

DEED OF CONVEYANCE

PROJECT NAME: THE PARK RESIDENCY

ADDRESS: Kenduadihi, Bankura Municipality

DISTRICT: BANKURA.

SALE VALUE: Rs.

CARPET AREA:.....Sq.Ft.

THIS SELL DEED IS MADE ON DAY OF
2026 (Two Thousand Twenty Six)

BETWEEN

SRI SANJOY DANA, PAN – BAEPD4207R, Aadhaar No. 8814 2644 5604 Son of Chittaranjan Dana, by occupation Business, resident of Kankata, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 West Bengal. Represented by our lawfully appointed Attorney **Mr. Dipak Patra**(PAN: BDQPP1033G), son of Sri Nakul Chandra Patra residing at Lokepur Post Office Land, PO - Kenduadihi, Bankura, 722102, West Bengal and **MRS. Anindita Patra** [PAN NO-1 S/o by faithHindu, by Nationality-Indian, by Profession- Business, resident of, P.S. & DistBankura,Pin-722102, West Bengal (vide deed for the year of D.S.R. Bankura) hereinafter refereed to and called as the "OWNER". (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the FIRST PART.

AND

M/s Anwasha Construction [PAN No-] A partnership firm, Registered office at Plot No-1007 & 1008 (R.S) OR 1866 & 1867 (L/R), Khatian No. 6996, J.L. No-213, Mouza- Kenduadihi, Under Bankura Municipality, P.S. and District-Bankura, West Bengal Pin-722102 hereinafter referred to as "**THE DEVELOPER**" represented by it Partner **MR. Dipak Patra** S/o Sri Nakul Chandra Patra by faith-Hindu, byNationality- Indian, by Profession- Business, residing at Lokepur Post Office Land, PO - Kenduadihi, Bankura, 722102, West Bengal and **MRS. Anindita Patra** w/o **Mr. Dipak Patra** [PAN No- by faith- Hindu, by Nationality- Indian, by Profession- Business, resident of, Bankura, P.S. & DIST- Bankura, Pin- 722102, West Bengal. Anwasha Construction hereinafter referred to and called as **THE DEVELOPER**". (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-omce legal ærepresentatives, adnlinistrators, executors and assigns) of the SECOND PART.

AND

1) **MRS.**, **PAN** -, **D.O.B.** 01/12/1964, **Aadhaar No.**, **Wife of**, 2) **MR.**, **PAN** -, **D.O.B.** 21/08/1988, **Aadhaar No.** **Son of**, 3) **MR.**, **PAN** -, **D.O.B.** 04/11/1959, **Aadhaar No.**, **Son of**, *all are* by faith Hindu, Indian Citizen, residing at Professor Koloni, Kenduadihi, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 Hereinafter referred to and called as the “**PURCHASER**” (which term shall include his heirs, executors, representatives and assigns) of the **THIRD PART.**

WHEREAS the property particularly mentioned and describe in the First schedule recorded in L.R. Record in the name of and they sell out the same to Mr., Vide deed no- for the year 2023 Volume No, Pages fromof D.S.R. Bankura, & Vide Deed no1-..... for the year 2023, Volume No, Pages from of D.S.R. Bankura.

And WHEREAS Mr. entered into a Development Agreement vide no- I for the year 2025 of D.S.R. Bankura to construct and sale the building as per approved plan of Bankura Municipality and sold the same to prospective buyers.

AND WHERE AS the owners being desirous to develop the said "First" schedule land for construction of a residential building comprised of several flats and apartments as well as parking space etc.

AND WHERE AS the plan has been sanctioned by the Bankura Municipality for the construction of G+5 building vide sanction Plan no. SWS/OBPAS/1301/2026/0014 of dated 12/02/2026.

AND WHERE AS Developer and Owner entered into a Development vide no- 1- for the year 2025 of D.S.R. Bankura to construct and sale the building as per approved plan of Bankura Municipality and sold the same to prospective buyers.

AND WHERE AS the purchaser being interested to purchase a FLAT in the **THE PARK RESIDENCY** and First Part agreed to sell to the purchaser a of as mentioned in the Second Schedule below and will be constructed on the First Schedule property.

NOW THIS DEED WITNESSIH that in consideration of Rs. ..- (Rupeesonly), Including G.S.T. paid by the purchaser to the vendor/developer by the cheque and bank transfer and the receipts whereof the vendor/developer hereby grant, convey, transfer, sell the PURCHASER ALL THATBHK Residential Flat being No- on the Floor having Carpet Area of- Sq.Ft at **THE PARK RESIDENCY** in Bankura particularly mentioned in Second Schedule below also together

with common areas, facilities, and amenities as describe in Third Schedule below also together with half of the depth of both floor and roof with full ownership of sanitary fittings and also internal walls within the said flat together with common rights of using stair case, all ways, paths, passages, drain water courses, pumps, septic tanks etc in the ground to top floor of the building together with proportionate undivided rights, title, interest, on the First Schedule land with rights, liberties, easements, appendages, appurtenance thereto along with common right more fully mentioned schedule three below and all estate, right, title interest claims and demands whatsoever of the vendor into or upon and every part thereof to have and to hold the same and the use of the said purchaser, his heirs, executors, administrators, assigns absolutely and forever and the vendor hereby convents with the Purchaser his heirs, executors, administrators, assigns that not withstanding any act, deed or things hereto before granted for executed or knowingly suffered to the contrary and the vendor now lawfully seized and possessed the said property free from all encumbrances attachments or defect in the title whatsoever and the vendor has full authority to sale the said property in the manner as aforesaid and the purchaser hereinafter peaceably and quietly posses and enjoy the sold property in khas without claim or demand whatsoever from the Vendor or and the Developer or any person claiming under or in trust for them and further the Vendor and the Developer and also their legal heirs, successors-in-office, administrators, legal representatives and assignee from do or cause to be done or executed all such lawful acts, deeds and things whatsoever in future and more perfectly conveying the said and every part thereof in the manner as aforesaid according to true intent and meaning of this deed.

AND WHEREAS Purchaser/s shall be factually legally entitled to get his name/s recorded in the record of B.L & L.R.O., Bankura during settlement and further that the purchaser shall be at liberty to get the property muted into the rent roll of Govt. Of West Bengal and liberty to take separate electricity and water supply connection in his own name from competent authorities and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the Vendor or Developer.

FIRST SCHEDULE

(Description of the Land)

All that piece and parcel of **“BASTU”** Land measuring total area of 0.2296 acre in comprising L.R. Khatian No. 6996 Sabek Plot No. 1007 in comprising to L.R Plot no. 1867 Area Measuring 4139 Sq. Ft. or 0.095 Acre and Sabek Plot No. 1008 in comprising to L.R Plot no. 1868 Area Measuring 4139 Sq. Ft. or 0.095 Acre and Sabek Plot No. 1008 in comprising to L.R Plot no. 1865 Area Measuring 1724 Sq. Ft. or 0.0396 Acre of J.L. No. 213, Mouza Kenduadihi, P.S. & Dist. Bankura, **Ward No. 15 attached S.K. Sahana Road under Bankura Municipality.**

BUTTED AND BOUNDED AS UNDER

ON THE NORTH : 34 feet wide S.K. Sahana Road.

ON THE SOUTH : Owners Balance Area of L.R. Plot No. 1865

ON THE EAST : 12 feet wide Road.

ON THE WEST : House of Pranak Kumar Sarkar & Arjun Kumar Patra.

SECOND SCHEDULE .

PART- 1

(Description of the Flat)

ALL THAT piece and parcel of a demarcated self-contained a BHK Residential Flat being No on the Floor, having measurement of. sq. ft. Carpet Area along with a Four Wheeler parking space having measurement of Sq. Ft. more or less with Tiles Flooring of "**THE PARK RESIDENCY**" butted & bounded by:-

ON THE NORTH BY: -

ON THE SOUTH BY: -

ON THE EAST BY: -

ON THE WEST BY: in Bankura at the land as described in FIRST SCHEDULE with proportionate undivided share of the land enjoyment at common areas amenities and facilities (as described in part- I & Part- 11 of the Third Schedule hereunder) THIRD SCHEDULE.

THIRD SCHEDULE PART-I

(Share in Specific Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Staircase of the building.
2. Corridors of the building.
3. Drains & Sewers.
4. Exterior Walls.
5. Electrical wiring & Fittings.
6. Overhead water tanks.
7. Water pipes.
8. Lift Well, stair head room, lift machineries

9. Pump & Motor of the building.

PART- 11

(Share in General Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Main Entrance of **THE PARK RESIDENCY** in Bankura.
2. Drains & Swears of **THE PARK RESIDENCY** in Bankura.
3. Boundary Walls and Main Gates of **THE PARK RESIDENCY** in Bankura.

FOURTH SCHEDULE

(RIGHTS OF THE PURCHASER)

- a) That the purchaser shall enjoy the super- built up area for the said office along with common rights they are lawfully entitled thereto along with all sewerage, drains, water courses and all common areas available for use of the said premises,
- b) That the purchaser shall have every right to enter into any other office in the building for the purpose of effecting repair or service pipe lines and portion of flat as may reasonably necessitated such entry with a three days advance intimation (except emergency) for such intended entry.
- c) That the purchaser shall have full proprietary rights and interest and shall entitled to sale, mortgage, lease out, let out or transfer in every manner whatsoever without requiring any permission or consent from 'OWNER" or "DEVELOPER" or from any other flat owner(s) or from the Association of the flat owners.
- d) That the purchaser undivided interest in the land described in the First Schedule above shall remain joint for ever with the owners of the other flats of the said Complex namely "**THE PARK RESIDENCY**" in Bankura.

FIFTH SCHEDULE

(PURCHASER'S/COVENANT'S)

1. On and from the date of possession, the Purchaser/s herein agree/s, undertake/s and covenant/s to:

- A) Comply with and observe the rules, regulations and byelaws framed by Maintenance Agency/Association from time to time.
- B) Permit the maintenance Agency and Association and their respective men agents and workmen to enter into the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s for the Common Purposes or the Project;
- C) Deposit the amounts for various purposes as required by the Maintenance Agency or the Association;
- D) Use the common Portions without causing any hindrance or obstruction to other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners and occupants of the buildings;
- E) Use and occupy the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s only for the purpose of residence;
- F) Keep the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s and party walls, sewers, drains pipes, cables, wires, entranced and main entrance serving any other Unit/Flat in the Building/s and/or in the premises in good and substantial repair and condition so as to support shelter and protect and keep habitable the other Unit/Flats/parts of the building/s;
- G) In particular and without prejudice to the generality of the foregoing, not to make any from of alteration in or cut or damage the beams and columns passing through the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Common Portions for the purpose of making changing or repairing the concealed wiring and pipelines or otherwise
- H) Use and enjoy the Common Portions only to the extent required for ingress to and egress from the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s of men materials and utilities;
- I) Bear and pay the Common Expenses and other outgoings in respect of the Premises proportionately & the said Unit/s/Flat/s/Car Parking Space/s/ and space/s wholly;
- J) Pay all rates taxes levies duties charges and impositions outgoings and expenses in respect of the Building and the Premises proportionately and the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly and to pay proportionate share of such rates and taxes payable in respect of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s until the same is assessed separately by the Corporation;
- K) Pay for other utilities consumed in or relating to the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
- L) Allow the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners the right to easements and/or quasi-easements;
- M) Regularly and punctuality make payment of the Common Expenses, Maintenance Charges and other payments mentioned herein within seven days of receipt of demands or relevant bill, whichever be earlier; and

2. On and From the Date of Possession, the Purchaser/s agrees and covenants:

- A) Not to put any nameplate or letter box or neon-sign or board in the Common Portions or on the outside wall of the buildings save at the place as be approved or provided by the Developer herein, whatever the case may be herein provided. However, that nothing contained herein shall prevent the Purchaser/s to put a decent nameplate outside the main door of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
- B) Not to open out any additional window or any grill box or fix grill or ledge or cover or any other apparatus protruding outside the exterior of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or any portion thereof;
- C) Not to do or permit to be done any act deed or thing which may render void or voidable any policy or Insurance or any Unit/Flat or any part of the building/s or the premises or may cause any increase in the premium payable in respect thereof;
- D) Not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in or around the staircase, landings, or in any other common areas previously decorated;
- E) Not to store or allow anyone to store any goods articles or things in or around the staircase lobby landings or other common areas or installation of the Building/s;
- F) Not to commit or permit to be committed any alteration or charges in pipes, conduits, cables and other fixtures and fittings serving the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s in the Building/s;
- G) Not to shift or obstruct any windows or lights in the said Unit/s/Flat/s/Car Parking Space— and Space/s or the Building/s;
- H) Not to permit any new window light opening doorway path passage drain or other encroachment or easement to be made or acquired in against out of or upon the said Unit's/Flat/s/Car Parking Space/s/ and Space/s without the prior consent in writing of the (hners herein and the Developer herein and/or Developer and/or Owners, whatever the case may be and/or the Association;

MEMO OF CONSIDERATION

The price of the Office amounting Rs. _____ (Rupeesonly), Including G.S.T. paid by the purchaser to the developer by Banking Transaction.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Attorney of Vendor/Developer/ Purchaser(s) are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these wile treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

WITNESS:

1.

2.

SIGNED

AND DELIVERED BY

THE DEVELOPER

SIGNED AND

DELIVERED

BY THE PURCHASER