

CONVEYANCE DEED

This Deed of Sale (**CONVEYANCE DEED**) made at ____ on this ____ day of 2023

By and Between

Maa Savitri Construction, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at **Shiv Mandir, Main Road, Jublee Market, Jhargram, PIN 721507,** (PAN**ABZFM7573Q**), represented by its partner:

SRI SATISH KUMAR GOENKA, S/O – Sri Murari Lal Goenka, By Faith-Hindu, By Occupation- Business, By Nationality – Indian, aged about 35 years, having its PAN No. **ASKPG2937J**, AADHAR NO **6788 7188 0746**, Mob No **8170050858**, resident of Ghoradhora, Jhargram within Jhargram Municipality, P.O + P.S – Jhargram, PIN – 721507 in the district of Jhargram

hereinafter called the "**Seller**" (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).

AND

Mr./Mrs./Ms....., (PAN.....) (Aadhar no.) Mob No:son / wife of aged about, residing at,

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 assignees).

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

WHEREAS:

- a) **SMT SABITRI GOENKA & 17 OTHERS** are the absolute and lawful owner of the plot of land situated at Plot No : **130, 131, 128, 124 & 129** Pertaining to Khatian No : **25/2, 1366, 1367, 1368, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1263, 1264, 1265, 1266 & 1267** of Mouza **RAGHUNATHPUR**, being J.L no. **360** under police station – **JHARGRAM**, within **JHARGRAM MUNICIPALITY** bearing Ward No

15, holding no. **646/550**, in the district of **JHARGRAM** totally admeasuring **0.645 Acre**,

- b) The Owner and the Promoter have entered into a Joint Development Agreement being no. **I – 11384/2021** dated **24-09-2024** registered at the office of the Additional Registrar of Assurances – II, Kolkata.
- c) The Said Land is earmarked for the purpose of building a Residential cum Commercial project, comprising multistoried apartment buildings and the said project shall be known as '**SAMRIDDHI**'.

AND WHEREAS the seller is sound and disposing mind, without undue influence, coercion, or fraud and for legal requirements and necessities has agreed to sell and transfer the said Flat (As detailed in Schedule A & B) unto the purchaser for a total sale consideration of Rs..... (Rupees) vide Sale Agreement dated XX-XX-XXXX & any additional agreement executed thereafter upon mutual consent, and the purchaser has also agreed to purchase of above said Plot for the above-mentioned sale consideration.

NOW THIS SALE DEED WITNESSETH AS HEREUNDER:

- 1. That the entire sale consideration amount of the above said Flat amounting to Rs..... has been received by the Seller from the purchaser, as full and final sale consideration of the above said Flat, prior to the execution of this sale deed, the receipt of which is hereby admitted and acknowledged by the Seller.
- 2. That the Seller has handed over the actual, physical, vacant possession of the said Flat unto the purchase and the purchaser has taken the possession and he/she is in possession of the same.
- 3. That in consequences of the aforesaid consideration, the said Flat is hereby conveyed to the purchaser and purchaser shall hereinafter hold, possess use, utilize the said Flat hereby conveyed as absolute owner thereof at all time and from time to time without any interruption by the Seller or any other person claiming through or under the Seller.
- 4. That the Seller hereby undertake and agree to get the above said Flat mutated in the name of purchase in all relevant revenue recorded and/or in any other records of any authority concerned and the Seller shall sign any or all documents required in this behalf and/or the purchaser get mutation at his own level on the basis of this sale deed even in the absence of the Seller, however necessary fees in this respect shall be borne by the Purchaser.
- 5. That the said Flat sold hereby is free from all sort of encumbrances such as sale, mortgage, litigation, disputes, attachment, acquirement, charges, claim etc and the Seller has subsisting right to sell, transfer and convey the same in any or all manners.

6. That the Seller hereby undertake to indemnify the purchaser in case any defect in the title of the Seller is found of the above said Flat.
7. That the purchaser has right to use in common any or all casement rights, common path , common stairs, common passage, common sewage, drainage etc.
8. That the Seller is liable to pay all taxes and charges of the said Plot upto the date of registration of the sale deed and thereafter all such taxes and charges shall be paid and borne by the purchaser.
9. That the purchaser has to borne all expenses of stamp duty, Registration fee and legal charges in respect of this sale deed.
10. That the purchaser has right to use, utilize, hold, sell and transfer the said Flat in any or all the manners and the purchaser has right to use the Flat in all manners.
11. That the PURCHASER shall have every right to get new electric, water, sewer connection(s) or may get transferred and/or changed in his/their own name in the records of Department/Authority concerned on the basis of this deed without any further consent of the seller.
12. The purchaser shall not do any illegal activities in the above said Flat which are against the rules which may cause damages/loss to the neighbors and the other Flats of the Project. PROVIDED ALWAYS AND it is hereby agreed that wherever and whenever such interpretation would be requisite to give the fuller possible scope and effect or any contract or covenant herein contained. The expression, seller and purchaser include their heirs, executors, administrators, legal representatives and assigns language and it is hereby declared by both the parties that in any case the interpretations of this sale deed in considered necessary the English language drafting shall prevail of all intents and purposes.

IN WITNESS whereof, it is declared by the Seller and the Purchaser that this sale deed has been drafted by the advocate on their instructions and after satisfying the same in their Vernacular, the seller and purchaser have signed and executed this sale deed on the day, month and year, first hereinabove written in the presence of the Seller and Purchaser.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Purchaser:

(1) _____

Please affix photograph and sign across the photograph
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SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter (Seller):

Please
affix photograph
and
signature across the
photograph

(1) _____ (Authorized Signatory)

Drafted By:

WITNESSES:

1. Signature _____

Name _____

Address _____

2. Signature _____

Name _____

Address _____

**SCHEDULE 'A' – DESCRIPTION OF THE APARTMENT AND THE
GARAGE/ CLOSED PARKING (IF APPLICABLE) ALONG WITH
BOUNDARIES IN ALL FOUR DIRECTIONS**

SCHEDULE 'B' – FLOOR PLAN OF THE APARTMENT

SCHEDULE 'B' – PAYMENT DETAILS

SCHEDULE 'A'
(DESCRIPTION OF PROPERTY)

Flat No on theth Floor of the Building Named “SAMRIDDHI” covering a carpet area of Sq ft (SB Area – Sq ft) With/Without Parking Space.

Schedule of Land:

Plot No : 130, 131, 128, 124 & 129 Pertaining to Khatian No : 25/2, 1366, 1367, 1368, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1263, 1264, 1265, 1266 & 1267 of Mouza **RAGHUNATHPUR**, being J.L no. 360 under police station – **JHARGRAM**, within **JHARGRAM MUNICIPALITY** bearing Ward No 15, holding no. **646/550**, in the district of **JHARGRAM** totally admeasuring **0.645 Acres**, as per detailed below:

Sl. No	Plot No	Pertaining to Khatian No	Owner's Name	Area (Acre)	Total Area of Plot (Acre)
1	130	25/2	AMRITA AGARWAL	0.0940	0.375
2		1366	SUSHIL KUMAR AGARWAL	0.0310	
3		1367	SHREYA AGARWAL	0.0310	
4		1368	VEDANT AGARWAL	0.0310	
5		1259	SULOCHONA GOENKA	0.0940	
6		1260	RAJIB GOENKA	0.0940	
7	131	25/2	AMRITA GOENKA AGARWAL	0.03125	0.125
8		1366	SUSHIL KUMAR AGARWAL	0.01035	
9		1367	SHREYA AGARWAL	0.01045	
10		1368	VEDANT AGARWAL	0.01045	
11		1259	SULOCHONA GOENKA	0.03125	
12		1260	RAJIB GOENKA	0.03125	
13	128	25/2	AMRITA GOENKA AGARWAL	0.0020	0.040
14		1366	SUSHIL KUMAR AGARWAL	0.0007	
15		1367	SHREYA AGARWAL	0.0006	
16		1368	VEDANT AGARWAL	0.0007	

17		1252	SABITRIDEBI GOENKA	0.0020	
18		1253	SAMIT GOENKA	0.0020	
19		1254	SANJIB GOENKA	0.0020	
20		1255	SUNITA BUBNA	0.0020	
21		1256	LALIT GOENKA	0.0026	
22		1257	SARIKA GOENKA	0.0027	
23		1258	SWATI PODDER	0.0027	
24		1259	SULOCHONA GOENKA	0.0020	
25		1260	RAJIB GOENKA	0.0020	
26		1263	ANITA GOENKA	0.0020	
27		1264	AMIT GOENKA	0.0020	
28		1265	SMITA BAJAJ	0.0020	
29		1266	MANISHA GOENKA	0.0020	
30		1267	KAMAL KUMAR GOENKA	0.0080	
31	124	25/2	AMRITA GOENKA AGARWAL	0.0033	0.065
32		1366	SUSHIL KUMAR AGARWAL	0.0010	
33		1367	SHREYA AGARWAL	0.0011	
34		1368	VEDANT AGARWAL	0.0011	
35		1252	SABITRIDEBI GOENKA	0.0034	
36		1253	SAMIT GOENKA	0.0033	
37		1254	SANJIB GOENKA	0.0032	
38		1255	SUNITA BUBNA	0.0032	
39		1256	LALIT GOENKA	0.0042	
40		1257	SARIKA GOENKA	0.0042	
41		1258	SWATI PODDER	0.0042	
42		1259	SULOCHONA GOENKA	0.0032	
43		1260	RAJIB GOENKA	0.0034	
44		1263	ANITA GOENKA	0.0033	
45		1264	AMIT GOENKA	0.0033	
46		1265	SMITA BAJAJ	0.0033	
47		1266	MANISHA GOENKA	0.0033	
48		1267	KAMAL KUMAR GOENKA	0.0130	

49	129	25/2	AMRITA GOENKA AGARWAL	0.0020	0.040
50		1366	SUSHIL KUMAR AGARWAL	0.0007	
51		1367	SHREYA AGARWAL	0.0007	
52		1368	VEDANT AGARWAL	0.0006	
53		1252	SABITRIDEBI GOENKA	0.0020	
54		1253	SAMIT GOENKA	0.0020	
55		1254	SANJIB GOENKA	0.0020	
56		1255	SUNITA BUBNA	0.0020	
57		1256	LALIT GOENKA	0.0026	
58		1257	SARIKA GOENKA	0.0027	
59		1258	SWATI PODDER	0.0027	
60		1259	SULOCHONA GOENKA	0.0020	
61		1260	RAJIB GOENKA	0.0020	
62		1263	ANITA GOENKA	0.0020	
63		1264	AMIT GOENKA	0.0020	
64		1265	SMITA BAJAJ	0.0020	
65		1266	MANISHA GOENKA	0.0020	
66		1267	KAMAL KUMAR GOENKA	0.0080	
Total					0.645

Butted & Bounded by:

North : XXXXXXXXXXXX

South : XXXXXXXXXXXX

East : XXXXXXXXXXXX

West : XXXXXXXXXXXX

Common Facilities & Amenities:

- 1) Entrance and Exits to the said landed property and the proposed building.
- 2) Boundary Walls and main gate of the said landed property and proposed building.

- 3) Roof Top of the proposed building and parapet walls in roof.
- 4) Drainage and Sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any Flat and / or exclusively for its use)
- 5) Space underneath the stairs of the ground floor where meters, pumps & motors will be installed and electrical wiring and other fittings, (Excluding only those as are to be installed within the exclusive area of any flat and/or exclusively for its use)
- 6) Staircase and staircase landings, lobbies on all the floors, Entrance lobby, etc.
- 7) Water Supply system, water pump & motor together with all common plumbing installations for carriage of water (Save only those as are to be exclusively within and for the use of any unit) in the said building.
- 8) Such other common parts, areas, equipment, installations, fittings, fixtures and space in or about the said landed property and the said building as are necessary for passage and user of the flats/units in common by the co-owners.
- 9) Land underneath of the proposed building.
- 10) Septic Tank, path, passage.
- 11) Lift and Market complex.
- 12) The common passages around the building may be used by the neighbors of the said land, subject to permission of Developer

SCHEDULE 'B'
(FLOOR PLAN of

SCHEDULE 'C'
(PAYMENT DETAILS)

