

# DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made on this \_\_\_\_\_ day of \_\_\_\_\_, 2026,

## BETWEEN

**RAIYATH SKYDWELLER GROUP (PAN: ABKFR9396R)**, a limited liability partnership within the meaning of the Limited Liability Partnership Act, 2008, having its office at 166A, Sector – A, Metropolitan Co-operative Housing Society, 1st Floor, Post Office – Dhapa, Police Station – Pragati Maidan, Kolkata – 700105, represented by its partners (1) Mr. Utkarsh Rai (PAN: ATLPR9779F) (AADHAAR: 8588 2641 3020) and (2) Mr. Dipraj Das (PAN: AIRPD1681P) (AADHAAR: 4423 0063 4905), hereinafter referred to as the “Promoter / Vendor” (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) of the **ONE PART;**

## AND

Mr./Ms. ARANYAMARANYAM\_\_\_\_\_, (Aadhaar No. ARANYAM\_\_\_\_\_) son/daughter of ARANYAM\_\_\_\_\_, aged about \_\_\_\_\_ years, residing at ARANYAMARANYAM\_\_\_\_\_, (PAN ARANYAM\_\_\_\_\_), hereinafter referred to as the “Allottee / 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) of the OTHER PART.

## WHEREAS:

A. M/s. Girish Chandra Manilal Sanghvi (PAN: AAFFG2355R), a partnership firm, is the absolute owner of the land described in Schedule A hereto (“Said Land”).

B. The Owner and the Promoter entered into a Development Agreement dated 19th March 2025, registered at the office of Additional Registrar of Assurances-IV, Kolkata, being No. 3865 of 2025, whereby development rights were granted to the Promoter.

C. The Said Land has been converted to Bastu use vide Certificate dated 13/06/2025 (Memo No. 6/727/SDLLR/Sadar/Alipur/RS) for Mouza Siriti, JL No. 111, PS Behala, LR Khatian No. 2424, LR Plot No. 274, admeasuring 0.6900 Acres.

D. The Promoter has developed the residential Project known as "ARANYAM" on the Said Land in accordance with sanctioned plans and has obtained Occupancy Certificate / Completion Certificate.

E. The Allottee has paid the entire Total Price of Rs. \_\_\_\_\_ (Rupees ARANYAM \_\_\_\_\_ Only) as per the Agreement for Sale dated \_\_\_\_\_ executed between the Parties and registered at \_\_\_\_\_.

F. The Promoter has agreed to convey the Apartment together with proportionate undivided share in the land and Common Areas to the Allottee.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In consideration of the said Total Price of Rs. \_\_\_\_\_ (Rupees ARANYAM \_\_\_\_\_ Only) paid by the Allottee to the Promoter (receipt whereof the Promoter hereby admits and acknowledges), the Promoter doth hereby grant, convey, transfer, assign and assure unto the Allottee ALL THAT the residential Apartment No. \_\_\_\_\_ on \_\_\_\_\_ Floor in Tower/Block \_\_\_\_\_ of the Project, having carpet area of \_\_\_\_\_ Sq. Ft., more particularly described in Schedule B hereto, together with undivided proportionate share in the Said Land and Common Areas as described in Schedule A.

2. The Promoter hereby declares that the Said Apartment is free from all encumbrances, liens, charges and claims except those disclosed to the Allottee and/or capable of being cleared at the time of execution of this Conveyance.

3. The Promoter has handed over physical possession of the Apartment to the Allottee.
4. The Allottee shall be entitled to all rights, title and interest in the Apartment and proportionate share in Common Areas.
5. The Promoter covenants with the Allottee that it has good and marketable title and full right to convey the same.
6. The Allottee shall pay all future maintenance charges, sinking fund contributions, municipal taxes, electricity charges and all outgoings from the date of possession/deemed possession.

#### **SCHEDULE – A**

##### **(Description of the Land)**

All that piece or parcel of Bastu land measuring an area of 0.6900 Acres (equivalent to 2 Bigha 1 Cottah 6 Chittak more or less) lying and situated at Mouza – Siriti, JL No. 111, PS – Behala, District South 24 Parganas, comprised in LR Khatian No. 2424, LR Plot No. 274, Muncipall Premises No. 113, Holding No. Holding No. 335/120, Pasupati Bhattacharya Road,, Kolkata-700041 within the local limits of the Ward No. 121 of Kolkata Municipal Corporation , under the jurisdiction of the relevant authority, in the District of South 24 Parganas. Being butted and bounded by:

ON THE NORTH : By Premises No. 44 Pasupati Bhattacharya Road:

ON THE SOUTH : By Premises No. 42/3 Pasupati Bhattacharya Road:

ON THE EAST : By Premises No. 6, Magli Ahre Road;

ON THE WEST : By Partly by Premises No. 42A and Partly by Premises No. 42/2 and Partly by Premises No. 42 and partly by Premises No. 42/1 Pasupati Bhattacharya Road, Calcutta.

**SCHEDULE – B**

**(Description of the Apartment)**

All that residential Apartment No. \_\_\_\_\_ on \_\_\_\_\_ Floor, Tower/Block \_\_\_\_\_, having carpet area \_\_\_\_\_ Sq. Ft., with right to use of parking space, in the building known as \_\_\_\_\_, together with proportionate share in Common Areas.

**IN WITNESS WHEREOF the Parties have set their hands on the day and year first above written.**

For the Promoter

RAIYATH SKYDWELLER GROUP

Through Authorised Partner

Mr. Utkarsh Rai / Mr. Dipraj Das

Allottee

ARANYAM \_\_\_\_\_

**Witnesses:**

1.

2.

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Parking space shall not constitute an independent saleable unit and only a right to use parking shall stand transferred to the Purchaser. No ownership rights in parking shall vest independently in the Purchaser.

The Purchaser shall not carry out structural modifications or alterations affecting structural stability or elevation.

The Promoter has not assured any rental return, appreciation, resale value or investment yield.