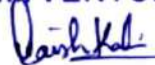


**DEED OF CONVEYANCE**

**THIS INDENTURE** made on this            day of            Two Thousand  
Twenty-Six (2026)

**BETWEEN**

**KALIM VENTURE LLP**

  
Designated Partner

**SHAIKUL ISLAM (PAN NO. AAEP16927L)** son of Abdul Islam by faith – Islam, by occupation – Business, by Nationality – Indian, residing at 9, Miajan Ostagar Lane, Post Office – Jhowtala, Police Station- Karaya, Kolkata- 700017, acting through their Constituted Attorneys **KALIM VENTURE LLP.** a Limited Liability Partnership firm, represented by one its designated Partner /Authorised Signatory **Mr. Ovaish Kalim,** hereinafter Jointly called and referred to as **OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representative and/or assign) of the **FIRST PART.**

**AND**

**(1) KALIM VENTURE LLP.** a Limited Liability Partnership firm, represented by one its designated Partner /Authorised Signatory **Mr. Ovaish Kalim,** (PAN: HXJPK8838K), son of Firdous Kalim, by Faith – Islam, by Nationality - Indian, by Occupation - Business, residing at 61, Ripon Street, P.O & P.S.- Park Street, Kolkata- 700016 and **(2) MOHAMMED SAIF YOUSUF (PAN : AEXPY1807N)** son of Md Yousuf Jamal, by faith – Islam, by occupation- Business, by Nationality- Indian, residing at Flat No. B/C/1, 26B, Dr. Suresh Sarkar Road, Post- Entally, Kolkata-700014, hereinafter Jointly called and referred to as **DEVELOPER/VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representative and/or assign) of the **SECOND PART.**

**AND**

\_\_\_\_\_, hereinafter Jointly called and referred to as **PURCHASER/ VENDEE** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representative and/or assign) of the **THIRD PART.**

**WHEREAS :-**

1. By an indenture of sale dated the 25<sup>th</sup> November made between the Trustees for the improvement of Calcutta and ABDUL AHAD registered in Book in I , Volume No. 3 Pages 187 to 189 Being No. 1879 for the year 1931 at the office of the Sub-Registrar of Sealdah the said Trustee for the improvement of Calcutta for the consideration mentioned therein granted, conveyed, transferred and sold to the said Abdul Ahad ALL THAT piece and parcel of Revenue Free land hereditament and premises containing an area 10(ten) Cottahs 3 (three) Chittacks 32(Thirty Two ) Sq. Ft. being plot No.145 of the Surplus land in Calcutta improvement Trust Scheme No. VIII-C formed out a portion of premises no.30/6 , Fazlul Haque Sarani formerly Jhowtala Road Being part of Holding No. 80 Sub-division -V DihiPanchanannagram, Thana Ballygunge , Sub-Registrar Office Sealdah, District - 24 Parganas (South).

Being seized, possessed and/ or otherwise well sufficiently entitled to ALL THAT piece and parcel of land admeasuring 10 cottah 3 chittacks and 32 square feet being premises no. 30/6, Fazlul Haque Sarani formerly Jhowtala Road being part of Holding No. 80 Sub-division -V DihiPanchanannagram, Thana Ballygunge, Sub-Registrar Office Sealdah, District - 24 Parganas (South) the then Abdul Ahad mutated its name in the records of Municipality.

2. By an indenture dated the 8th July 1964 Abdul Ahad entered into an agreement of sale with Kali Sankar Das for all that the said piece and parcel of Revenue Free land containing an area of 10(ten) Cottahs 3 (three) Chittacks 32 (thirty two) Sq.Ft. be the same or a little more or less situate lying at and the being the Municipal Premises No..30/6 , Fazlul Haque Sarani formerly Jhowtala Road Being part of Holding No. 80 Sub-division -V Dihi Panchanannagram, Thana Ballygunge , Sub-Registrar Office Sealdah, District - 24 Parganas (South).together with the brick built 4 storied building with boundary wall standing thereon free from all encumbrance, charges, liens and lis-pendens .

3. The said Abdul Ahad sold, conveyed and transferred the said land with structure standing thereon to the Kali Sankar Das on 5<sup>th</sup> May 1965 in the office of Sub-Registry at Sealdah registered and recorded in Book No. I, Volume No 9, Pages203 to 207, Being No.288 in the year 1965 and the Said Kali Sankar Das after

being the Owner of the said Premises being no.30/6,Fazlul Haque Sarani formerly Jhowtala Road Being part of Holding No. 80 Sub-division -V Dihi Panchanannagram, Thana Ballygunge, Sub-Registrar Office Sealdah, District - 24 Parganas (South) under municipal ward no.64 seized and possessed the said Property.

4. By Virtue of registered deed of conveyance mentioned above the said Kali Sankar Das became the absolute sole owner and occupier was seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring 10(Ten) Cottahs 3(three) Chittacks 32(thirty two) Sq. Ft. with Four storied structure standing thereon and it is recorded as C.I.T Scheme No. VIII-C Plot No. 145, Division No. V , Sub- Division- F, Holding No. 30 Dihi Panchanagram, 24 Parganas South, P.S.- Ballygunge Calcutta - 700017 and Municipal Premises No. 30/6, Fazlul Haque Sarani, formerly known as Jhowtala Road, Police Station – Ballugunge, under Municipal Ward No. 64, Kolkata - 700017 Which is more fully and particularly described and mentioned in the schedule hereunder written and being recorded in the municipal records and assessed as no. 11-064-19-0030-1,

5. That on 20<sup>th</sup> day of June 1969 the Kali Sankar Das granted, transferred, conveyed and sold to Abdul Islam ALL THAT piece and parcel of Bastu land measuring 10(Ten) Cottahs 3(three) Chittacks 32 (thirty-two) Sq. Ft. with Four storied structure standing thereon and it is recorded as C.I.T Scheme No. VIII-C Plot No. 145, Division No. V, Sub-Divn. F, Holding No.30 Dehipanchanagram, 24 Parganas South P.S. Ballygunge Calcutta - 700017 and Municipal Premises No. 30/6, Fazlul Haque Sarani, formerly known as Jhowtala Road, Police Station – Ballugunge, under Municipal Ward No. 64,Calcutta - 700017 and the aforesaid sale document was registered in the office of Sub-Registry at Sealdah recorded in Book No. I, Volume No 8, Pages 238 to 241 Being No.153 for the year 1969 and thus Abdul Islam became the Owner of the Schedule mentioned premise and also mutated his name before the Municipal Corporation at Calcutta

6. By virtue of sale document dated 20.6.1969 the Abdul Islam became owner thereof and is also seized, possessed and/ or otherwise well sufficiently entitled to ALL THAT piece and parcel of land admeasuring 10 cottah 3 chittacks and 32 square

feet being Premises No. 30/6, Fazlul Haque Sarani, P.S. Ballygunge, Calcutta - 700017 within the limit of the Calcutta Municipal Corporation, under ward No.64

7. That the Abdul Islam out of his natural love and affection for his son eldest son Shaidul Islam willingly, voluntarily and/also out of his free will and choice and sound health decided to make gift (Hiba) of ALL THAT piece and parcel of land admeasuring 10 cottah 3 chittacks and 32 square feet being Premises No. 30/6, Fazlul Haque Sarani, P.S. Karaya, Kolkata -700017 with the limit of the Kolkata Municipal Corporation. Ward No.64 in favour of his eldest son the said Shaidul Islam with all title and interest appertaining thereto free from all encumbrances whatsoever and the said gift (Hiba) dated 24.07.2020 was registered in the office of Additional District Sub-Registrar at Sealdah and recorded in book no.1, volume no.1606-2020, pages no. 75624 to 75648 being no. 160601610 for the year 2020.

8. Thus by virtue of said Deed of Gift Shaidul Islam became the absolute owner and accordingly mutated its name in the records of Kolkata Municipal Corporation and is currently seized, possessed and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 10 (Ten) cottahs 3 (three) chittacks, 32 (thirty two) sq. ft. be the same little more or less along with 40 year old 4 storied tenanted structure admeasuring about 2000 Sq. Ft. Cemented Flooring situate and lying at premises No. 30/6 , Fazlul Haque Sarani, P.S. Karaya , Kolkata -700017 with the limit of the Kolkata Municipal Corporation under ward No.64.

9. That due to some typographical error inadvertently entered into the said Deed of Gift creating anomalies it became very imperative to cancel the said Deed of Gift and further execute another fresh document of Gift so by Deed of Cancellation dated 8<sup>th</sup> day of May registered in the office of A.D.S.R at Sealdah recorded in Book No I, Volume No.1606-2024, Pages from 47101 to 47112, Being No.160601768 for the year 2024 and simultaneously executed Deed of Gift with all rights and Title as mentioned in the previous Gift Deed registered in the office of A.D.S.R at Sealdah recorded in Book NO.I, Volume No,1604-2024 Pages from47113 to 47129, Being No.160601765 for the year 2024

10. The First Party herein had entered into a Development Agreement with (1) Mohammed Ayub, (PAN No. AFCPM7684P), (AADHAR NO. 4647 9890 0193), son of Late Mohammed Nayeem, by faith – Islam, by occupation – Business, residing at 62, Shakespeare Sarani, Post office- Circus Avenue, Police Station- Beniapukur, Kolkata-700017 and (2) Arshad Ali (PAN No.AHSPA4570G), (AADHAR NO. 4354 9859 2348), son of Ahmed Ali, by faith – Islam, by occupation – Business, residing at 62, Shakespeare Sarani, Post office- Circus Avenue, Police Station- Beniapukur, Kolkata-700017 as Developer mentioned therein vide Development Agreement dated 07.01.2021 registered in the office of District Sub-Registrar-III at Alipore recorded in Book no,1 Volume No.1603-2021, Pages 6700 to 6740, being no. 160300072 for the year 2021 and simultaneously executed Development Power in favour of Mohammed Ayub and Arshad Ali registered in the office of District Sub- Registrar-III at Alipore and recorded in Book no-1 and volume no. 1603-2021, pages no. 6661 to 6685 being no. 160300075 for the year 2021.

11. That the erstwhile Developer due to unavoidable circumstance and paucity of fund decided to cancel the said development agreement dated 07.01.2021 and simultaneously development power of attorney.

12. That the Development Agreement dated 07/01/2021 is cancelled, rescind, void and never acted upon and that the deed of cancelation dated 27.08.2024 and is recorded in Book No. I, Being No. 15072 for the year 2024 is executed and simultaneously Development Power Attorney is also stood cancelled, rescind and non - effective by virtue of deed of cancellation of Development power of Attorney dated 27.08.2024 and recorded in Book No. IV Being No.15073 for the year 2024 both indenture registered in the office of District Sub Registrar – III at Alipore.

**AND WHEREAS** by virtue of Registered Development Agreement dated 30.08.2024, the vendor/developer entered into a Development Agreement with the Land owner Shaidul Islam in respect of premises No. 30/6, Fazlul Haque Sarani formerly known as Jhowtala Road, Kolkata 700017, P.S. Karaya, Ward No.064, admeasuring about **10 (ten) Cottahs 3 (three) Chittacks 32 (Thirty Two) Sq. ft.** with the terms and conditions mentioned therein and the said Development

Agreement registered in the Office of District Sub Registrar-III, Alipore and recorded in Book No.- I, Volume No. 1603-2024, pages from 395630 to 395672, being No. 160314934 for the year 2024 simultaneously executed Development Power of Attorney registered in the Office of District Sub Registrar-III, Alipore and recorded in Book No.- I, Volume No. 1603-2024, pages from 395908 to 395929, being No. 160314949 for the year 2024.

**AND WHEREAS** the vendor/developer herein is been in peaceful possession of the said Flat No. \_\_\_\_ on the \_\_\_\_\_ admeasuring about \_\_\_\_\_ sq. ft Carpet area equivalent to \_\_\_\_\_ sq. ft. Covered area corresponding to \_\_\_\_\_ Square Feet (approx.) Super built up area, consisting of \_\_\_\_ Bedrooms, \_\_\_\_ Bathrooms, \_\_\_\_ Hall cum Dining, \_\_\_\_ Kitchen and \_\_\_\_ Balcony at premises No. 30/6, Fazlul Haque Sarani formerly known as Jhowtala Road, Kolkata 700017, P.S. Karaya, Ward No.064.

**AND WHEREAS** the vendee herein approached the vendor to sell the flat mentioned in the Second schedule hereinunder written at or the price of Rs. \_\_\_\_\_ only being the consideration amount.

**IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

**ARTICLE-I: DEFINITION**

1. **VENDOR/DEVELOPER:** shall mean **KALIM VENTURE LLP,**
2. **SAID BUILDING:** shall mean the building to be constructed on a land measuring land area 10 (ten) Cottahs 3 (three) Chittacks 32 (Thirty-Two) Sq. ft. at premises No. 30/6, Fazlul Haque Sarani formerly known as Jhowtala Road, Kolkata 700017, P.S. Karaya, Ward No. 064, described in the First Schedule hereunder written.

3. **FLAT:** shall mean the infrastructure of the Flat described in the **SECOND SCHEDULE** hereunder written.
4. **PURCHASERS:** shall mean \_\_\_\_\_
5. **COMMON EXPENSES:** shall mean and include all expenses to be incurred by the Purchasers for the maintenance, management and upkeep of the said Premises and the said building and/or expenses for common purposes of the Purchaser in proportion to the area of their/his/her Flat for rendition of the common services.
6. **COMMON PARTS AND PORTIONS:** shall and include staircases, common passage, lift room, lift well, pump rooms, water tank for maintenance and/or management of the building, more fully and particularly described in the hereunder written.
7. **COMMON PURPOSES:** shall mean the purposes of maintaining the said Premises and the said Building and in particular the common parts, collection and disbursement of common expenses and dealing with the matters of common interest of the Purchaser and relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective Flat exclusively and the common parts in common by the Purchaser.
8. **COVERED AREA:** shall mean area of the Flat as per sanctioned Plan and also thickness of the finished outer walls, internal walls and pillars.
9. **BUILT UP AREA:** shall mean the total covered area of the Flat as described in the Sketch Map annexed to this Agreement together with proportionate share in the areas of the common use in respect of the building which include stairs, common passage, pump room, lift room and lift well, water reservoir and the areas as specified in the Schedule.
10. **PREMISES/SAID PREMISES:** shall mean as new storied building at premises No premises No. 30/6, Fazlul Haque Sarani formerly known as Jhowtala Road, Kolkata 700017, P.S.- Karaya, Ward No. 064.
11. **SINGULAR:** shall mean and include "PLURAL" and vice-versa.

12. **MASCULINE:** shall mean and include "FEMININE" and vice-versa.
13. **RESTRICTIONS:** shall mean various restrictions regarding the user Holding of the said Flat as hereinafter stated.

### **ARTICLES-II : PAYMENT**

1. In consideration of the above, the Purchaser has agreed to make payment of a sum of \_\_\_\_\_, **exclusive GST**, hereinafter called as the consideration amount, which amount includes the cost of construction of the said Unit/Flat and also the cost of nomination for acquiring the undivided proportionate share in the said Premises and attributable to the said Flat and such consideration to be paid.
2. GST will be charged extra as per Applicable Rate.
3. In addition to the aforesaid consideration, the Purchasers shall also pay the following amounts to the Owner and payment of such amount shall be made at or before taking over the possession and/or date of registration of the said Flat.
4. All betterment fees, taxes and other levies, charges imposed by the Government or any other authority relating to the said Premises and/or the said Flat shall be paid and borne by the Purchaser proportionate to his/her/its interest thereon and those relating only to the said Unit shall be borne solely and conclusively by the Purchaser.

### **ARTICLE-III : RESTRICTIONS AND OTHER OBLIGATIONS**

1. As from the date of possession of the said Flat, the Purchaser agrees and covenants:
- (a) To co-operate with the other Co-Purchasers and pay maintenance of the said building.

- (b) To allow the Vendor with or without workman to enter into the said flat for maintenance and repairs so long as the maintenance of the building will be handed over within 3 years.
- (c) To pay and bear the common expenses and other outgoings and expenses since the date of possession.
- (d) To pay charges for electricity in or relating to the said Flat wholly and proportionately relating to the common parts.
- (e) Not to do any act, deed or thing or obstruct the construction and completion of the said building in any manner whatsoever.
- (f) Not to throw dirt, rubbish or other refuse or permit the same to be thrown or accumulated in the said Flat or any portion of the building.
- (g) Not to store or bring and allow to be stored and brought in the said Flat any goods or hazardous or combustible nature of which are so heavy as to effect or endanger the structure of the building or any portion of any fittings or fixtures thereof including windows, doors, floors etc., in any manner.
- (h) Not to hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage the construction of the building or any part thereof.
- (i) Not to do or cause anything to be done in or around the said Flat which may cause or tend to cause or tantamount to cause or effect any damage to any flooring or ceiling of the said Flat or adjacent to the said Flat or in any manner interfere with the use and rights and enjoyment thereof or any open passage or amenities available for common use.
- (j) Not to damage or demolish or cause to be damaged or demolished the said Flat or any part thereof at any time or at the fittings and fixtures affixed thereto.
- (k) Not to close or permit the closing of verandah or balconies and lobbies and common parts and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the Verandahs, lunge or any external walls or the fences of the external doors and windows, including grills of the said Unit which

in the opinion of the Vendor differs from the colour scheme of the building or deviation of which in the opinion of the Vendor may affect the elevation in respect of the exterior walls of the said building.

- (l) Not to install grills the design of which have not been suggested and approved by the Architect.
- (m) Not to make in the said Flat any structural additions and/or alterations which is menu, columns, partition walls etc., or improvement of a permanent nature except with the prior approval in writing of the Vendor and with the sanction of the KMC and/or any other concerned authority.
- (n) Not to use the said Flat or permit the same be used for any purpose whatsoever other than residential purpose and shall not use for the purpose which or is likely to cause nuisance or annoyance to the occupiers of the other portions of the said building or the Vendor and occupiers of the neighbouring Premises or for any illegal or immoral purpose or as a boarding house, nursing home, amusement or entertainment centre, eating or catering place, dispensary or a meeting place or for any commercial industrial activities whatsoever and similarly shall not keep in the parking place, if allotted, anything other than private motor car or motor cycle and shall not raise or put up any mutchra or pucca construction grilled well/enclosure thereon or part thereof and shall keep it always open as before, dwelling or staying of any person or blocking any and/or putting any articles shall not be allowed on the Car Parking Space.
- (o) To abide by such building rules and regulations as may be made applicable by the Vendor before the formation of the society after the Holding organisation is incorporated to comply with and/or to adhere to the building rules and regulations of such Holding Organization.
- (p) To observe the rules framed from time to time upon formation of the Association for quiet and peaceful enjoyment of the said building as a decent building.
- (q) To pay and bear the common expenses and other outgoings and expenses since the date of possession and also the rates and taxes for and/or in respect of the said building and/or common parts/areas and wholly for the said Flat and/or to make

deposits on account thereof, in the manner, mentioned herein and upon formation of the Association as the case may be. Such amount shall be deemed to be due and payable on and from the date of possession whether actual possession of the said Flat has been taken or not by the Purchaser.

- (r) To pay charges for electricity in or relating to the said Flat wholly and proportionately relating to the common parts.
- (s) Not to sub-divide the said Flat and/or the Parking Space if allotted or any portion thereof.
- (t) The Purchaser need to make full payment to utilize the amenities of Kalim Aspire.
- (u) **THE PURCHASER AGREES THAT –**
  - (i) That the Purchasers shall pay the maintenance charges at the Rate of Rs. \_\_\_/- (\_\_\_\_\_) per sq. ft. on super built-up area to the Vendor. The maintenances charges will be calculated from the date of possession of the aforesaid flat and such maintenance charges will be enhanced in future depending upon the market price.
  - (ii) After 3 years the proportionate rate payable by the Purchaser for the common expenses shall be decided by the Committee from time to time and the Purchaser shall be liable to pay all such expenses wholly, if it relates to the Purchaser's Flat. The statement of accounts of the proportionate of the charges as prepared by the Committee shall be conclusive and final. The Purchaser shall not be entitled to dispute or question the same.
    - (iii) Formation of Association to be done by only Kalim Venture LLP.
  - (iv) After the formation of the Association the Purchaser shall pay such amounts for the aforesaid purpose as may be demanded by the Association.

#### **ARTICLE - IV : MISCELLANEOUS**

1. This Deed is completely independent and the parties hereto entered into and the Vendor and the Purchaser and giving rise to independent actions.

2. The right of the purchase shall remain restricted to the said Flat and in no event the Purchaser shall be entitled and hereby agrees not to claim any right in respect of the other parts or portions of the said Building of the said Premises.
3. **THE BUILDING:** shall be known by the name KALIM ASPIRE and the said names shall not be changed under any circumstances in future.
4. The Purchaser has no roof rights.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the said sum of \_\_\_\_\_ well and truly paid by the Purchasers to the Vendors before execution of these presents. The Vendors do and each of them doth hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the Purchasers **ALL THAT** Flat No. \_\_\_\_ on the \_\_\_\_\_ admeasuring about \_\_\_\_\_ sq. ft Carpet area equivalent to \_\_\_\_\_ sq. ft. Covered area corresponding to \_\_\_\_\_ Square Feet (approx.) Super built up area, consisting of \_\_\_\_ Bedrooms, -\_\_ Bathrooms, \_\_ Hall cum Dining, \_ Kitchen and \_ Balcony at premises No. 30/6, Fazlul Haque Sarani formerly known as Jhowtala Road, Kolkata 700017, P.S. Karaya, Ward No.064, fully described in the Second Schedule hereunder written and hereinafter for the sake of brevity referred to as "their allotment in the said Flat" **TOGETHER WITH** their respective shares in the said flat more fully and particularly mentioned in the Second schedule hereto or **HOWSOEVER OTHERWISE** the said Flat or any part thereof were or was or now are or is situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all rights into and in respect of the common wall if any **AND ALSO TOGETHER WITH** rights, benefits and privileges to which the Vendors are entitled under and by virtue of any mutual covenants and arrangements **AND ALSO TOGETHER WITH** all buildings sheds, structures, erections, walls boundary walls, pits, area, years, courtyards, waters, swears, drains, wages, paths and passages and all and all manner of former and other rights, lights, liberties, advantages, easements, privileges, emoluments, appendages and appurtenances, whatsoever to the said premises or any part

thereof now are or is or at any time or times hereinbefore were or was held, used, occupied or enjoyed or reputed to belong or by appurtenant thereto **AND** the reversion of reversions remainder or remainders and the rents issues and profits thereof **AND** every part thereof and all the legal incidents and inheritance thereof **AND** all the estate, rights, title, interest, use possession property claim and demand whatsoever both at law and in equity of the vendors into an upon the said premises or any part thereof **TOGETHER WITH** all deeds, pattahs muriments, writings and evidence of title exclusively relating to the said premises or any part or parcel thereof which was are or thereafter shall or may be in the custody, power or possession of the vendors or which the vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** Flat No. \_\_\_\_ on the \_\_\_\_\_ admeasuring about \_\_\_\_\_ sq. ft Carpet area equivalent to \_\_\_\_\_ sq. ft. Covered area corresponding to \_\_\_\_\_ Square Feet (approx.) Super built up area, consisting of \_\_\_\_ Bedrooms, -\_\_ Bathrooms, \_\_\_\_ Hall cum Dining, \_ Kitchen and \_ Balcony at premises No. 30/6, Fazlul Haque Sarani formerly known as Jhowtala Road, Kolkata 700017, P.S. Karaya, Ward No.064, hereby granted conveyed, sold and transferred or expressed or intended, to be and every paid thereof **TOGETHER WITH** all the rights members and appurtenance unto and to the use of the purchaser absolutely and forever free from all encumbrances whatsoever.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(Description of the land with existing structure)**

**ALL THAT** piece and parcel of Revenue Free Land containing an area of **10 (ten) Cottahs 3 (three) Chittacks 32 (Thirty Two) Sq. ft.** be the same a little more or less together tenanted 4 storied i.e. 2000 Sq. ft. cemented floor, 40, years existing building standing thereon situated lying at municipal premises No.30/6, Fazlul Haque Sarani formerly known as Jhowtala Road, Kolkata 700017, P.S. Karaya, Ward No.064, being C.I.T. Plot No.145 Scheme No.VIII-C, Holding No.80, Division V, Sub -Division - F, Dehi Panchannagram, District - 24 Parganas (South), Road Zone : (Park Street, Ward No.64, and butted and bounded as follows: -

On the North by : By B/2/H/9, Radha Gobind Saha Lane

On the South by : By Jhowtala Road

On the East by : By 7/H/1, New Kasia Bagan Lane

On the West by : By Premises No. P-140, C.I.T. Scheme.

**THE SCHEDULE 'B' ABOVE REFERRED TO :**

**ALL THAT** the oneself contained Flat No. \_\_\_\_ on the \_\_\_\_\_ admeasuring about \_\_\_\_\_ sq. ft Carpet area equivalent to \_\_\_\_\_ sq. ft. Covered area corresponding to \_\_\_\_\_ Square Feet (approx.) Super built up area, consisting of \_\_\_\_ Bedrooms, -\_\_ Bathrooms, \_\_\_ Hall cum Dining, \_ Kitchen and \_ Balcony, Cover Parking no ..... with space 135 sq. ft. together with undivided proportionate share in the land beneath the building together with common areas, portions, amenities, facilities attached to the said building, lying and situated at Premises No. 30/6, Fazlul Haque Sarani formerly known as Jhowtala Road, Kolkata 700017, P.S. Karaya, Ward No.064, sub registry office at Alipore within the limits of Calcutta Municipal Corporation

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

**SIGNED, SEALED AND DELIVERED**

by the Parties at Kolkata in the presence of:

1.

1.

2.

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**(SIGNATURE OF THE OWNER REPRESENTED  
TROUGH ITS CONTITUTED ATTORNEY)**

2.

1.

2.

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**(SIGNATURE OF THE DEVELOPER)**

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**SIGNATURE OF THE PURCHASER**

Prepared by:

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named Purchasers the within mentioned sum of \_\_\_\_\_ Only in respect of sale of the Second Schedule mentioned Flat in the following manner: -

**MEMO**

<b>Date</b>	<b>Bank</b>	<b>Cheque</b>	<b>Amount</b>
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( \_\_\_\_\_ ) Only.

**WITNESSES :**

- 1.
- 2.

**KALIM VENTURE LLP**  
  
Designated Partner

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**(SIGNATURE OF THE VENDOR/DEVELOPER)**