

**DEED OF CONVEYANCE**

**THIS INDENTURE OF SALE** is made this the  
..... **Two Thousand and Twenty-five (2025)**

**BETWEEN**

S. R. Construction

Subrata Santra.  
Partner

**SHRI AMIT ROY (OCI No - A1758560), (DOB-17.02.1968)** son of Shri Prafulla Kumar Roy, by faith- Hindu, by occupation- Doctor, by nationality - United Kingdom, presently residing at 6, Purbachal Link Road, P.S.- Garfa, P.O.- Haltu, Kolkata - 700 078, District - South 24 Parganas, **Overseas Address : 39 Oakfield, Millend Richmansworth, WD3 8LR**, hereinafter shall be called and referred to as the **"OWNER/VENDOR"** represented by his **Constituted Attorney M/S. S. R. CONSTRUCTION (C.E No.- 008156100760) (PAN - AEHFS8727B) (D.O.I. - 07/10/2020)**, a Partnership firm carrying on business of Developers, having its registered address at 90/C/3, Kalikapur Road (91, Rupanjali Park), Post Office - Mukundapur, Police Station - Kasba now Garfa, Kolkata - 700099, District - South 24 Parganas, represented by its Partners **(1) MR. SUBRATA SARKAR (PAN - BIAPS3736E) (D.O.B. - 02/01/1965) (AADHAAR - 4308 2505 1289)**, son of Mr. Mahadeb Sarkar and **(2) MRS. RANJANA SARKAR (PAN - BIAPS3613N) (D.O.B. - 16/02/1975) (AADHAAR - 9986 4557 4957)**, wife of Mr. Subrata Sarkar, both are by faith - Hindu, both are by Occupation - Business, both are Indian Citizens, presently residing of 90/C/3, Kalikapur Road (91, Rupanjali Park), Post Office - Mukundapur, Police Station - Kasba now Garfa, Kolkata - 700099, District - South 24 Parganas, by virtue of **Agreement for Development and Development Power of Attorney dated 26.05.2022, registered in the office of the D.S.R. - III, South 24 Parganas and recorded in Book - I, Volume No. 1603-2022, being No. 160308041 for the year 2022** (which term or expression unless excluded by or repugnant to the subject or context shall mean and include his respective heirs, executors, administrators, successors, legal representatives and assigns) of the **FIRST PART.**

**AND**

Mr. \_\_\_\_\_ / Ms. \_\_\_\_\_, (Aadhaar no. \_\_\_\_\_)  
 \_\_\_\_\_) son / daughter of  
 \_\_\_\_\_, aged \_\_\_\_\_ about  
 \_\_\_\_\_, residing at  
 \_\_\_\_\_, (PAN \_\_\_\_\_), (Aadhaar  
 no.....) (2) Mr. / Ms. \_\_\_\_\_, (Aadhaar  
 no. \_\_\_\_\_) son / daughter of

\_\_\_\_\_, aged \_\_\_\_\_ about \_\_\_\_\_,  
 \_\_\_\_\_, residing at \_\_\_\_\_,  
 \_\_\_\_\_, (PAN \_\_\_\_\_), (Aadhaar no.....) both  
 residing at \_\_\_\_\_

hereinafter called the **"PURCHASERS/ ALLOTTEES"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/ their heirs, executors, administrators, successors-in-interest and permitted assignees) of the **SECOND PART**

**AND**

**M/S. S. R. CONSTRUCTION (PAN - AEHFS8727B) (D.O.I. - .....),** a Partnership firm carrying on business of PROMOTER/DEVELOPER s having its registered address at - 90/C/3, Kalikapur Road (91, Rupanjali Park), P. O. - Mukundapur, P. S. - Garfa, Kolkata - 700099, District - South 24 Parganas, represented by its Partners, namely -1) **SHRI SUBRATA SARKAR (PAN - BIAPS3736E), (AADHAR NO. 430825051289),** son of Shri Mahadeb Sarkar and 2) **SMT. RANJANA SARKAR (PAN - BIAPS3613N), (AADHAR No. 998645574957),** wife of Shri Subrata Sarkar, both are by faith - Hindu, by Occupation - Business, by Nationality - Indian, presently residing of 90/C/3, Kalikapur Road (91, Rupanjali Park), P.O. - Mukundapur, P. S. - Garfa, Kolkata - 700099, District - South 24 Parganas, hereinafter called and referred to as the **"PROMOTER /DEVELOPER / CONFIRMING PARTY"** (which expression shall unless excluded by and repugnant to the context be deemed to mean and include its heir/ heirs, executor/ executors, administrator/ administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **THIRD PART.**

**WHEREAS** the Party of the **SECOND PART** is running Partnership business by a firm under the Trade Name of **"M/S. S. R. CONSTRUCTION"** with the purpose of developing housing projects by way of construction of residential flats/flat and/or Car Parking Space and/or Shop and/or Office Space and sale thereof to the intending buyers at the price for consideration.

**WHEREAS** by way of a registered Deed of Conveyance dated 15<sup>th</sup> of March, 1952, written in Bengali language, the erstwhile owners, namely, Shri Ramlal Mondal and Shri Tarapada Mondal, being vendors therein against valuable consideration mentioned therein, sold, assured, granted, conveyed and



transferred ALL THAT demarcated pieces and parcels of land measuring more or less 3.39 Acres equivalent to more or less 10 Bighas and 5 Cottahs lying and situate within the District 24 Parganas (now South), Mouja – Garfa Village, Pargana- Khaspur, P.S-Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 appertaining to

R.S. Kh. No.	R. S. Dag No.	Character of Land	Land Owned
834	1487	Shali	0.44 Acre
812	1506	Shali	0.24 Acres
832	1486	Shali	0.21 Acres
889	1507	Shali	0.36 Acres
889	1508	Shali	0.79 Acres
912	1490	Shali	0.48 Acres
893	1505	Shali	0.43 Acres
917	1485	Shali	0.44 Acres
		TOTAL	3.39 Acres

within the municipal limits of then Jadavpur Municipality unto and in favour of one Smt. Hemnalini Bala, wife of Shri Surendra Nath Bala, of 15/3B, Naskar para Lane, Kolkata -700 031, 24 Parganas (Now South), being the Purchaser therein and handed over physically vacant peaceful possession of the same to her forever free from all encumbrances whatsoever. The said Deed of Sale dated 15.03.1952 was duly registered in the office of the Sub-Registrar, Alipore at Alipore and recorded in Book No.1, Volume No. 32, from Pages 53 to 56 as Being No.1703 for the year 1952.

**AND WHEREAS** while seized and possessed of the aforesaid land as absolute lawful owner, by way of a registered Deed of Conveyance dated 21<sup>st</sup> of December, 1964, written in Bengali language said Smt. Hemnalini Bala, wife of Shri Surendra Nath Bala, of 15/3B, Naskar Para Lane, Kolkata -700 031, being vendor therein against valuable consideration mentioned therein, sold, assured, granted, conveyed and transferred ALL THAT demarcated piece and parcel of Shali land measuring more or less 0.48 Acre equivalent to more or less 1 Bigha 9 Cottahs 29.71 Sq. ft lying and situate within the District 24 Parganas (now

South), Mouja - Garfa Village, Pargana- Khaspur, P.S-Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 appertaining to R. S. Dag No. 1490 recorded in R. S. Khatian No. 912 within the municipal limits of then Jadavpur Municipality unto and in favour of one Smt. Joyshree Roy, wife of Shri Prafulla Kumar Roy, of 87, Ibrahim Road, 24 Parganas (Now South), being the Purchaser therein and handed over physically vacant peaceful possession of the same to her forever free from all encumbrances whatsoever. The said Deed of Sale dated 21.12.1964 was duly registered in the office of the Sub-Registrar, Alipore, Dist. 24 Parganas and recorded in Book No.1, Volume No. 171, from Pages 214 to 216 as Being No.9557 for the year 1964.

**AND WHEREAS** by way of a registered Deed of Conveyance written in Bengali language, the erstwhile owners, namely, Shri Ramlal Mondal, Smt. Sanaka Bala Mondal, Smt. Kiran Bala Mondal, Smt. Rani Bala Mondal and Shri Prokash Chandra Mondal, being vendors therein against valuable consideration mentioned therein, sold, assured, granted, conveyed and transferred ALL THAT demarcated pieces and parcels of land measuring more or less 3.34 Acres lying and situate within the District 24 Parganas (now South), Mouja - Garfa Village, Pargana- Khaspur, P.S-Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 appertaining to

R.S. Kh. No.	R.S. Sub Kh. No.	R. S. Dag No.	Character of Land	Land Owned
882	883	1489	Shali	0.44 Acre
882	884	1489	Shali	0.68 Acres
857		1489	Shali	0.12 Acres
950 & 961		1489	Shali	1.19 Acres
Other land			Shali	0.51 Acres
			TOTAL	3.34 Acres

within the municipal limits of then Jadavpur Municipality unto and in favour of one Shri Mukunda Bihari Biswas, of Garfa, 24 Parganas (Now South), being the Purchaser therein and handed over physically vacant peaceful possession of the same to him forever free from all encumbrances whatsoever. The said Deed of



Sale was duly registered in the office of the Sub-Registrar, Alipore at Alipore and recorded in Book No.1, Volume No. 48, from Pages 234 to 241 as Being No.3041 for the year 1953.

**AND WHEREAS** while seized and possessed of the aforesaid land as absolute lawful owner, by way of a registered Deed of Conveyance written in Bengali language said Shri Mukunda Bihari Biswas, of Garfa, 24 Parganas (Now South), being vendor therein against valuable consideration mentioned therein, sold, assured, granted, conveyed and transferred ALL THAT demarcated piece and parcel of Shali land measuring more or less 0.20 Acre out of 0.25 Acre lying and situate within the District 24 Parganas (now South), Mouja - Garfa Village, Pargana- Khaspur, P.S-Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 appertaining to R. S. Dag No. 1790 (formerly 1490) recorded in R. S. Khatian No. 973/1 (formerly 884) within the municipal limits of then Jadavpur Municipality unto and in favour of one Shri Chittaranjan Mallick, son of Shri Sudhir Kumar Mallick, of P.O. & P. S. - Halencha, Dist. 24 Parganas (Now South), being the Purchaser therein and handed over physically vacant peaceful possession of the same to him forever free from all encumbrances whatsoever. The said Deed of Sale was duly registered in the office of the Sub-Registrar, Alipore, Dist. 24 Parganas and recorded in Book No.1, Volume No. 177, from Pages 127 to 130 as Being No.9696 for the year 1964.

**AND WHEREAS** while seized and possessed of the aforesaid land as absolute lawful owner, by way of a registered Deed of Gift written in Bengali language dated 01.07.1970, said Shri Chittaranjan Mallick, son of Shri Sudhir Kumar Mallick, of P.O. & P. S. - Halencha, Dist. 24 Parganas (Now South), being Donor therein against consideration mentioned therein, gifted, assured, granted, conveyed and transferred ALL THAT demarcated piece and parcel of Shali land measuring more or less 0.20 Acre out of 0.25 Acre lying and situate within the District 24 Parganas (now South), Mouja - Garfa Village, Pargana- Khaspur, P.S-Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 appertaining to R. S. Dag No. 1790 (formerly 1490) recorded in R. S. Khatian No. 973/1 (formerly 884) within the municipal limits of then Jadavpur

Municipality unto and in favour of his niece and her husband jointly, namely - Smt Joyshree Roy, wife of Shri Prafulla Kumar Roy and Shri Prafulla Kumar Roy, son of Mallick Chandra Roy, of 87, Ibrahimpur Road, 24 Parganas (Now South), being the Donees therein and handed over physically vacant peaceful possession of the same jointly to them forever free from all encumbrances whatsoever. The said Deed of Gift dated 01.07.1970 was duly registered in the office of the Joint Sub-Registrar, Alipore, at Alipore and recorded in Book No.1, Volume No. 55, from Pages 246 to 248 as Being No.3065 for the year 1970.

**AND WHEREAS** by way of a registered Deed of Conveyance written in Bengali language dated 04.05.1965, the erstwhile owner, namely, Abdul Majid, son of Sheikh Bakati, 12/1, Block Canning Street, Kolkata, being vendor therein against valuable consideration mentioned therein, sold, assured, granted, conveyed and transferred ALL THAT demarcated piece and parcel of land measuring more or less 0.41 Acres lying and situate within the District 24 Parganas (now South), Mouja - Garfa Village, Pargana- Khaspur, P.S-Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 appertaining to

R.S. Kh. No.	R. S. Dag No.	Character of Land	Land Owned
904	1766	Bhita	0.08 Acre
904	1789	Shali	0.16 Acres
904	1746/2418	Bastu	0.17 Acres
		TOTAL	0.41 Acres

within the municipal limits of then Jadavpur Municipality unto and in favour of one Shri Haripada Roy, son of Late Sitanath Roy of Sreepur, Garfa, 24 Parganas (Now South), being the Purchaser therein and handed over physically vacant peaceful possession of the same to him forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 04.05.1965 was duly registered in the office of the District Sub-Registrar, Alipore, Dist. 24 Parganas and recorded in Book No.1, Volume No. 38, from Pages 131 to 135 as Being No.1750 for the year 1965.



**AND WHEREAS** Shri Haripada Roy, son of Late Sitanath Roy of Sreepur, Garfa, 24 Parganas (Now South) also purchased some lands falling under various Dag Numbers including R.S. Dag No. 1789 recorded under R. S. Khatian Number 904 lying and situate within the District 24 Parganas (now South), Mouja - Garfa Village, Pargana- Khaspur, P.S-Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 within the municipal limits of then Jadavpur Municipality, by way of Deed of Conveyance dated 03.08.1965 was duly registered in the office of the District Sub-Registrar, Alipore, Dist. 24 Parganas and recorded in Book No.1, as Being No.6412 for the year 1965.

**AND WHEREAS** while seized and possessed of the aforesaid land as absolute lawful owners, by way of a registered Deed of Gift written in Bengali language dated 26.12.1979, Shri Haripada Roy, son of Late Sitanath Roy of Sreepur, Garfa, 24 Parganas (Now South), represented by his Constituted Attorney Sri Surendra Nath Bala son of Late Nibaran Chandra Bala of 15/3B, Naskar Para Lane, Kolkata - 700031 being Donor therein against consideration mentioned therein, gifted, assured, granted, conveyed and transferred ALL THAT demarcated piece and parcel of Shali land measuring more or less 0.16 Acre lying and situate within the District 24 Parganas (now South), Mouja - Garfa Village, Pargana- Khaspur, P.S-Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 appertaining to R. S. Dag No. 1789 recorded in R. S. Khatian No. 904 within the municipal limits of then Jadavpur Municipality unto and in favour of their relatives - Smt. Joyshree Roy, wife of Shri Prafulla Kumar Roy and Shri Prafulla Kumar Roy, son of Mallick Chandra Roy of 87, Ibrahimpur Road, 24 Parganas (Now South), being the Donees therein and handed over physically vacant peaceful possession of the same jointly to them forever free from all encumbrances whatsoever. The said Deed of Gift dated 26.12.1979 was duly registered in the office of the District Sub-Registrar, Alipore, 24 parganas and recorded in Book No.1, Volume No. 175, from Pages 28 to 31 as Being No.7140 for the year 1979.

**AND WHEREAS** while seized and possessed of the aforesaid land as absolute lawful owner, by way of a registered Deed of Gift written in Bengali language dated 01.08.1987, said Smt Joyshree Roy, wife of Shri Prafulla Kumar Roy and



Shri Prafulla Kumar Roy, son of Mallick Chandra Roy, of 87, Ibrahim Road, 24 Parganas (Now South), being Donors therein against consideration mentioned therein, gifted, assured, granted, conveyed and transferred ALL, THAT demarcated piece and parcel of Shali land measuring more or less 7 Cottahs and 8 Chittacks lying and situate within the District 24 Parganas (now South), Mouja - Garfa Village, Pargana- Khaspur, P.S-Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 appertaining to

R. S. Kh. No	R. S. Dag No.	Character of land	Area of land
904	1789	Shali	2 Cottahs 13 Chittacks
973/1	1790	Shali	2 Cottahs 08 Chittacks
1219	1791	Shali	2 Cottahs 03 Chittacks
		TOTAL	7 Cottahs 08 Chittacks

within the municipal limits of then Jadavpur Municipality unto and in favour of their son-Shri Amit Roy, son of Shri Prafulla Kumar Roy, being the Donee therein and handed over physically vacant peaceful possession of the same to him forever free from all encumbrances whatsoever. The said Deed of Gift dated 01.08.1987 was duly registered in the office of the District Sub-Registrar, Alipore, 24 parganas and recorded in Book No.1, Volume No. 252, from Pages 240 to 249 as Being No.12310 for the year 1987.

**AND WHEREAS** said Shri Amit Roy, son of Shri Prafulla Kumar Roy signed and executed and registered a General Power of Attorney on 31.08.1989, nominating and appointing his father - said Shri Prafulla Kumar Roy, son of Mallick Chandra Roy, as his constituted Attorney to do all acts, deeds, things and matters necessary for the aforesaid land and property including sale of any part or portion of the aforesaid land to any intending buyer and including handing over necessary possession of the sold portion of land to the intending buyer/s for and on behalf of said Shri Amit Roy with condition that said Shri Amit Roy shall ratify all such deeds, acts, things and matters lawfully done by his father on his behalf. Said General Power of Attorney on 31.08.1989 was duly registered in the office of the Additional District Sub-Registrar, Alipore, 24 parganas and recorded in Book No. IV, as Being No.726 for the year 1989.

**AND WHEREAS** by way of a registered Deed of Conveyance dated 02.09.1991, said Shri Amit Roy, being represented by his father- Shri Prafulla Kumar Roy, son of Mallick Chandra Roy as his constituted Attorney, being vendor therein against valuable consideration mentioned therein, sold, assured, granted, conveyed and transferred ALL THAT demarcated piece and parcel of Shali and measuring more or less 2 Cottahs out of the total land measuring more or less 7 Cottahs and 8 Chittacks lying and situate within the District 24 Parganas (now South), Mouja - Garfa Village, Pargana- Khaspur, P.S-Kasba, District Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 appertaining to

R. S. Kh. No	R. S. Dag No.	Character of land	Area of land
973/1	1790	Shali	01 Co 00 Ch 30 Sq.ft
1219	1791	Shali	00 Co 15 Ch 15 Sq.ft
		TOTAL	02 Co 00 Ch 00 Sq.ft

within the municipal limits of Ward No.106 of the Kolkata Municipal Corporation unto and in favour of one Smt. Bibha Chattopadhyay, wife of Shri Sakti Kumar Chattopadhyay of 1/22, Neli Nagar, Garfa, Kolkata - 700 078, Dist. 24 Parganas (Now South), being the Purchaser therein and handed over physically vacant peaceful possession of the same to her forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 02.09.1991 was duly registered in the office of the Additional District Sub-Registrar, Alipore, 24 parganas and recorded in Book No.1, Volume No. 216, from Pages 312 to 323 as Being No.13611 for the year 1991.

**AND WHEREAS** thus in the manner stated above said Shri Amit Roy, son of Shri Prafulla Kumar Roy is now seized and possessed of or otherwise well and sufficiently entitled to as absolute lawful owner of **ALL THAT** demarcated piece and parcel of Shaliland measuring more or less 5 (Five) Cottahs 8 (Eight) Chittacks more or less lying and situate at and being KMC Pre. No. 532, Purbachal Main Road (Mailing Address - 6 No., Purbachal Link Road), Kolkata - 700 078 within the District - South 24 Parganas Mouja - Garfa Village, Pargana-



Khaspur, P.S-SadarTollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 appertaining to

R. S. Kh. No	R. S. Dag No.	Character of land	Area of land
904	1789	Shali	02 Co 13 Ch 00 Sq.ft
973/1	1790	Shali	01 Co 07 Ch 15 Sq.ft
1219	1791	Shali	01 Co 03 Ch 30 Sq.ft
		TOTAL	5 Cottahs 08 Chittacks

duly mutated his name in the records of the BL&LRO and converted the aforesaid land from Shali to Bastu being Memo No. 17/886 con certificate/BLLRO/KOL/2022 dated 21.03.2022, being Memo No. 17/887 dated 21.03.2022 and being Memo No. 17/408 dated 15.02.2022, within the municipal limits of Ward No. 106 of the Kolkata Municipal Corporation, Assessee No. 311061627277 and is now peacefully enjoying the same free from all encumbrances whatsoever by paying the rates taxes and other outgoings to the competent authorities in fee simple, hereinafter called the said **"LAND"** (more fully and particularly described in the **SCHEDULE - 'A'** hereunder written).

**AND WHEREAS** the Owner is not in a condition to develop the G+III building over and upon the said land premises by his own due to paucity of funds and due to lack of time for supervision of the construction, as such for the Development of one G+III Building over the said land premises the Owner has decided to engage one PROMOTER/DEVELOPER. And the PROMOTER/DEVELOPER Concern mentioned herein above, knowing the same from reliable source, has approached to the Owner for developing the same.

**AND WHEREAS** the Owner has decided to execute one Development Agreement with - **M/S. S. R. Construction, (KMC C.E. NO. 008156100760) (PAN - AEHFS8727B)**, a Partnership firm carrying on business of PROMOTER/DEVELOPER having its registered address at - 90/C/3, Kalikapur Road (91, Rupanjali Park), P. O. - Mukundapur, P. S. - Garfa, Kolkata - 700099, District - South 24 Parganas, represented by its Partners, namely -1) **SHRI SUBRATA SARKAR (PAN - BIAPS3736E), (AADHAR NO. 430825051289)**, son

of Shri Mahadeb Sarkar and 2) **SMT. RANJANA SARKAR (PAN - BIAPS3613N), (AADHAR No. 998645574957)**, wife of **Shri Subrata Sarkar**, both are by faith - Hindu, by Occupation - Business, by Nationality - Indian, presently residing of 90/C/3, Kalikapur Road (91, Rupanjali Park), P.O. - Mukundapur, P. S. - Garfa, Kolkata - 700099, District - South 24 Parganas, the **PROMOTER/DEVELOPER** herein, stating the terms and conditions in details in the Development Agreement.

**AND WHEREAS** after discussion with the **PROMOTER/DEVELOPER** herein both the parties made an Development Agreement cum Development Power of Attorney on 26.05.2022 and the said Development Agreement was duly registered in the office of D.S.R. - III, South 24 Parganas, recorded in Book - I, Volume No. 1603-2022 at Page 281207 to 281262 as Being No. 160308041, for the year 2022 and due to some inaccuracies therein, both the Parties thereafter executed one Deed of Declaration cum Rectification on 22.09.2022, which was duly registered in the office of D.S.R. - III, South 24 Parganas, recorded in Book - I, Volume No. 1603-2022 at Page 502258 to 502269 as Being No. 160314945, for the year 2022 and rectified the errors.

**AND WHEREAS** the **PROMOTER/DEVELOPER** herein thereafter, at their own cost, risk and responsibility have obtained building plan which was sanctioned vide Building Permit No. 2024120233 dated 13.09.2024 from the Kolkata Municipal Corporation for construction of a G+III storied building to be built on the **SCHEDULE - 'A'** premises herein in accordance with the sanctioned building plan.

**AND WHEREAS** thereafter by virtue of mutual discussion between the **OWNER/VENDOR** and the said **PROMOTER/DEVELOPER** namely "**S.R. CONSTRUCTION**", the Allocation of both the Owner and the Developer has been altered and changed and the same has been established by virtue of a registered Supplementary Agreement alongwith Power of Attorney dated ....., registered at D.S.R. - II, Alipore, South 24-Parganas and recorded into Book No.1, Volume No. 1602-2025, Pages from ..... to ....., Deed No. 1602..... for the year 2025 and in the said registered Supplementary Agreement along with Power of



Attorney the entire Developer's Allocation and also the entire Owner's Allocation have been properly described and now the **PROMOTER/DEVELOPER** has developed as well as promoted the entire premises as described in the **SCHEDULE - 'A'** below as per aforesaid sanctioned building plan. The **Flat No. ....** situated on the **....., ..... side** of the Ground Plus Three storied building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. .... on the Ground Floor** of the said building which is hereby being sold in favour of the Purchasers herein is of **PROMOTER/DEVELOPER's Allocation** and the **PROMOTER/DEVELOPER** has taken the entire consideration sum of the said flat togetherwith Car Parking Space in terms of the said registered Development Agreement and Development power along with PROMOTER/DEVELOPER dated 26.05.2022.

**AND WHEREAS** when the **PROMOTER/DEVELOPER** constructing the said Ground plus Three storied Building in the said KMC Pre. No. 532, Purbachal Main Road (Mailing Address - 6 No., Purbachal Link Road), Kolkata - 700 078 within the District - South 24 Parganas as per aforesaid sanctioned Building Plan, duly sanctioned by The Kolkata Municipal Corporation, the Parties of the **SECOND PART/ PURCHASERS**, having their desire to purchase one residential flat being **Flat No. "....."** situated on the **..... Floor, ..... side** of the said Ground Plus Three storied building **having carpet area of ..... Square Feet** more or less (Exclusive Balcony/Verandah Carpet Area .....**Square Feet** excluded from total carpet area) aggregating to **net carpet area of ..... Square Feet** corresponding to total built up area of unit .....**Square Feet** and corresponding to total **Super built up/Saleable area of ..... Square Feet more or less** consisting of Two bed rooms, One Kitchen-cum-Dining room, One Toilet, One W.C. and One Balcony together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....on the Ground Floor** of the said building measuring an area of ..... **Sq.ft. more or less** as shown in the annexed plan by 'RED' border line have approached the said **PROMOTER/DEVELOPER** and the **OWNER** on satisfaction of the **PURCHASERS** regarding the specification of the flat and its area, location and also right to use all common service area and other facilities and also right to use the common portions, space and right of common use of the common passage, stair-case, landings etc. as well as roof for the service purpose and the other necessary easement rights as described in the **SCHEDULE**

"C" hereunder written and undivided proportionate share of land as described in the **SCHEDULE "A"** below and the entire building has been constructed by the **PROMOTER/DEVELOPER** and the said flat togetherwith Car Parking Space has been morefully and particularly described in the **SCHEDULE - B** hereunder written which is off **PROMOTER/DEVELOPER /CONFIRMING PARTY'S ALLOCATION** and the **PROMOTER/DEVELOPER** has received the entire consideration sum.

**AND WHEREAS** both the **PROMOTER/DEVELOPER** and the **VENDOR** agreed to sell and convey the said **Flat No. "....."** situated on the **.....Floor, ..... side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....** of the said building and the **PURCHASERS** agree to purchase the said **Flat No. "....."** situated on the **....., ..... side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....** on the **Ground Floor** of the said building as described in the **SCHEDULE "B"** below togetherwith undivided proportionate share of land as described in the **SCHEDULE "A"** below and also right to use all common rights and facilities as described in the **SCHEDULE "C"** for a total consideration price of **Rs...../- (Rupees .....)** only free from all encumbrances, liabilities, whatsoever, which falls under **PROMOTER/DEVELOPER /CONFIRMING PARTY'S ALLOCATION.**

**AND WHEREAS** the **PROMOTER/DEVELOPER** and the **OWNER/VENDOR** have entered into an Agreement for Sale dated **.....** with the **PURCHASERS** and the **PROMOTER/DEVELOPER** has agreed to sell the **PURCHASERS** the said **Flat No. "....."** situated on the **..... Floor, ..... side** of the Ground Plus Three storied building **having carpet area of ..... Square Feet** more or less (Exclusive Balcony/Verandah Carpet Area **.....Square Feet** excluded from total carpet area) aggregating to **net carpet area of ..... Square Feet** corresponding to total built up area of unit **..... Square Feet** and corresponding to total **Super built up/Saleable area of ..... Square Feet** more or less consisting of **..... rooms, One Kitchen-cum-Dining room, One**



Toilet, One W.C. and One Balcony together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. .... on the Ground Floor of the said building measuring an area of ..... Sq.ft. more or less** of the said building and the **PROMOTER/DEVELOPER** herein has agreed to sell the **PURCHASERS ALL THAT** said Flat No. "....." situated on the ..... Floor, ..... side of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. .... on the Ground Floor** of the said building as described in the **SCHEDULE "B"** hereunder written together with right to use all common rights and common services as described in the **SCHEDULE "C"** below and undivided proportionate share of land morefully as described in the **SCHEDULE "A"** below and the said flat and the Car Parking Space of the building has been built up in accordance with the said sanctioned residential building plan and discuss to acquire and possess the said flat and Car Parking Space for **Rs...../- (Rupees .....)** only for a total consideration towards the proportionate cost of land and cost of construction of the said flat togetherwith Car Parking Space and the entire cost of the said flat togetherwith Car Parking Space has been taken only by the **PROMOTER/DEVELOPER** as the said flat and the Car Parking Space is of **PROMOTER/DEVELOPER / CONFIRMING PARTY'S ALLOCATION.**

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement for Sale dated ..... and in consideration of the said sum of **Rs...../- (Rupees .....)** only of which the entire consideration of **Rs...../-(Rupees .....)** only paid by the **PURCHASERS** to the **PROMOTER/DEVELOPER** only on or before execution of this Deed on different dates as described in the Memo of Consideration of which receipts have been issued totalling **Rs...../- (Rupees .....)** only and the receipt whereof the **PROMOTER/DEVELOPER** hereby acknowledge and admit and/or for the same and every part thereof both truly acquit release and forever discharge the **PURCHASERS** of all their liabilities thereof and it is noted that the entire consideration money of **Rs...../- (Rupees .....)** only against the said flat togetherwith Car Parking Space has been received by the **PROMOTER/DEVELOPER** and both the

**VENDOR** and the **CONFIRMING PARTY/ PROMOTER/DEVELOPER** as beneficial owners and party respectively do hereby grant, convey, transfer, assigns, assure unto the said **PURCHASERS** free from all encumbrances **ALL THAT** the undivided proportionate share of interest in the said land morefully and more particularly described in the **SCHEDULE "A"** hereunder written together with a complete **Flat No. "....."** situated on the ....., ....., **side** of the Ground Plus Three storied building **having carpet area of ..... Square Feet** more or less (Exclusive Balcony/Verandah Carpet Area ..... **Square Feet** excluded from total carpet area) aggregating to **net carpet area of ..... Square Feet** corresponding to total built up area of unit ..... **Square Feet** and corresponding to total **Super built up/Saleable area of ..... Square Feet more or less** consisting of Two bed rooms, One Kitchen-cum-Dining room, One Toilet, One W.C. and One Balcony together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. .... on the Ground Floor of the said building measuring an area of ..... Sq.ft. more or less** of the said building as described in the **SCHEDULE "B"** below and undivided proportionate share of land as mentioned in the **SCHEDULE "A"** hereunder written constructed at the cost and expenses of the **PURCHASERS TO HAVE AND TO HOLD** the said **Flat No. "....."** situated on the ..... **Floor, .....st side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. .... on the Ground Floor** of the said building togetherwith right to use the undivided share of land, staircases, common-land, lift, roof of the building, water supply lines and other common paths and drains and sewerages, equipments and installation and fixture and passages and stair appertaining to the said building situated at **K.M.C. Premises No. 532, Purbachal Main Road (Mailing Address - 6 No., Purbachal Link Road), Kolkata - 700 078 within the District - South 24 Parganas**, as mentioned in the **SCHEDULE "B" and "C"** hereunder written herein comprised and hereby granted conveyed, transferred, assigned and assured and every part or parts thereof respectively together with their and every or their respective rights and appurtenance whatsoever unto the said **PURCHASERS** absolutely and forever free from all encumbrances, trust, liens and attachments whatsoever **ALL TOGETHER** with the benefit belonging to and attached therewith the covenant for



production of the all previous title deeds relating to the said land/building subject **NEVERTHELESS** to easement or provision in connection with the beneficial use and enjoyment of the said complete **Flat No. "....."** situated on the ..... **Floor, ..... side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....** on the **Ground Floor** of the said building and right to use all common rights and proportionate land share as morefully described in the **SCHEDULE "B" and "C"** hereunder written.

**AND IT IS HEREBY AGREED AMONG THE OWNER/VENDOR, PROMOTER/DEVELOPER /CONFIRMING PARTY AND THE PURCHASERS :-**

1. The **PURCHASERS** shall be entitled to all rights, privilege vertical and lateral supports easements quasi easement, appendages and appurtenances whatsoever belonging or in any way appertaining to the said **Flat No. "....."** situated on the ..... **Floor, ..... side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....** on the **Ground Floor** of the said building for usually hold used occupied or enjoyed or reputed so to be or known as part and parcel thereof or appertaining thereto.
2. The **PURCHASERS** shall be entitled to the right of access in common with the **OWNER/VENDOR** and/or other occupiers of the said building at all times and for all normal purposes connected with the use and enjoyment of the said building.
3. The **PURCHASERS** and their agents and nominees shall also be entitled to the right of way in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the said **Flat No. "....."** situated on the ..... **Floor, ..... side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....** on the **Ground Floor** of the said building and Premises or passages and that nothing therein contained the **VENDOR/ PROMOTER/DEVELOPER** shall permit the **PURCHASERS** or any person deriving title under the

purchase but the **PURCHASERS** or their servants' nominees, employees' invitees shall not obstruct the common portion of the building in any way by parking vehicles, deposit of materials, rubbish or otherwise to any other flat owners of the building or holding including the **VENDOR**.

4. The **PURCHASERS** shall have the right of protection of the said flat and Car Parking Space to be kept safe and perfect of all portions of the said **Flat No. "....."** situated on the ..... **Floor, ..... side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....on the Ground Floor** of the said building including the entire premises.
5. The **PURCHASERS** shall also be entitled to rite of passage in common as aforesaid of taking, gas, electricity, water to the said flat through pipes, drains, wires and common spaces lying or being under or through or over the same of the said building and premises so far may be reasonably necessary for the beneficial occupation of the said flat for the purpose whatsoever.
6. The **PURCHASERS** shall have the right with or without workmen and necessary material so to enter from time to time upon the other part of the said building and premises for the purpose of repairing so far as may be necessary such as pipes, drains and common spaces aforesaid and for the purpose of building repair or cleaning part or part of the **Flat No. "....."** situated on the **Second Floor, South-East side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....on the Ground Floor** of the said building.

**THE OWNER/VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-**

1. That the **VENDOR** has the absolute authority of the land and 'so the **VENDOR** has good rightful power and absolute authorities to grant, convey, transfer, assign and assure the undivided proportionate share of land pertaining to the said **Flat No. "....."** situated on the



- .....**Floor**, ..... **side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....** on the **Ground Floor** of the said building together with right to use common stair-case and other common portions/parts and open spaces, paths and passages in the said building.
2. It shall be lawful for the **PURCHASERS** from time to time and at all times hereafter to enter into and upon hold and enjoy the said **Flat No. "....."** situated on the .....**Floor**, ..... **side** of the Ground Plus Three storied building **having carpet area of .....Square Feet** more or less (Exclusive Balcony/Verandah Carpet Area .....**Square Feet** excluded from total carpet area) aggregating to **net carpet area of .....Square Feet** corresponding to total built up area of unit ..... **Square Feet** and corresponding to total **Super built up/Saleable area of ..... Square Feet more or less** consisting of three/two bed rooms, One Kitchen-cum-Dining room, One Toilet, One W.C. and One/two Balcony together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....on the Ground Floor of the said building measuring an area of ..... Sq.ft. more or less** of the said building and right to use all common open places and other services of the building with stair cases and other common parts and passages in the said building and every part thereof morefully described in the **SCHEDULE "B" and "C"** hereunder written and to receive the rents, issues and profits thereof and have full power, right and authority to sell, transfer, mortgage, lease, dispose of the said flat without any interruption disturbances claims or demands whatsoever from or by the **VENDOR or CONFIRMING PARTY** herein of any person or persons claiming through under or in the trust for them.
3. The said **Flat No. "....."** situated on the ..... **Floor**, ..... **side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....on the Ground Floor** of the said building and right to use stair case and other common parts and common open spaces and services paths and passages in the said building are free and discharged from and against all manner of encumbrances whatsoever.

4. The **VENDOR** and the **CONFIRMING PARTY** shall from time to time and at all times thereafter upon every reasonable request shall make perfect and at the cost of the **PURCHASERS** make do acknowledge execute and perfect all such further and other lawful and reasonable acts, deeds, things and matters whatsoever for further or more perfectly assuring the said proportionate undivided share of land pertaining to the said **Flat No. "....."** situated on the **Second..... Floor, ..... side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. .... on the Ground Floor** of the said building togetherwith common stair case and other common open parts and services, paths and passages respectively and every part thereof unto the **PURCHASERS** in the manner aforesaid as shall or may be reasonably required **AND** that the **VENDOR** and/or **PROMOTER/DEVELOPER** shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the **PURCHASERS** produce or cause to be produced to the **PURCHASERS** or to their attorney or agent at any trial, commission, examination or otherwise occasion shall require any of the Deed or Deeds, Documents and writings which are in their possession or power relating to the said undivided proportionate share of land and the **PROMOTER/DEVELOPER** shall deliver to the **PURCHASERS** all the attested or other copies of extract and/or from the said deeds, documents and writings.

**THE PURCHASERS DO HEREBY COVENANT WITH THE OWNER/ VENDOR AND THE PROMOTER/DEVELOPER /CONFIRMING PARTY AS FOLLOWS:-**

1. So long as the said **Flat No. "....."** situated on the ..... **Floor, ..... side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. .... on the Ground Floor** of the said building along with all common rights and common expenses as described in the **SCHEDULE "B", "C" and "D"** hereunder written shall not be separately assessed the said **PURCHASERS** shall pay from the date of execution of the Deed of Conveyance and/or occupations taken by the **PURCHASERS** whichever date is earlier, the proportionate share of Municipal taxes as per apportionment to the extent of the said flat to be made by the **VENDOR** and the **CONFIRMING**



**PARTY** jointly and they also pay the building taxes to the State Government if any proportionately as apportioned by the said **VENDOR** only to the extent of the **PURCHASERS'** flat and Car Parking Space as mentioned in the **SCHEDULE - 'B'** below.

2. The **PURCHASERS** shall pay all taxes, rates impositions and other outgoings in respect of the said flat proportionately as may be imposed by the K.M.C. and/or the Central or State Government and shall also pay all such fees or charges or any other taxes or payment of similar nature.
3. The **PURCHASERS** shall contribute and pay from time to time and at all times hereafter the proportionate share towards costs, expenses, outgoings and maintenance in respect of the enjoyment of the common amenities and common expenses as specified by the Association of the flat owners of the Premises and the same shall be conclusive final and binding on the **PURCHASERS** and other flat owners of the building.
4. The **PURCHASERS** shall maintain the said **Flat No. "....."** situated on the ..... **Floor, ..... side** of the building togetherwith the **covered Car Parking Space being No. .... on the Ground Floor** of the said building at their own cost in the same good condition (reasonables wear and tear excepted) state and order in which it is being possessed and to maintain regulations of the Government both central and State, the K.M.C. and/or any other Authorities and Local Bodies and also particulars to observe and maintain such rules, Bye-laws framed by Association of Flat Owners for the protection of the building.
5. The said **PURCHASERS** doth hereby covenant to keep their said flat inner walls, sewer, drains, pipes and other fittings, fixture and appurtenances belonging thereto in good working order and conditions and in good repair.
6. The said **PURCHASERS** shall not make any such construction or structural alteration of any portion of the building causing any damages to other flats or causing obstruction to other owners of the flats, of the building.
7. The said **PURCHASERS** shall at their own costs and expenses fix up separate meter connection or meters in respect of the said flat for electricity power connection to be consumed in the said flat by the **PURCHASERS** and the **PURCHASERS** shall pay all rates and taxes which may be imposed

by the proper authority. The **PURCHASERS** shall be entitled to make such interior construction and decoration for their necessities like racks, storage space, gas cylinder spaces, cooking racks etc., without causing any damages to the building.

8. The **PURCHASERS** shall have full right and authority to sell, transfer, convey, mortgage, Gift, charges, lease or in any kind of encumber or deal, or dispose of their said flat and/or their possession or to assign let out or part with their interest possession or benefit of their said **Flat No. "....."** situated on the ..... **Floor, ..... side** of the building together with the **covered Car Parking Space being No. .... on the Ground Floor** of the said building or any part thereof provided the **PURCHASERS** shall agree in writing to observe and perform the covenants herein contained and rules and Bye-laws relating to the said building to be framed by the Association.
9. The **PURCHASERS** shall have to carry out the necessary repair which may be pointed out by the Association to be formed as per W.B. Apartment Ownership Act, 1972 to extent of the said flat which will be applicable to the all the flat owners.
10. The **PURCHASERS** shall not use nor caused to be used the said **Flat No. "....."** situated on the ..... **Floor, ..... side** of the building togetherwith the **covered Car Parking Space being No. .... on the Ground Floor** of the said building and or any part thereof in such manner which may likely to cause nuisance or annoyance to the occupants of other flats of the said building or to the owners or occupiers of adjoining or neighbouring properties nor shall use the same for any illegal or immoral purposes or as a restaurant, workshop and godown.
11. Save and except the said flat togetherwith Car Parking Space sold herein, the said **PURCHASERS** shall have no claim or right of any nature or kind over or in respect of any other flat and Car Parking Space they shall have right to use open spaces and lobbies, stair-case as well as for the purpose of services or the roof of the building in common with other Flat owners morefully specified in the **SCHEDULE "C"** hereunder written.
12. The said **PURCHASERS** shall not bring keep or store in or any part of the said flat and Car Parking Space inflammable combustible substance or



articles things likely to injure, damage or prejudicially affect the said flat or any part thereof except cooking gas cylinder, gas stove, kerosene stove and kerosene for cooking purpose.

13. The **PURCHASERS** herein alongwith other Purchaser(s) of the Parking Space of the building shall use their individual Parking Space by mutual understanding at the time of egress and ingress of their individual Cars/two wheelers without raising objection or creating any hindrances to other Owners of the Parking Space and shall not cover any grill surrounding the demarcated Car Parking Space on the Ground Floor of the building as it is a dependable Car Parking Space. The **PURCHASERS** hereby declare that they shall not raise any objection if the **PROMOTER/DEVELOPER** or the **VENDOR** sell the unsold Car Parking Spaces to any Third Party and/or if the Car Parking Spaces are not sold the same shall be used by the **PROMOTER/DEVELOPER** at his will.
14. The **PURCHASERS** shall have to pay the monthly maintenance and also the proportionate cost of the maintenance/repair of the lift time to time to be fixed up by the flat Owners or by the Association of the Flat Owners of the building to be formed later on and the **PURCHASERS** shall have to abide by the decision of the Association.
15. The **PURCHASERS** shall use the said flat Car Parking Space as residential purpose only and keep the peace of the building without creating any nuisance or sound pollution.
16. That the save as the said flat and Car Parking Space and properties proportionate land herein morefully contained the **PURCHASERS** shall have no right title or interest in any other flat and open land of the said building excepting the using right of the roof along with their Co-Purchasers. The **PURCHASERS** hereby declare and confirm that they have received the physical possession of the said flat and Car Parking Space from the **PROMOTER/DEVELOPER** with full satisfaction as regards the measurement and location of the said flat, title of the entire property and construction of the said building.
17. On and from the date of taking physical possession/completion certificate obtained from KMC whichever is earlier the **PURCHASERS/ SECOND PART** shall have to pay the necessary monthly maintenance

charges of the building & also lift @Rs.1/- per Sq.ft. and proportionate taxes of their portion of the property. The **THIRD PART/PROMOTER/DEVELOPER** will be responsible for all types of taxes, duties and charges for the said flat as described in the **SCHEDULE - B** below upto the date of handing over of physical possession/completion certificate obtained from KMC whichever is earlier. The **PURCHASERS** shall have to pay the said maintenance charges @Rs.1/- per Sq.ft. for the first 6 (Six) months at a time to the **PROMOTER/DEVELOPER** at the time of taking over possession of the said flat and such deposit shall be treated as a security deposit and shall be transferred to the Association upon its formation subject to all adjustment whatsoever and the **PURCHASERS** hereby give their consent and upon formation of the Association the **PURCHASERS** shall have to abide by the decision of the association.

**AND FURTHER** more that the **VENDOR** and the **PROMOTER/DEVELOPER** and all their heirs executors and administrators representatives shall at all times hereinafter indemnify and keep indemnified the **PURCHASERS** and their heirs and executors, administrators and assigns against loss, damages, costs, charges expenses, if it is suffered by reasons of any defect in the title of the **VENDOR** or any breach of the covenants hereafter contained. Simultaneously, with the execution and registration of the conveyance of the said flat the **PROMOTER/DEVELOPER** shall hand over the **PURCHASERS** the necessary Xerox copies of documents such as The Kolkata Municipal Corporation Tax Receipts, copy of the sanctioned building plan, copies of all other deeds etc. for perfection of the **PURCHASERS'** title.

**THE SCHEDULE ABOVE REFERRED TO**  
**SCHEDULE - 'A'**

**ALL THAT** demarcated piece and parcel of Bastu land measuring more or less 5 (Five) Cottahs 8 (Eight) Chittacks more or less lying and situate at and being KMC Premises No. 532, Purbachal Main Road (Mailing Address - 6 No., Purbachal Link Road), Kolkata - 700 078 within the District - South 24 Parganas Mouja - Garfa Village, Pargana- Khaspur, P.S-Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 appertaining to

L. R. Kh.	R. S. Kh.	L. R. / R.	Character of	Area of land
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No	No	S. Dag No.	land	
1874	904	1789	Bastu	02 Co 13 Ch 00 Sq.ft
2299	973/1	1790	Bastu	01 Co 07 Ch 15 Sq.ft
2299	1219	1791	Bastu	01 Co 03 Ch 30 Sq.ft
			TOTAL	5 Cottahs 08 Chittacks

within the municipal limits of Ward No. 106 of the Kolkata Municipal Corporation, Assessee No. 311061627277 and is butted and bounded in the manner follows:-

On the North : By 10 Ft. KMC Road;  
 On the South : By Rajat Roy Land;  
 On the West : By Bibha Chattopadhyay land;  
 On the East : By 12 Ft. wide KMC Road.

#### **SCHEDULE 'B' ABOVE REFERRED TO**

#### **(DESCRIPTION OF THE FLAT WHICH IS HEREBY BEING TRANSFERRED)**

**ALL THAT** piece and parcel of one residential complete **Flat No. "....."** situated on the ..... **Floor**, ..... **side** of the Ground Plus Three storied building under name and style "....." **having carpet area of .....Square Feet** more or less (Exclusive Balcony/Verandah Carpet Area ..... **Square Feet** excluded from total carpet area) aggregating to **net carpet area of ..... (Five .....) Square Feet** corresponding to total built up area of unit ..... **Square Feet** and corresponding to total **Super built up/Saleable area of ..... (.....) Square Feet more or less** consisting of Two/two bed rooms, One Kitchen-cum-Dining room, One Toilet, One W.C. and One/two Balcony together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....** on the **Ground Floor** of the said building measuring an area of ..... (.....) **Sq.ft.**

**more or less** and also together with proportionate undivided share of land and all common rights and common service and expenses and also fixtures and fittings, electrical installation mentioned in the **SCHEDULE 'C'** hereunder written and the said flat has been erected as per aforesaid sanctioned Building Permit No. 2024120233 dated 13.09.2024 duly sanctioned by The Kolkata Municipal Corporation, Borough Office No. XII and the said flat is situated within The Kolkata Municipal Corporation **Ward No.109**, in K.M.C. **Premises No. 532, Purbachal Main Road (Mailing Address - 6 No, Purbachal Link Road), Kolkata - 700 078 within the District - South 24 Parganas**, as described in the **SCHEDULE "A"** above and the sold flat is shown in the annexed floor plans demarcated by **RED** border line

**SCHEDULE - C ABOVE REFERRED TO**  
**(COMMON RIGHTS AND SERVICES)**

1. All stair-cases on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Lift of the building and Roof of the building is for the purpose of common services.
6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Electric meter space and vacant roof for the purpose of services.
8. Electricity service and electricity main line wirings and common and electric meter space and lighting.
9. Drainages and sewerages and drive way.
10. Boundary walls and main gate and parapet wall on the roof.



11. Such other common parts, equipments, installations, fixtures, and fittings and open spaces in or about the said building.
12. Vacant space of the ground floor and Caretakers room and toilet.
13. Right of egress and ingress of car from the Car Parking Space to the outside road through common vacant space situated in front of the Car Parking Space.

**SCHEDULE - 'D' ABOVE REFERRED TO**  
**(RESTRICTIONS)**

1. Not to use the said Flat or permit the same to be used for any purpose whatsoever other than for residential purpose and shall not use for the purpose which may or is likely to cause nuisance or annoyance to occupiers of the other portions of the said building or to the Owner and occupiers of the neighboring premises or for any illegal or immoral purpose or as a Boarding House, Guest House, Club House, Nursing Home, Amusement or entertainment Center, eating or catering place, Dispensary or a meeting place or for any 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 kutcha or pucca construction thereon or part thereof and shall keep it always open as before dwelling or staying of any person or blocking by putting any articles shall not be allowed in the car parking space.
2. The Purchaser shall not store in the said Flat any goods of hazardous or combustible nature that are too heavy to effect the construction of the said structure of the said building or to the insurance of the building.
3. The Purchaser shall not decorate the exterior of the said building otherwise than in a manner agreed by the Owner or in a manner as near as may be in which the same was previously decorated.
4. The Purchaser shall not put any neon sign or other boards on the outside of the said Flat. It is hereby expressly made clear that in no event the Purchaser shall be entitled to open any new window or any other apparatus producing outside the exterior of the said portion of the said building.
5. The Purchaser shall permit the Owner and its surveyor or agents with or without workman and others at all reasonable times to enter upon the said

Flat or any part thereof to view and examine the state conditions thereof good within seven days from the giving of such notice all defects decays and want of repairs of which a notice in writing shall be given by the Owner to the Purchaser.

6. Not to allow or permit to be deposited any rubbish in the staircases or in any common parts of the Building.
7. Not to allow or permit to be allowed to store any goods articles or things in the staircase or any portion thereof in the land or any part thereof
8. 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 constructions of the building or any part thereof.
9. Not to close or permit the closing of verandahs or lounges or balconies and lobbies and common parts and also not to alter or permit any alternation in the elevation and outside colour scheme of the exposed walls of the verandahs, lounge or any external walls or the fences of external doors and windows, including grills of the said Flat which in the opinion of the Owner differs from the colour scheme of the building or deviation or which in the opinion of the Owner may affect the elevation in respect of the exterior walls of the said buildings.
10. Not to make in the said unit any structural additional and/or alterations such as beams, columns, partitions, walls etc. or improvements of a permanent nature except with the prior approval in writing of the Owner and with the sanction of the Kolkata Municipal Corporation and/or concerned authority.
11. Not to use the allocated car parking space, or permit the same to be used for any other purposes whatsoever other than parking of its own car/cars.
12. Not to park car on the pathway or open spaces of the building or at any other place except the space allotted to it, if any, and shall use the pathways as would be decided by the Owner.
13. Not to commit or permit to be committed any waste or to remove or after the exterior to the said building in any manner whatsoever or the pipes conduits cables and other fixtures and fittings serving the said building and the said Flat No clothes or other articles shall be hung or exposed



outside the said Flat nor flower box flower pot or like other object shall be placed outside the said Flat nor Taken out of the window of the Flat nor any bird dog or other animal which may cause annoyance to any other occupier of other Flats comprised in the said building shall be kept in the Flat.

14. Not to do or cause to be done any act deed matter or which may be a nuisance or annoyance To the other Flat Owner and occupiers in the said building including not to permit and/or gathering and/or assembly of any persons under the Purchaser in the common areas nor to make any noises in the said building and the Premises including the said Flat that may cause inconvenience to the occupiers of the building.

**THE SCHEDULE "E" ABOVE REFERRED TO**  
**(MAINTENANCE /COMMON EXPENSES)**

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repair order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Holding Organization) be necessary and in a proper and workman like manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the Building and decorating and coloring all such parts of the property as usually are or ought to be.
3. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
4. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
5. Paying such workers as may be necessary in connection with the upkeep of the property.
6. Cleaning as necessary the external walls and windows (nor forming part of any unit) in the property as may be necessary keeping cleaned the common pan's and halls passages landing and stair cases and all other common parts of the building.
7. Cleaning as necessary of the areas forming parts of the property.

8. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time of the maintained property and providing such additional lighting apparatus as the Owner may think fit.
9. Maintaining and operating the lifts.
10. Providing and arranging for the emptying receptacles for rubbish.
11. Paying all rates taxes duties charges assessments license fees and outgoing whatsoever (whether central and/or state and/or local) assessed charged or imposed upon or payable in respect of the said New Building or any part whereof including in respect of any apparatus, fittings, utilities, gadgets and/or services that require statutory licensing excepting in so far as the same are the responsibility of the individual's Owner/occupiers of any flat/unit.
12. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit,
13. Generally managing and administering the development and protecting the amenities in the building and for that purpose employing any contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units
14. Employing qualified accountant for the purpose of maintenance and auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
15. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and byelaws made There under relating to the building excepting those that are the responsibility of the owner/ occupier of any flat/unit.
16. The Purchase maintenance and renewal of fire fighting appliances and the common equipment as the Owner may from time to time consider necessary for the carrying out of the acts and things mentioned in this schedule.



17. Administering the management organization staff and complying with all relevant statutes and regulations and orders there under all employing persons or firm to deal with these matters.
18. The provision maintenance and renewal of any other equipment and the provision of any other service which in the opinion of the Management Company /Holding Organization it is reasonable to provide.

This document, explained in Vernacular in the  
 English and admitted to be correct and true  
 by the parties, and given by the parties, and  
 signed and stamped in my chamber.

By the undersigned  
 Advocate  
 Mr. J. C. Chatterjee, CALCUTTA  
 Dated 20th March 1944, dated .....

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

**WITNESS:**

1.

As lawful constituted attorney of Sri  
Amit Roy, the Owner/Vendor herein.

\_\_\_\_\_  
SIGNATURE OF THE FIRST PART/  
OWNER/VENDOR

2.

1.

2.

\_\_\_\_\_  
SIGNATURE OF THE PURCHASERS

\_\_\_\_\_  
SIGNATURE OF THE PROMOTER/DEVELOPER /  
PROMOTER/CONFIRMING PARTY

**Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber.**

(MR. ....)  
ADVOCATE  
HIGH COURT, CALCUTTA  
Enrol No..... dated.....



**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within mentioned **PURCHASERS** the full consolidated consideration sum of **Rs...../-** (**Rupees .....**) **only** against the within mentioned **Flat No. "....."** situated on the **..... Floor, ..... side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ....** on the **Ground Floor** of the said building being Part of **K.M.C. Premises No. 532, Purbachal Main Road (Mailing Address - 6 No., Purbachal Link Road), Kolkata - 700 078 within the District - South 24 Parganas** in the manner following :-

Sl. No.	Online Transaction/ Pay Order No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.				
2.				
3.				
4.				
5.				
6.				
			<b>TOTAL :</b>	<b>Rs.....</b>

(Total Rupees ..... only)

**WITNESSES :**

1.

S. R. Construction

*Subrata Sarkar*

Partner

\_\_\_\_\_  
SIGNATURE OF THE  
PROMOTER/DEVELOPER /  
PROMOTER.

2.