairing, replacing, painting or cleaning as aforesaid cannot be reasonably carried out without such entry.

IN WITNESS WHEREOF the Parties hereto have set and subscribe their respective hands and seal hereunto this the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the **OWNERS/ VENDORS** in the presence of:

1.

2.

**SIGNATURE OF THE OWNERS/
VENDORS**

SIGNED SEALED AND DELIVERED by the **DEVELOPER** in the presence of:

1.

2.

SIGNATURE OF THE DEVELOPER

SIGNED SEALED AND DELIVERED
by the **PURCHASER** in the presence of:

1.

2.

SIGNATURE OF THE PURCHASER

Drafted By,

Advocate

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of

Rs. _____ /- (Rupees _____ only).

Date	Cheque /D.D	Bank's Name	Amount (Rs.)
		TOTAL	

SIGNATURE OF THE WITNESS.

1.

2.

DEVELOPER