

DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** is executed on this the day of
 **TWO THOUSAND AND TWENTY FIVE (2025)**

-BETWEEN -

MERIDIAN DEVCON PVT. LTD. (Income Tax PAN- AAHCM1792M), having its registered office at Meridian Plaza, 209,C.R.Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata (Mobile No.- 6289824005) , duly represented here by one of its Directors namely **Sri Raj Kamal Dutta (Income Tax PAN- ADTPD4126G and Aadhaar No.- 750019376193)**, son of Late Janendu Bikash Dutta, by Occupation – Business; by faith-Hindu, by Nationality – Indian, residing at “Arpan Apartment”, Block-A, First Floor, Flat No.- 3, Tegharia , P.O.- Hatiara, P.S- Baguiati, Kolkata- 700 157; District- North 24 Parganas (Mobile No.- 9051805763), hereinafter called and referred to as the “ **LAND OWNER/FIRST PARTY**”,(which expression shall unless excluded by or repugnant to the context shall mean and be deemed to include its successor-in-office and assigns) of the **ONE PART**.

AND

NEELKANTH NIRMAN PRIVATE LIMITED_(Income Tax PAN - AACCN0826A) , a company incorporated under the provisions of the companies Act 1956, having its registered office at 17/H/8, Balai Singhi Lane , 1st Floor, P.O.+ P.S.-Amherst Street, Kolkata - 700 009, District- Kolkata, duly represented by one of its Directors namely **Sri Brijesh Kumar Agrawal (Income Tax PAN - ACYPA6430G and Aadhaar Card No. -9163 5833 7726)**, son of Late Baijnath Agarwal; by Occupation - Business; by faith-Hindu, by Nationality – Indian, residing at Alcove Gloria, 403/1 Dakshindari Road, Bl- 2, Flat No.- 10H, Sreebhumi P.O.- Sreebhumi, P.S.-Lake Town, Kolkata - 700048, District- North 24 Parganas (Mobile No.- 9339839551), hereinafter called and referred to as the “ **DEVELOPER / SECOND PARTY**”, (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**.

-AND-

(1),

(2),

.....
, herein after called and referred to as the ‘**PURCHASERS/ALLOTTEES**’ (which term and expression shall

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unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/its/their heirs, executors, administrators, successors, successors-in-interests, representatives, nominee/s and assigns) of the **OTHER PART.**

WHEREAS

1. i) By virtue of several “Deeds of Conveyance”, executed and registered on diverse date, recorded in Book No.-I which are shown in a Chart herein below, such as –

Reg. Office	Deed No.	Year	Vol. No.	Page No.	R.S.Dag No.	L.R.Dag No.	L.R. Khatian No.	Purchase Area (Dec.)
A.R.A.-I, Kolkata	01207	2015	CD- 3	7613-7629	343	355,	731	0.8280
					344	356		2.196
A.R.A.-I, Kolkata	01208	2015	CD- 3	7630-7446	340	352	731	21.60
					341	353		1.398
					342	354		1.596
A.R.A.-I, Kolkata	01209	2015	CD- 3	7647-7662	343	355	1256	2.000
A.R.A.-I, Kolkata	01211	2015	CD- 3	7678-7694	340	352	362	6.000
A.D.S. R.-Bishnu pur	04373	2015	1613-2015	28876-28904	350	362	719	35.625
A.D.S. R.-Bishnu pur	05166	2015	1613-2015	46830-46857	350	362	719	11.8800
A.D.S. R.-Bishnu pur	05168	2015	1613-2015	46858-46882	339	351	731	0.4262
A.D.S. R.-Bishnu pur	05169	2015	1613-2015	46542-46572	339	351	68/1	5.3344
					339	351	731	0.2131
A.D.S. R.-Bishnu pur	05170	2015	1613-2015	46573-46606	339	351	731	0.4262
					340	352		14.4144
					341	353		0.9336
					342	354		1.0666
					343	355		0.5519

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					344	356		1.4669
D.S.R.- IV, Alipore	04239	2016	1604- 2016	113509 - 113540				
					339	351	1428	5.3344
A.D.S. R.- Bishnu pur	04203	2017	1613- 2017	87268- 87294	351	363	445	6.000
					352	364		6.250
A.D.S. R.- Bishnu pur	02961	2017	1613- 2017	62543- 62573	349	361	753	11.000 0
A.D.S. R.- Bishnu pur	02967	2017	1613- 2017	62659- 62684	349	361	421	11.000 0
A.D.S. R.- Bishnu pur	02968	2017	1613- 2017	62685- 62711	349	361	213	11.000 0
A.D.S. R.- Bishnu pur	02977	2017	1613- 2017	62864- 62890	351	363	1049	6.0000
					352	364		6.2500
A.D.S. R.- Bishnu pur	01525	2018	1613- 2018	43432 - 43467	351	363	661	4.000
					352	364		4.375
A.D.S. R.- Bishnu pur	01526	2018	1613- 2018	44316 - 44347	351	363	661	6.000
					352	364		6.250
A.D.S. R.- Bishnu pur	01527	2018	1613- 2018	44348 - 44383	351	363	661	5.000
					352	364		5.000
Reg. Office	Deed No.	Year	Vol. No.	Page No.	R.S.Dag No.	L.R.Dag No.	Khatian No.	Purcha se Area (Dec.)
A.D.S. R.- Bishnu pur	01529	2018	1613- 2018	44483 - 44413	351	363	661	3.000
					352	364		3.125
A.D.S. R.- Bishnu pur	01530	2018	1613- 2018	44414 - 44443	351	363	661	3.000
					352	364		3.125
A.D.S. R.- Bishnu pur	01531	2018	1613- 2018	44444 - 44473	351	363	661	3.000
					352	364		3.125
D.S.R.- V,	05269	2021	1630- 2021	182790 - 182821	353	365	1421	79.000 0

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Alipore								
						Total=		298.79 07

the **First Party** has purchased **ALL THAT** piece and parcel of land admeasuring an area of **298.7907 Decimal** more or less in **R.S. Dag Nos- 339, 340, 341, 342, 343, 344, 349, 350, 351, 352 and 353 corresponding to L.R. Dag Nos – 351, 352 , 353, 354, 355, 356 (Bastu Land) , 361, 362, 363, 364 and 365 under L.R. Khatian Nos. -213, 362, 421, 445, 661, 719, 731, 753, 1049, 1256, 1421 and 1428** , by Nature – Shali and Bastu (To be converted into Bastu-Commercial) , lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.-395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station- Bishnupur, within the jurisdiction of **Moukhali Gram Panchayat**, PIN Code-743503, in the District of South 24 Paraganas and since the date of purchase the **First Party** is in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and has been enjoying the absolute right, title and interest of the said property till date **by mutating** the name as the owner in the records of B.L.& L.R.O- Bishnupur, under the Govt. of West Bengal, in respect of land measuring about **291.1324 Decimal** more or less , under L.R. Khatian Nos. **1502 , 2213 and 2217** and the said property is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues, acquisitions and requisitions whatsoever from any corner and has fair and good marketable title and has every right to transfer the same to anybody against valuable consideration.

ii) By dint of purchase since being the lawful owner of the property mentioned herein above and hereunder written , the aforesaid **First Party/Owner** is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area of **298.7907 Decimal** and the same may be a little more or less, with good marketable title and it has every right to transfer the same to anybody against valuable consideration prevailing in the market and the Owner has absolute right to enter into this Agreement with the Developer.

iii) The Owner herein has been holding the property, more fully described in the **SCHEDULE** hereunder written and /or given which is free from all encumbrances.

iv) No person other than the owners herein have any title of any nature whatsoever in the premises or any part thereof.

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v) The right, title and interest of the Owners herein in the premises is free from all sorts encumbrances, charges, liens, lispendenses, damages, claims, hindrances, attachments, debts, dues, acquisition and requisitions whatsoever and the Owner herein has good marketable title in the said property mentioned in the **FIRST SCHEDULE**.

AND WHEREAS originally the land measuring an area of **290.60 (Two Hundred Ninety Point Six Zero) Decimal** more or less physically in **R.S. Dag Nos- 339, 340, 341, 342, 343, 344, 349, 350, 351, 352 and 353 corresponding to L.R. Dag Nos – 351, 352 , 353, 354, 355, 356 (Bastu Land) , 361, 362, 363, 364 and 365 under L.R. Khatian Nos.- 1502 , 2213 and 2217** , by Nature – Shali and Bastu-Commercial), lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.-395, belongs to the Land Owners as mentioned herein above.

The Said Land is earmarked for the purpose of building a residential Project comprising multistoried apartment buildings and the said project shall be known as **“CHITRAKUT SWAPNER SON SAR”** with the object of using for apartments.

- A)** Thereafter the Owners have duly appointed the present Developer as their Developer for all purposes relating to development & construction and sale of the constructed spaces by a Power of Attorney dated registered before the registered in Book No I, CD volume No, Pages being No for the year 202..... The land owners herein executed a Registered Development Agreement prior to the above Power of Attorney on which was recorded in Book no. I, Volume no., Pages, being Deed no.for the year 202.....
- B)** The land described in the First Schedule hereunder written is outside the purview of the Urban Land (Ceiling & Regulation Act) 1976.
- C)** The Owners/ Developer herein have mutated their names in the records and register of the Panchayet/BL&LRO- Bishnupur and has been paying the applicable rates and taxes without any default.
- D)** The Owner/ Developer herein have obtained a sanctioned building plan from the Panchayat/Panchayet Samity/ Zila Parisad being

building plan No dated for construction of a new building at or upon the Schedule Premises.

- E)** The Owners/ Developer herein named the Complex '**CHITRAKUT SWAPNER SONSAR**' and the Complex has now popularly come to be known by the said name. The expression '**CHITRAKUT SWAPNER SONSAR**' wherever used herein shall mean the complex comprising, inter alia, the Said Land and all the buildings and/or structures as have been constructed by Owners/ Developer herein thereon.
- F)** During the course of construction the Owners/ Developer invited offers for purchase of self-contained residential ownership flats and the Purchaser herein offered to purchase **ALL THAT** piece and parcel of the **FLAT AND no.** on the **.... Floor** of the building being **Block -** containing by estimation an area of **..... Square Feet** more or less **SUPER BUILT UP AREA** and equivalent to **..... sqft CARPET AREA** comprising of **.....** bed rooms, One dining-cum-Living room, One Kitchen, **.....** toilets and a balcony **TOGETHER WITH One allotted common Car Parking Space having** (more or less) at the Project known as '**CHITRAKUT SWAPNER SONSAR**' constructed on the premises stated in the First Schedule hereunder written TOGETHER WITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building at and for the consideration of **Rs...../- (Rupees**) only and the parties entered into an Agreement on amongst themselves.
- G)** The said Flat is now since completed and the Purchaser has duly satisfied itself as to the constructions, measurements, materials used, workmanship, the scheme of the Project and upon such satisfaction

has now proceeded to have the Deed of Conveyance executed in its favour.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:_

In consideration of the sum **Rs...../- (Rupees)** only paid by the Purchaser/s herein to the Owners/ Developer (receipt whereof the Owners/ Developer hereby by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the Purchaser/s, the Owners/ Developer doth hereby sell, transfer and convey unto and in favour of the Purchaser/s herein the said **ALL THAT** piece and parcel of the **FLAT AND no.** on the **..... Floor** of the building being **Block -** containing by estimation an super built up area of **..... Square Feet** more or less equivalent to Carpet area **..... sqft** more or less comprising of **..... bed rooms, One dining-cum-Living room, One Kitchen, toilets and a Balcony in Airport Towers** **TOGETHER WITH One allotted Car Parking Space having area 135 Sq. ft.** (more or less) at the Project known as '**CHITRAKUT SWAPNER SONARS**' constructed on the premises stated in the First Schedule hereunder written TOGETHERWITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building (morefully and more particularly described in the **SECOND SCHEDULE**) lying and situated at and upon the Premises described in the **FIRST SCHEDULE** hereunder written **TOGETHER WITH ALL** the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging or anywise appertaining thereto And ALL the estate, right, title, Interest, use,

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possession, benefit, claim and demand whatsoever at law or otherwise of the Owners/ Developer to the said piece of land and over the premises hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser/s absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter. In respect of the same to the Government or any other public body or local authority in respect thereof and the Owners/ Developer assure that The Purchaser/s shall be entitled to the rights, benefits and privileges attached to the said flat and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in common space areas and facilities in the building as described herein below for the use occupation and enjoyment of the said flat as detailed in **SCHEDULE** hereunder written and/or describe and the Purchaser/s shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of to maintenance, repair, renew, redecoration etc. of the common spaces as detailed in the **SCHEDULE** hereunder written.

THE OWNERS/ DEVELOPER COVENANT WITH THE PURCHASER/S AS FOLLOWS:-

1. The Purchaser/s may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said flat and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for his/her own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from the Owners/ Developer herein or their successors or any of them or by any person or persons claiming or to claim, from, under or in trust for him or any of them.

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- 2.** The Purchaser/s shall hold the said flat free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owners/ Developer and well and sufficiently saved, defended kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Owners/ Developer herein or by any other person or persons claiming or to claim by, from, under or in trust for them;
- 3.** The Purchaser/s shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to anyone without the consent of the Owners/ Developer or any other Co-owner who may have acquired before and who may hereafter acquire any right, title and interest similar to those acquired by the Purchaser/s under the terms of this conveyance.
- 4.** The Purchaser'/s' undivided proportionate interest is impartible in perpetuity.
- 5.** The Owners/ Developer doth hereby further covenant with the Purchaser/s that the Purchaser/s may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Flat and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for her own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Owner/ Developer or their heirs or anyone of them or by any person or persons claiming or to claim, from, under or in trust for him or anyone of them.
- 6.** The Owners/ Developer and all persons having or claiming any

estate, right, title or Interest In the said Flat and premises hereby conveyed or any part thereof by, from. under or in trust for the Owners/ Developer or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser/s do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the Purchaser/s in the manner aforesaid as by the Purchaser/s, its/his/her/their heirs, executors or administrators and assigns shall be reasonably required.

THE PURCHASER/S COVENANT/S WITH THE OWNER/ DEVELOPER AS FOLLOWS:-

1. The Purchaser/s admits and accepts that the **OWNERS/DEVELOPER** and/or his employees and/or agents and/or contractors shall be entitled to use and utilize the Block Common Portions and the Complex Common Portions for movement of building materials and for other purposes as may become necessary for completing the Construction of the Complex and/or extension thereof and the Purchasers shall not raise any objection in any manner whatsoever with regard thereto.

2. The Purchaser/s has understood the concept, layout and scheme of Blocks to comprise of Blocks and that all facilities and amenities in all Blocks/Towers shall be jointly enjoyed by the purchaser/s of units in the Complex and any access and/or for the purpose of ingress in and egress from and/or through the common parts and portions of the said First Schedule land to the Complex and any other Complex developed by the Owner/ Developer shall be permitted in perpetuity.

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3. That the common utilities, facilities, club house and common amenities and common pathway and entrance shall be used by all the purchasers of flats in all phases. The above facilities will be the common for all purchasers who will purchased the flat in any phase.

4. That it is needless to mention here that the Developer shall all ways being permitted and/or allowed to use the above facilities till the completion of all phases. The men, agent, labours with building materials and marketing team shall use all the common areas till completion of the entire Project of all phases. With regard to above two clauses there will not be any obstruction/objection on behalf of the purchasers at any point of time.

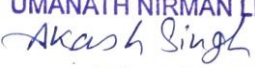
5. The Purchaser/s consents to be a member of the Association of Flat Owners to be formed by the Owners of **FLAT AND/OR UNIT** in the Complex and the Purchaser/s agrees and covenants:

i) To Co-Operate With The Other Co-Purchaser/s and the **OWNERS/ DEVELOPER** /and /or the Association of Flat Owners in The Management And Maintenance Of The Block/Complex.

ii) **TO OBSERVE** the rules framed from time to time by the **OWNERS/ DEVELOPER** and /or the Association of Flat Owners for quiet and peaceful enjoyment of the Complex as a decent place for living.

iii) **TO ALLOW** the **OWNERS/ DEVELOPER** and /or the Association of Flat Owners with or without workmen to enter into the said **FLAT AND/OR UNIT** for the purpose of maintenance and repairs.

iv) **TO PAY** and bear the common expenses and other outgoings and expenses since the date of possession and also the rates and taxes for and/or in respect of the said building including those mentioned in the **SCHEDULE** hereunder written proportionately for the building and/or common parts/areas and wholly for the said **FLAT AND/OR UNIT** and/or to make deposit on account thereof in the manner mentioned hereunder to or with the **OWNERS/ DEVELOPER** and upon the formation of the association or Co-operative Society or Private Limited Company. Such amount shall be deemed to be due and payable on and from the **DATE**

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OF POSSESSION irrespective of the Purchasers taking actual possession of the said **FLAT AND/OR UNIT** at a later date or the said **FLAT AND/OR UNIT** has been taken possession of or not by the Purchasers.

v) TO DEPOSIT the amounts reasonably required with the **OWNERS/ DEVELOPER** and upon the formation with the association or co-operative society or private limited company as the said case may be towards the liability for the rates and taxes and other outgoings.

vi) TO PAY charges for electricity in or relating to the said **FLAT AND/OR UNIT** wholly and proportionately relating to the **COMMON PORTIONS**.

vii) NOT TO sub-divide the said **FLAT AND/OR UNIT** and/or the parking space or any portion thereof.

viii) NOT TO do any act deed or thing or obstruct the construction or completion of the said building in any manner whatsoever and notwithstanding any temporary construction in the Purchasers enjoyment of the said **FLAT AND/OR UNIT**.

ix) NOT TO throw dirt, rubbish or other refuse or permit the same to be thrown or accumulated in the said building and/or compound or any portion of the building.

x) NOT TO store or bring and allow to be stored and brought in the said **FLAT AND/OR UNIT** any goods or hazardous or combustible nature or which are so heavy as to affect or endanger the structures of the building or any portion of the building, any fittings or fixtures thereof including windows, floors etc. in any manner.

xi) NOT TO hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage the construction of the building or any part thereof.

xii) NOT TO fix or install air conditions in the said **FLAT AND/OR UNIT** save and except at the places which have been specified in the said **FLAT AND/OR UNIT** for such installation.

xiii) NOT TO do or cause anything to be done in or around the said

FLAT AND/OR UNIT which may cause or tend to cause or that amount to cause or affect any damage to any flooring or ceiling of the said **FLAT AND/OR UNIT** or adjacent to the said **FLAT AND/OR UNIT** or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.

xiv) NOT TO damage or demolish or cause to be damaged or demolished the said **FLAT AND/OR UNIT** or any part thereof or the fittings and fixtures affixed thereto.

xv) NOT TO close or permit the closing of verandahs or lounges or balconies or lobbies and common parts and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, lounges or any external walls or the fences, of external doors and windows of the said **FLAT AND/OR UNIT** which in the opinion of the **OWNERS/ DEVELOPER** differs from the colour scheme of the building or deviation or which in the opinion of the **OWNERS/ DEVELOPER** may affect the elevation in respect of the exterior walls of the said building.

xvi) NOT TO install grills the design of which have not been suggested or approved by the Architect and not to install or fix outdoors of any Air Condition machine outside the specified zone.

xvii) NOT TO do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said **FLAT AND/OR UNIT** or any part of the said building or cause increased premium to be payable in respect thereof if the building is insured.

xviii) NOT TO raise any objection whatsoever to the **OWNER'S/OWNER/ DEVELOPER 'S** dealing with all the unsold and open areas in the Complex in the manner as deemed fit and proper by the **OWNER/ DEVELOPER** subject to approval by the concerned authority.

xix) NOT TO make in the said **FLAT AND/OR UNIT** any structural addition and/or alteration such as beams, columns, partition walls etc. or improvement of a permanent nature except with the prior approval in

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writing of the **OWNERS/ DEVELOPER** and/or any concerned authority.

xx) **NOT TO** use the said **FLAT AND/OR UNIT** or permit the same to be used for any purpose whatsoever other than 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 owners and occupiers of the neighboring premises or for any illegal or immoral purpose.

xxi) **NOT TO** raise any objection upon the Owners/ Developer undertaking additional construction in accordance with law and for **the** purpose the Purchaser/s has duly accorded its consent to the Owners/ Developer applying for additional sanction vertically and /or laterally and raising additional construction and dealing with the same. The Purchaser/s gives his/her/their consent to any additional construction in the said Project or the amalgamation of additional adjacent land for further construction and if additional land is taken the Developer shall be permitted to use the common path/passage and other spaces for such additional construction and the facilities and amenities in this Project shall be commonly used by the other Purchaser/s in the additional construction.

xxii) **NOT TO** raise any objection as and when the Owners erects, install, fix, mount hoarding, neon sign board, signage, mobile towers etc at any place /location/**roof** of any block within the project and not to claim any right over the revenue arising out of such erection, installation, fixing, mounting of hoardings, neon sign boards, signages, mobile towers etc and for the purpose not to block the free access to any/all such installations.

xxiii) **NOT TO** raise any objection in the event the Owners/ Developer herein adds and /or amalgamates any other land or property in the surroundings to the Schedule property and the said additional /amalgamated lands shall be treated as part and parcel of the project and the Owners/ Developer and all unit purchasers shall be entitled to

use and enjoy the internal Roads/Passages as common road for the scheduled land and the additional land/amalgamated land and also of the entrances (both for ingress and egress) and all common amenities, facilities, shall also be accordingly shared by the unit purchasers of units in the scheduled land and the unit purchasers in the added / additional land and the obligation to pay the common maintenance charges shall apply in respect of the construction on the added/ additional land and the construction on the First Schedule land and shall be adhered to by the Purchaser herein along with the other co-owners.

xxiv) NOT TO claim any right whatsoever over and in respect of the **COMMON PARTS AND PORTIONS** in other Block/s and/or **COMMON PARTS AND PORTIONS** in the Complex.

xxv) NOT TO use the allocated car space or permit the same to be used for any other **purpose** whatsoever other than parking of its own car.

xxvi) NOT TO park car on the pathway or open spaces of the building or at any other place except the space allotted to it and shall use the pathways as would be directed by the **OWNERS/ DEVELOPER**.

xxvii) TO ABIDE by such building rules and regulations as may be made applicable by the **OWNERS** before the formation of the and /or the Association of Flat Owners and after the and /or the Association of Flat Owners is formed.

xxviii) NOT TO make or cause, any objection interruption interference hindrance, obstruction or impediment for any **reason** or in any manner whatsoever relating to the Project or the construction and completion of the Building/s by the Owner/ Developer herein including any further constructions, additions or alterations that may be made from time to time.

xxix) NOT TO claim partition of its undivided right, title and interest in the land attributable to the said **FLAT AND/OR UNIT**.

xxx) NOT TO claim any right over and in respect of any other Units

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and/or the roof and/or open spaces and/or Common Parts and Portions of other Block/s and not to object to the Owner/ Developer exercising its right to deal with the same

xxxi) NOT TO place any signboard, hoarding, and signage on the outer and / or inner wall except a reasonably sized nameplate outside the main door to the **FLAT AND/OR UNIT**.

xxxii) To pay GST at the applicable rates and /or any enhancement thereof at any point in time in addition to the consideration amount.

xxxiii) The right of the purchaser/s in respect of the Car Parking Space (in case a Car Parking Space has been allotted to the Purchaser herein) the shall be as follows:-

- (i) To park a Medium Sized Motor Car only.
- (ii) Not to use car parking space or permit the same to be used for any purpose whatsoever other than parking of a medium sized car.
- (iii) To keep the car in the car parking space, but not to park any car outside of the car parking space.
- (iv) Not raise or put up any kutcha or pucca construction grilled wall/enclosures thereon or part thereof and shall keep it always open as before.
- (v) Not to use the said car parking space or permit the same to be used Dwelling or staying of any person or blocking any putting any articles shall not be allowed in the parking space.
- (vi) Not to claim any right whatsoever over and in respect of the Car parking spaces.
- (vii) Not to park car on the pathway or open spaces of the building or at any other place except the space allotted to it.
- (viii) To allow the ingress and egress of the cars and vehicles of the other unit owners over the car parking space of the purchaser herein.
- (ix) To pay all rates, taxes assessments in respect of the Car Parking Space.

THE FIRST SCHEDULE ABOVE REFERRED TO :

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(The Description of the Property)

ALL THAT piece and parcel of land admeasuring an area of **290.60** (Two Hundred Ninety Point Six Zero) Decimal more or less in **R.S. Dag Nos- 339, 340, 341, 342, 343, 344, 349, 350, 351, 352 and 353** corresponding to **L.R. Dag Nos – 351, 352 , 353, 354, 355, 356 (Bastu Land) , 361, 362, 363, 364 and 365 under L.R. Khatian Nos.- 1502 , 2213 and 2217** , by Nature – Shali and Bastu (To be converted into Bastu-Commercial) , lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.-395, Pargana- Azimabad, comprised in the following **R.S. & L.R. Dag Nos and & L.R. Khatian Nos. –**

Dag Nos.		L.R. Khatian No.	Nature	Total area in Dag (in Dec)	Share in 1.0000	Area under this Deed (In Dec)	Remarks
R.S.	L.R.						
339	351	1502	Shali	32	0.3562	11.40	Mutated Area
340	352	1502	Shali	42	1.0000	42.00	Mutated Area
341	353	1502	Shali	7	0.3334	2.33	Mutated Area
342	354	1502	Shali	8	0.3333	2.66	Mutated Area
343	355	1502	Shali	9	0.3333	3.00	Mutated Area

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34 4	356	1502	Bastu	11	0.3333	3.66	Mutate d Area
34 9	361	2217	Shali	44	0.5810	25.55	Mutate d Area
35 0	362	1502	Shali	54	0.8797	47.50	Mutate d Area
35 1	363	2213	Shali	48	0.7500	36.00	Mutate d Area
35 2	364	2213	Shali	50	0.7500	37.50	Mutate d Area
35 3	365	2213	Shali	79	0.6899	54.50	Mutate d Area
			Total=	384		290.60	

District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station- Bishnupur, within the jurisdiction of **Moukhali Gram Panchayat**, PIN Code-743503, in the District of South 24 Paraganas, hereinafter called and referred to as the **SAID LAND** .

which is butted and bounded as follows:

ON THE NORTH :

ON THE SOUTH ;

ON THE EAST ;

ON THE WEST ;

THE SECOND SCHEDULE ABOVE REFERRED TO

(THE DESCRIPTION OF SAID FLAT ON THE.....)

ALL THAT one self-contained residential **Flat being no. ...** on the **Floor** with **Tiles flooring in Airport in Block/Tower -** with lift facilities together with proportionate right title and interest in the

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impartial undivided share of land on which the said building is construction mention in **Schedule – A** hereinabove written together with all common rights amenities and facilities. The area of the said **Flat being Flat No. .** is measuring a super built up area of **approx. Sq. Ft.** more or less equivalent to sqft Carpet area more or less which consists of Bedrooms, One Kitchen, One balcony, Toilet/s and One Dining Cum Drawing room at **CHITRAKUT SWAPNER SONSAR with CAR PARKING No.** measuring about **135 sqf.t**

THE FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON AREA AND FACILITIES)

1. Stairs, staircase and landing and lifts.
2. Egress and ingress from and to the said flat and building as well as premises.
3. Pump room, electric meter room.
4. Caretaker's room, if any.
5. Reservoirs.
6. Common plumbing and other common relations.
7. Electric wiring, connection, installations and equipments.
8. Motor pump room, lift and fittings including those are installed for particular unit.
9. Boundary wall, drainage, sewerage system of the premises and the building.

Common Facilities:-

Centralized security system.

Lawn.

Badminton Court.

Community Hall

Indoor games room – Table tennis, carom, chess, T.V. Lounge.

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24 hours water supply.

IN WITNESS WHEREOF the parties hereto have hereunto put their hands and seals the day, month and year first above written.

Signed, Sealed and delivered by

In the presence of :

W I T N E S S E S :

1.

.....

Signature of the Land Owners

By the attorney holder

2.

.....

Signature of the Developer

.....

Signature of the Purchaser/s

Drafted by :

UMANATH NIRMAL LLP
Akash Singh
Authorised Signatory

(Soumyajit Bhatta)
Advocate
High Court, Calcutta
Enroll no. WB-774/2000

(MODE OF PAYMENT FOR THE FLAT/ UNIT)

.....

WITNESSES:-

1.

2.

SIGNATURE OF THE DEVELOPER

UMANATH NIRMAN LLP
Akash Singh
Authorised Signatory