

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this day of
Two Thousand and Twenty Five (2025)

B E T W E E N

(1) **SRI NIHAR RANJAN MUKHERJEE** (PAN – BQOPM6861J, Aadhaar No. 6021 9652 8715, D.O.B. -----), son of Late Nanigopal Mukherjee, by faith – Hindu, by Nationality – Indian, by Occupation – Retired Serviceman, residing at Bhatenda, P.O. Rajarhat, P.S. Rajarhat, Kolkata – 700 135, Dist. North 24-Parganas, (2) **SRI SWAPAN KUMAR MUKHERJEE** (PAN – AECPM8618Q, Aadhaar No. 8846 7779 8679, D.O.B. -----), son of Late Nanigopal Mukherjee, by faith – Hindu, by Nationality – Indian, by Occupation – Retired Serviceman, residing at Bhatenda, P.O. Rajarhat, P.S. Rajarhat, Kolkata – 700 135, Dist. North 24-Parganas, (3) **SRI NILOTPAL MUKHOPADHYAY** (PAN – ALBPM1767C, Aadhaar No. 5638 0641 1266, D.O.B. -----), son of Sri Nihar Ranjan Mukhopadhyay, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Bhatenda, P.O. Rajarhat, P.S. Rajarhat, Kolkata – 700 135, Dist. North 24-Parganas, (4) **SRI NILADRI MUKHERJEE** (PAN – AVRPM8866E, Aadhaar No. 2974 7317 2559, D.O.B. -----), son of Sri Swapan Kumar Mukherjee, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Bhatenda, P.O. Rajarhat, P.S. Rajarhat, Kolkata – 700 135, Dist. North 24-Parganas, (5) **SMT. PRIYANKA MUKHOPADHYAY** (PAN – BQOPM6859C, Aadhaar No. 6456 5660 1827, D.O.B. -----), wife of Sri Nilotpal Mukhopadhyay, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Bhatenda, P.O. Rajarhat, P.S. Rajarhat, Kolkata – 700 135, Dist. North 24-Parganas, (6) **SMT. RITUPARNA MUKHERJEE** (PAN – CXFPM7301E, Aadhaar No. 4628 9943 9896, D.O.B. -----), wife of Sri Niladri Mukherjee, by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, residing at Bhatenda, P.O. Rajarhat, P.S. Rajarhat, Kolkata – 700 135, Dist. North 24-Parganas, (7) **SRI BISWAJIT RAY** (PAN – ACTPR6737J, Aadhaar No. 9317 1645 6398, D.O.B. -----), son of Late Kalikinkor Roy, by faith – Hindu, by Nationality – Indian, by Occupation – Ex-Serviceman, residing at 9, Bangur Avenue, Block – A, P.O. Bangur Avenue, P.S. Lake Town, Kolkata – 700 055, Dist. North 24-Parganas, (8) **SMT. JHUMA RAY** (PAN – ANBPR0881J, Aadhaar No. 6910 8471 8153, D.O.B. -----), wife of Sri Biswajit Ray, by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, residing at 9, Bangur Avenue, Block – A, P.O. Bangur Avenue, P.S. Lake Town, Kolkata – 700 055, Dist. North 24-Parganas and (9) **SRI ABHIJIT ROY** (PAN – BRJPR7031M, Aadhaar No. 2306 9960 7470, D.O.B. -----), son of Sri

Biswajit Ray, by faith – Hindu, by Nationality – Indian, by Occupation – Service, residing at 9, Bangur Avenue, Block – A, P.O. Bangur Avenue, P.S. Lake Town, Kolkata – 700 055, Dist. North 24-Parganas, hereinafter referred to and called as the “**VENDORS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

The Vendors are represented by their Constituted Attorney - **CHAKRABORTY NIRMAN PVT. LTD. (PAN AAEC1411G, D.O.I. 23.09.2010)**, a Private Limited Company registered under Companies Act. 1956, having its registered office at Sujan Heights, BMC-110, Barna Parichoy Sarani, Christian Para, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700 102, District North 24-Parganas, in the State of West Bengal and represented by its Managing Director **SRI SURAJIT CHAKRABORTY (having Pan AFYPC5294B, Aadhaar No. 5050 6572 1143, D.O.B. 20.12.1977)**, son of Late Nani Gopal Chakraborty, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at AF-358, Sarat Sarani, Hanapara, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700 102, District North 24-Parganas, empowered and authorized by virtue of a registered Development Power of Attorney, duly registered before the A.D.S.R.O. Rajarhat and recorded in Book No. I, Volume No. 1523-2023, Pages from ----- to -----, Being No. 15230----- for the year 2023.

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CHAKRABORTY NIRMAN PVT. LTD. (PAN AAEC1411G, D.O.I. 23.09.2010), a Private Limited Company registered under Companies Act. 1956, having its registered office at Sujan Heights, BMC-110, Barna Parichoy Sarani, Christian Para, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700 102, District North 24-Parganas, in the State of West Bengal and represented by its Managing Director **SRI SURAJIT CHAKRABORTY (having Pan AFYPC5294B, Aadhaar No. 5050 6572 1143, D.O.B. 20.12.1977)**, son of Late Nani Gopal Chakraborty, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at AF-358, Sarat Sarani, Hanapara, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700 102, District North 24-Parganas, hereinafter referred to and called as the “**DEVELOPER**” (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include all their successor or successors in interest, executors, administrators, representatives and / or assigns) of the **SECOND PART.**

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hereinafter referred to and called as the “**PURCHASER**” (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include **his** legal heirs, executors, representatives, administrators and / or assigns) of the **THIRD PART.**

WHEREAS one Nanigopal Mukhopadhyay and one Makhan Lal Mukhopadhyay jointly seized and possessed ALL THAT piece and parcel of a plot of bastu land measuring an area of 110 Decimals be the same a little more or less along with other properties, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi No. 2998, Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. Dag No. 438, under C.S. Khatian No. 146, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS said Nanigopal Mukhopadhyay and Makhan Lal Mukhopadhyay while in possession of the abovementioned property, one of the share holder of the total property said Nanigopal Mukhopadhyay died intestate leaving behind his wife Smt. Kamala Bala Mukhopadhyay, three sons namely Nihar Ranjan Mukhopadhyay, Swapan Kumar Mukhopadhyay, Shyamal Kumar Mukhopadhyay and five daughters namely Kalpana Mukhopadhyay, Arati Mukhopadhyay, Malati Mukhopadhyay, Sandhya Mukhopadhyay, Minati Mukhopadhyay as his legal heirs and successors as per the Hindu Succession Act. 1956.

AND WHEREAS subsequently the legal heirs of Late Nanigopal Mukhopadhyay namely Smt. Kamala Bala Mukhopadhyay, Nihar Ranjan Mukhopadhyay, Swapan Kumar Mukhopadhyay, Shyamal Kumar Mukhopadhyay, Kalpana Mukhopadhyay, Arati Mukhopadhyay, Malati Mukhopadhyay, Sandhya Mukhopadhyay and Minati Mukhopadhyay became absolute owners and seized and possessed of Late Nanigopal Mukhopadhyay's share of the total property.

AND WHEREAS subsequently the legal heirs of Late Nanigopal Mukhopadhyay while in possession of the abovementioned property executed a Deed of Partition, duly registered and executed on 30.05.1979 in the office of (Sub-Registrar) S.R. Cossipore Dum Dum and recorded in Book No. I, Volume No. 60, Pages from 249 to 255, Being No. 4007 for the year 1979 along with another shareholder of the total property i.e. said Makhan Lal Mukhopadhyay.

AND WHEREAS consequently after the execution of the abovementioned deed of partition the legal heirs of Late Nanigopal Mukhopadhyay namely Smt. Kamala Bala Mukhopadhyay, Nihar Ranjan Mukhopadhyay, Swapan Kumar Mukhopadhyay, Shyamal Kumar Mukhopadhyay, Kalpana Mukhopadhyay, Arati Mukhopadhyay, Malati Mukhopadhyay, Sandhya Mukhopadhyay and Minati Mukhopadhyay became the absolute Owners and seized and possessed of ALL THAT piece and parcel of a plot of bastu land measuring an area of 49.13 decimals be the same a little more or less, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi Nos. 2998 Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. Dag No. 438, under C.S. Khatian No. 146, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24-Parganas and recorded their names respectively in the record of rights and obtained L.R. Khatian No. 712 in favour of Sri Shyamal Mukherjee, L.R. Khatian No. 351 in favour of Sri Nihar Ranjan Mukhopadhyay, L.R. Khatian No. 753 in favour of Sri Swapan Kumar Mukhopadhyay and L.R. Khatian No. 104 in favour of Smt. Kamala Bala Mukhopadhyay.

AND WHEREAS by virtue of the abovementioned Deed of partition, the said Sri Nihar Ranjan Mukherjee and Sri Swapan Kumar Mukherjee became the absolute Owners and seized and possessed of and otherwise well and sufficiently entitled to 2/9th share of the total land measuring about 49.13 Decimals be the same little more or less i.e. ALL THAT piece and parcel of a plot of bastu land measuring an area about 10.92 Decimals be the same a little more or less, (individually 5.46 decimals more or less each respectively), lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi Nos. 2998 Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 351 and 753, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24-Parganas and enjoying the right, title and interest thereof free from all encumbrances.

AND WHEREAS by virtue of a Deed of Gift one Minati Banerjee, daughter of Late Nanigopal Mukherjee gifted her 1/9th share of the total property i.e. ALLTHAT piece or parcel of a plot of bastu land measuring about 5.46 Decimals be the same a little more or less alongwith a tile shed, kaccha structure measuring about 100 Sq.ft. more or less, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi Nos. 2998 Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 351, 753, 712 & 104, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24-Parganas in favour of Sri Nihar Ranjan Mukherjee and Sri Swapan Kumar Mukherjee, duly executed and registered on 06.10.2020 and the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2020, Pages No. 334025 to 334057, Being No. 152308203 for the year 2020 and enjoying the right, title and interest thereof free from all encumbrances.

AND WHEREAS the said Sri Nihar Ranjan Mukherjee and Sri Swapan Kumar Mukherjee became the absolute Owners and seized and possessed of and otherwise well and sufficiently entitled to ALLT HAT piece and parcel of a plot of bastu land measuring about 16.38 Decimals be the same a little more or less along with a tile shed, kaccha structure measuring about 100 Sq.ft. more or less, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi Nos. 2998 Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 351 and 753, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24-Parganas and entitled to the same free from all encumbrances, charges, liens, impendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS by virtue of a Deed of Gift Kamala Bala Mukhopadhyay, wife of Late Nanigopal Mukherjee gifted her 1/9th share of the total property i.e. ALL THAT piece or parcel of a plot of bastu land measuring about 5.46 Decimals be the same a little more or less, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi Nos. 2998 Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No. 146, corresponding to L.R. Khatian No. 104, within the jurisdiction of Rajarhat

Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24-Parganas in favour of Sri Nilotpal Mukhopadhyay and Sri Niladri Mukherjee, duly executed and registered on 10.08.2003 and the office of D.S.R. – II, North 24-Parganas at Barasat, recorded in Book No. I, Volume No. 18, Pages No. 2221 to 2239, Being No. 09008 for the year 2007 and enjoying the right, title and interest thereof free from all encumbrances.

AND WHEREAS the said Sri Nilotpal Mukhopadhyay and Sri Niladri Mukherjee became the absolute owners and seized and possessed of ALL THAT piece or parcel of a plot of bastu land measuring about 5.46 Decimals be the same a little more or less, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi Nos. 2998 Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No. 146, corresponding to L.R. Khatian No. 104, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24-Parganas and otherwise well and sufficiently entitled to freed from all encumbrances, charges, liens, impendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS by virtue of a Deed of Conveyance, Sri Shyamal Mukherjee, son of Late Nanigopal Mukherjee, Smt. Sandhya Banerjee, wife of Late Ranjit Banerjee, Smt. Malati Bhattacharya, wife of Sambhu Bhattacharya, Smt. Arati Chatterjee, wife of Abani Chatterjee, Smt. Anindita Chatterjee, wife of Bidyut Chatterjee jointly sold, conveyed and transferred of ALL THAT piece or parcel of a plot of bastu land measuring about 27.30 Decimals be the same a little more or less, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi Nos. 2998 Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No. 146, corresponding to L.R. Khatian No. 351, 753, 712 & 104, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24-Parganas in favour of Sri Ardhendu Nath, son of Sri Tarapada Nath, executed and registered on 13.08.2008 at the office of A.D.S.R. Bidhannagar (Salt lake City) and recorded in Book No. I, CD Volume No. 10, Pages 8471 to 8488, Being No. 10654 for the year 2008 and enjoying the right, title and interest thereof free from all encumbrances.

AND WHEREAS said Ardhendu Nath by virtue of a Deed of Conveyance sold, conveyed and transferred of ALL THAT piece or parcel of a plot of bastu land measuring about 18.21 Decimal more or less out of 27.30 Decimals be the same a little more or less, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi Nos. 2998 Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No. 146, corresponding to L.R. Khatian No. 3159, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24-Parganas in favour of Sri Nilotpal Mukhopadhyay and Smt. Priyanka Mukhopadhyay (Obtained 8.69 Decimals be the same a little more or less out of 18.21 Decimals) and Sri Niladri Mukherjee and Smt. Rituparna Mukherjee (obtained 9.52 Decimals more or less out of 18.21 Decimals) executed and registered on 07.07.2021 at the office of A.D.S.R. Rajarhat and recorded in Book No. I, Volume No. 1523-2021, Pages 292666 to 292696, Being No. 152306947 for the year 2021 and enjoying the right, title and interest thereof free from all encumbrances.

AND WHEREAS the said Sri Nilotpal Mukhopadhyay, Smt. Priyanka Mukhopadhyay, Sri Niladri Mukherjee & Smt. Rituparna Mukherjee became absolute joint Owners and seized and possessed of ALL THAT piece or parcel of a plot of bastu land measuring about 18.21 Decimal be the same a little more or less, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi No. 2998 comprised in C.S. Dag No. 403, corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 5044, 5048, 5065 & 5071 (coming from L.R. Khatian No. 3159), within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24-Parganas and otherwise well and sufficiently entitled to free from all encumbrances, charges, liens, impendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbances and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS the said Ardhendu Nath by virtue of a Deed of Conveyance sold, conveyed and transferred of ALL THAT piece or parcel of a plot of bastu land measuring about 9.09 Decimal more or less out of 27.30 Decimals be the same a little more or less, alongwith a Tile shed, kaccha structure measuring about 100 Sq.ft. more or less, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi Nos. 2998 Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No.

146, corresponding to L.R. Khatian No. 3159, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24-Parganas in favour of Sri Biswajit Ray, Smt. Jhuma Ray & Sri Abhijit Roy, executed and registered on 16.07.2021 at the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2021, Pages from 303920 to 303947, Being No. 152307249 for the year 2021 and enjoying the right, title and interest thereof free from all encumbrances.

AND WHEREAS the said Sri Biswajit Ray, Smt. Jhuma Ray & Sri Abhijit Roy became absolute joint Owners and seized and possessed of ALL THAT piece or parcel of a plot of bastu land measuring about 9.09 Decimal be the same a little more or less, alongwith a Tile shed, kaccha structure measuring about 100 Sq.ft. more or less, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi Nos. 2998 Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 5274, 5052 & 5257 (coming from L.R. Khatian No. 3159, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24-Parganas and otherwise well and sufficiently entitled to free from all encumbrances, charges, liens, impendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS for their better enjoyment as per share of the Four Groups of Vendors herein intended to amalgamate their aforesaid respective share into a single plot morefully and particularly described in the First Schedule hereto and accordingly for avoiding future litigations about the same, all the Vendors herein jointly execute a Deed of Amalgamation dated 22nd day of June, 2023 and duly executed before the A.D.S.R. Rajarhat, New Town, recorded in Book No. I, Being No. 152309311 for the year 2023.

AND WHEREAS since then the Vendors herein became the absolute joint Owners of **ALL THAT** piece or parcel of a plot of bastu land measuring an area of 49.13 Decimals equivalent to 29 (Twenty Nine) Cottahs 11 (Eleven) Chittacks 24 (Twenty Four) Sq.ft. more or less and as per physical measurement 42.03 Decimals equivalent to 25 (Twenty Five) Cottahs 6 (Six) Chittacks 41 (Forty One) Sq.ft. be the same a little more or less alongwith two Tile shed, kaccha structures thereon measuring about 100 Sq.ft. more or less, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi No. 2998 Hal 10, comprised

in C.S. Dag No. 403, corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 351, 753, 2583, 2584, 5044, 5048, 5065, 5071, 5274, 5052 & 5257, at -----, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, under Additional District Sub-Registration Office at Rajarhat, New Town, in the District of North 24-Parganas, particularly mentioned and described in the First Schedule hereunder written and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, convey and / or transfer the same as they shall think fit and proper.

AND WHEREAS with a view to develop the said property by raising construction of a G+3 storied building, the Vendors herein entered into a registered Development Agreement executed on 22.06.2023 with the Developer herein, which was duly registered before the Additional District Sub-Registrar at Rajarhat and recorded in Book No. I, Volume No. 1523-2023, Pages 308401 to 308462, Being No. 152309318 for the year 2023, under some terms and conditions mentioned thereon and also executed a Development Power of Attorney executed on -----, which was duly registered before the Additional District Sub-Registrar at Rajarhat and recorded in Book No. I, Volume No. 1523-2023, Pages ----- to -----, Being No. 15230----- for the year 2023 unto and in favour of the said Developer to empowering himself right to sell, convey and transfer of the Developer's Allocation.

AND WHEREAS in terms of the said Development Agreement and Development Power of Attorney, the Developer herein obtained a Building Sanction Plan Vide No. **564/N.Z.P. dated 27.11.2024** from the concerned Rajarhat Bishnupur 1 No. Gram Panchayet and simultaneously there with, in accordance with the terms and conditions of the said registered Agreement for Development, started the process of sale of Flats and the Car Parking Spaces of the said newly constructed multi storied building Complex fallen under Developer's Allocation in favour of the intending Purchaser(s) thereof. The Developer has already obtained Hira Registration from the competent authority being No. **HIRA/P/-**-----.

AND WHEREAS the Developer intended to sale or transfer a Flat being No. -----, having the super built up area of ----- Square feet approximately (Carpet area ----- Sq.ft.,

Built up area ----- Sq.ft. and 30% service area excluding stair and lift i.e. super built up area ----- Sq.ft.) and lying on the ----- side of the ----- Floor of **Block – -----** of the building at or for the total price of the said Flat of **Rs. -----/- (Rupees -----)** only including **amenities charges and GST** and the Purchaser herein agreed to purchase the said Flat at a total consideration mentioned above and the parties herein entered into a registered Agreement for Sale. .

AND WHEREAS the Purchaser herein **has** paid the consideration amount of the said Flat of **Rs. -----/- (Rupees -----)** only on different installment on or before this Deed of Conveyance for the schedule mentioned property as stated in the Memo of consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the full and final payment of the **Rs. -----/- (Rupees -----)** only of good and lawful money of the Union of India well and truly paid by the Purchaser to the Developer before execution of these presents the receipt whereof the Land Owners / Vendors and the Developer doth hereby as well as by the Memo of Consideration hereunder written jointly and severally admit and acknowledge and of and from the same and every part thereof, doth hereby acquit, release and forever discharge the said flat being No. -----, having the carpet area of ----- Sq.ft. more or less equivalent to super built up area of ----- Square feet approximately and lying on the ----- side of the ----- Floor of **Block – -----** at the said building and / or the said property and properties appurtenant thereto at the said premises and the present Vendors as well as Developer doth hereby sell, grant, transfer, convey, assign and assure unto the Purchaser of the Third Part **ALL THAT** one self contained residential flat being No. -----, having the carpet area of ----- Sq.ft. more or less equivalent to super built up area of ----- Square feet approximately and lying on the ----- side of the ----- Floor of **Block – -----** of the building and more particularly described in Second Schedule hereunder written **TOGETHER WITH** proportionate undivided share or interest in the land of the said premises free from all encumbrances and also with right of common areas and parts mentioned and described in Third Schedule hereunder written **AND** such easements and quasi-easements and privileges recorded to the Purchaser hereunder written for more beneficial use and enjoyment of the said property without causing any disturbances and interferences to the Vendors / Developer / their other assignees in respect of other portions of the said building **OR HOWSOEVER OTHERWISE** the said Flat and / or the said

property or any part thereof now is or are at any time heretofore was or were situated, butted, bounded, called, known, numbered, described, distinguished or reputed so to be TOGETHER WITH all the ways, paths, passages, advantages of ancient rights, liberties, easements, appendages and appurtenances whatsoever to the said Flat belonging or in any way appertaining thereto TOGETHER WITH all easements rights over and under the said common passage and other common areas common roof and all the estate, right, title, interest, claim or demand whatsoever of the Vendors into upon and out of the said Flat and all advantages appurtenances whatsoever thereto belonging or in any way appertaining thereto or therewith usually held, used, occupied, enjoyed, reputed or known as part, parcel or number or appurtenant thereof and every part thereof TO HOLD use and occupy the same and the right to use in common with the Vendors and Developer and their respective assignees and other occupants of the other super built up area / flats / Car Parking Space / spaces of the said Apartment standing on the Premises under First Schedule hereunder written and all common passages, entrance gate (to be enjoyed by the parties hereto at all material times) electric fittings, common drainage, sewerage, pump water with underground and overhead reservoirs and all other rights, easements, appurtenances and privileges thereto for beneficial enjoyment of the said super built up area and / or the said Flat free from all encumbrances, attachments, liens or lispensens whatsoever TO HAVE AND TO HOLD the said built up area with super structure commonly known as flat being No. -----, having the carpet area of ----- Sq.ft. more or less equivalent to super built up area of ----- Square feet approximately and lying on the ----- side of the ----- Floor of **Block – -----** with proportionate undivided share of land of First Schedule property mentioned hereunder written and hereby covenant with the Purchaser THAT NOTWITHSTANDING any act, deed or things by the said Vendors or Developer or their predecessor-in-title done executed or knowingly suffered to the contrary the said Vendors and the Developer have jointly good right, full power and absolute authority to grant, convey, transfer and assign and assure the said super built up area with super structure commonly known as Flat on the ----- **Floor**, mentioned in Second Schedule with proportionate undivided share of land mentioned in First Schedule hereinbelow, hereby granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be unto and to the use of the said Purchaser absolutely and forever AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said flat being No. -----, having the carpet area of ----- Sq.ft. more or less equivalent to super built up area of ----- Square feet approximately and lying on the ----- side of the ----- Floor of **Block – -----** at the said building mentioned in Second Schedule

hereunder written with proportionate undivided share of land of First Schedule property and the Purchaser will have the common title and interest in the land so described in First Schedule hereunder written together with right and interest over all common areas and parts of the building and such right of the Purchaser shall be habitable and transferable like other immovable properties and the Purchaser hereto will have absolute right to sale, transfer, gift, lease, mortgage, assigned and let out the said Flat so purchased hereunder according to **his** discretion without any objection, hindrance and / or claim from the Party of the First Part and Second Part hereto or from whomsoever in any manner whatsoever, receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or Developer herein or any person or persons lawfully or equitably claiming from under or in trust for them AND THAT free and clear and freely and clearly acquitted exonerated and discharged from or by the Vendors and Developer and well and sufficiently safe defended kept harmless and indemnified of and from and against all and all manner of former and other estate right, title, interest claims AND THAT free from all encumbrances, attachments, liens and lispendens whatsoever made or suffered by the Vendors or Developer or their predecessors-in-title or any person or persons lawfully or equitably claiming any estate or interest in the said flat being No. -----, having the carpet area of ----- Sq.ft. more or less equivalent to super built up area of ----- Square feet approximately and lying on the ----- side of the ----- Floor of **Block – -----** of the building mentioned in Second schedule hereunder written together with proportionate undivided share of land of First Schedule property and premises from under or in trust for the same shall and will from time to time hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, matters and things, whatsoever for further and more perfectly assuring the said super built up area with super structure commonly known as Flat on the ----- **Floor** at the said building mentioned in Second Schedule hereunder written with proportionate undivided share of the land of First Schedule property mentioned hereinbelow and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required AND FURTHER THAT the Vendors hereby covenant with the Purchaser that at all points of time hereafter at the request of the Purchaser they shall cause to be produced all documents of title pertaining to the said flat being No. -----, having the carpet area of ----- Sq.ft. more or less equivalent to super built up area of ----- Square feet approximately and lying on the ----- side of the ----- Floor of **Block – -----** of the building with proportionate undivided share of land mentioned in First Schedule hereunder written and premises for inspection to any other party or parties as the Purchaser may request from the

said original documents of title relating to both First Schedule and Second Schedule property mentioned hereinbelow at the cost and expenses of the Purchaser in as all documents of title save and except this Indenture of Conveyance shall be retained in the safe custody of the Vendors which the Vendors undertake to retain and maintain properly at all points of time hereafter till formation of Owners' Association and after its formation AND the Purchaser do hereby covenant with the Vendors as well as Developer as follows : -

The Purchaser shall –

- (a) Not store in the said residential Flat, any goods of hazardous or combustible in nature or which are too heavy to damage the construction of the structure of the said building or the assurance of the building.
- (b) Not deposit or to be deposited any rubbish in the staircase or in any common parts of the said building.
- (c) Not allow or permit to be allowed storage of any goods, articles or things in the staircase, lobbies or other parts of the said building or any portion thereof or the landings or any part thereof.
- (d) To observe and perform all rules and regulations, restrictions from time to time in force for the proper use and management of the said building.
- (e) Use the flat / Car Parking Space / unit only for residential & Car parking purpose. The Purchaser **has** issued post dated cheque reflected in the Memo of consideration to discharge his debts and liabilities in regard to purchase of the Flat.
- (f) Enjoy and / or use the rights commonly with all other occupiers of the said building.
- (g) The Purchaser shall pay **GST** to the Developer as per rule.
- (h) The Purchaser who have purchased Car Parking Space shall co-operate with each other for the purpose of keeping his/her/their Car in the said Car Parking Space, if any.
- (i) The Purchaser **has** inspected the Flat and satisfied in all respect of the building as a whole and the Purchaser shall not raise any dispute regarding any defect of the building after two years from the date of execution of Deed of Conveyance or receiving possession which ever is earlier. The Developer shall endeavor to obtain Completion Certificate from the competent authority at its own costs and expenses after completion of the entire Project.
- (j) It is hereby further agreed (between the parties hereto) that after all the flats / super built up area / Car Parking Space / space of the said building as well as Complex of the other building are sold away by the Vendors and Developer and thereupon the

Purchaser of flats / Car Parking Space / unit / space of the said building will form an Apartment Owners Association / Society.

- (k) The Developer shall have every liberty to maintain and upkeep the entire area of the project and for that purpose the Developer may appoint a third party or Developer itself may do for the up-keep and maintenance of the project and the Purchaser shall pay maintenance / service charges at the rate of Rs.1.50 per Sq.ft. per month from the date of registration or possession to the Developer and this rate may be increased reasonably time to time.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE LAND / SAID PREMISES)

ALL THAT piece or parcel of a plot of bastu land measuring an area of 49.13 Decimals equivalent to 29 (Twenty Nine) Cottahs 11 (Eleven) Chittacks 24 (Twenty Four) Sq.ft. more or less and as per physical measurement 42.03 Decimals equivalent to 25 (Twenty Five) Cottahs 6 (Six) Chittacks 41 (Forty One) Sq.ft. be the same a little more or less together with a **G+3** storied building standing thereon in several Blocks, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi No. 2998 Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 351, 753, 2583, 2584, 5044, 5048, 5065, 5071, 5274, 5052 & 5257, at -----, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, under Additional District Sub-Registration Office at Rajarhat, New Town, in the District of North 24-Parganas and which is butted and bounded as follows :

- ON THE NORTH** : By 12’ ft. wide Common Passage.
- ON THE SOUTH** : By R.S. & L.R. Dag No. 426.
- ON THE EAST** : By R.S. & L.R. Dag No. 438.
- ON THE WEST** : By R.S. & L.R. Dag No. 438.

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE FLAT HEREBY AGREED TO BE SOLD)

ALL THAT one self contained residential Flat being No. ----- having the super built up area of ----- (-----) Square feet approximately (Carpet area ----- (- -----) Sq.ft., Built up area ----- (- -----) Sq.ft. and 30% service area excluding stair and lift i.e. super built up area ----- Sq.ft.) and lying on the ----- side of the ----- Floor of **Block – ----- with Marble**

Flooring and Lift Facility consisting of ----- Bed Rooms, **One** Drawing-cum-Dining Space, **One** Kitchen, ----- Toilets and ----- Balcony of the Multi storied building Complex namely "-----" together with all doors, windows, fixtures and fittings in sanitary and electrical point with undivided proportionate share or interest in the land and in the common service areas including roof of the said premises morefully and particularly described in the First Schedule including the rights of user of the common areas, spaces in the building. A site Plan depicted in **RED** colour which is annexed herewith as a part and parcel of this Deed.

THE THIRD SCHEDULE ABOVE REFERRED TO : PART – I

(Common parts including fittings and fixtures)

1. Staircase on all floors.
2. Roof of the building.
3. Common passage on the ground floor.
4. Water pump, water tank, water pipes, motor and other common plumbing installations and all general apparatus and installations existing for common use (save those inside any Unit).
5. Electrical wiring meters and fittings (excluding those as are installed within the exclusive area of any Purchaser or for any particular unit).
6. Drainage and sewers (save those inside any Unit).
7. Boundary wall and main gates ;
8. Lift and Lift accessories and
9. **The yards and open spaces.**
 - (a) Such other common parts, areas, equipments, installations and fixtures and fittings spaces in or about the building and other facilities as are necessary for passage for use and occupancy of the units in common.
 - (b) The land comprising in the Premises No. at -----, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, under Additional District Sub-Registration Office at Rajarhat, New Town, in the District of North 24-Parganas together with all rights and appurtenances belonging thereto.
 - (c) The foundation columns, girders, beams, supports, main walls, corridors, lobbies, stair, stairways roof / terrace and entrance to exists from the premises.

THE THIRD SCHEDULE ABOVE REFERRED TO : PART – II

(Common facilities, benefits, common rights)

1. The Purchaser shall be entitled to all rights, privileges, vertical and lateral supports, easements, quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said unit and the properties appurtenant thereto usually held used occupied or enjoyed or known as part or parcel thereof or appertaining thereto which are herein morefully specified excepting and reserving unto the Vendors the right, easements, quasi-easements, privileges and appurtenances hereinafter more particularly set for hereunder written.
2. The right of access and use in common with the Vendors and / or other Owners or occupiers of the said building and invitees at all times and for all normal purpose connected with the use and enjoyment of the said unit to all common parts.
3. The right of protection of the said Unit and the properties appurtenant thereto by and from all other parts of the said building so far as they now protect the same.
4. The right of passage in common as aforesaid, if any, electricity, water and soil from and to the said unit through pipes, drains, wires and conduits lying or being in under through or over the land and building so far as may be reasonable necessary for the beneficial occupation of the said unit and for all purposes whatsoever connected therewith HOWEVER THE under mentioned rights, easements, quasi-easements, privileges and appurtenances shall be excepted out of the sale and be reserved unto the Vendors.
5. The right in common with the Purchaser and / or other persons entitled to the other parts of the building as aforesaid for the Ownership and use of common parts of the building, staircases, open spaces, entrances, landings and other passages and other common parts.
6. The right of passage in common with the Purchaser and other persons as aforesaid of electricity, water and soil from and to any part (other than the said Unit) of the said building through pipes, drains, wires and conduits lying or being in under through over the said unit as may be reasonably necessary for the beneficial use and occupation of the other portions of the said building for all purposes whatsoever.
7. The right of protection of other portions of the said building by all parts of the said unit as far as they now protect the same.
8. The right of the Vendors or occupiers of other parts of the building for the purpose of ingress and egress from such other part or parts of the building, the front entrance, staircase, open and covered space and other common parts.

9. The Purchaser **has** paid the required amount for meter and other facilities as has been determined in the Agreement for Sale.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Regarding Common Expenses)

Costs, expenses, outgoings and obligations for which the Purchaser(s) **has/have** to contribute proportionately.

1. The expenses of maintenance, repairing, redecorating and renewing the main structure and in particular the drainage systems, rain water discharge arrangements, water supply system and arrangement for supply of electricity and all common areas mentioned in the Second Schedule hereto.
2. The cost of cleaning and lighting the entrance to the building, the passages and spaces around the building, lobbies, corridors, staircase.
3. Costs of decorating the exterior of the premises.
4. All Panchayet rates and taxes and all outgoings and impositions now in force or which may hereafter be imposed on the said premises including interest or penalty accrued thereon.
5. The costs of working and maintenance and repairing of pumps and common lights and service charges.
6. All expenses of common services and in connection with common areas and facilities.
7. Premium for insurance of the premises against earthquake and fire.
8. The costs and expenses in connection with formation of Association or Society as hereinbefore provided including fees of the lawyers and charges for registration. Other expenses as are necessary for or incidental to the maintenance and up keep of the premises and of the common areas and facilities and amenities.

IN WITNESS WHEREOF the Parties hereto doth hereunto set and subscribed their respective hands and seals in presence of the Witnesses named herein below on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
at Kolkata in presence of
WITNESSES –

1.

2.

As the Constituted Attorney of –
(1) SRI NIHAR RANJAN MUKHERJEE, (2) SRI SWAPAN KUMAR MUKHERJEE, (3) SRI NILOTPAL MUKHOPADHYAY, (4) SRI NILADRI MUKHERJEE, (5) SMT. PRIYANKA MUKHOPADHYAY, (6) SMT. RITUPARNA MUKHERJEE, (7) SRI BISWAJIT RAY, (8) SMT. JHUMA RAY and (9) SRI ABHIJIT ROY

SIGNATURE OF THE VENDORS

-

SIGNATURE OF THE
DEVELOPER

-

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED on and from withinamed Purchaser herein a sum of **Rs. -----/- (Rupees -----)** only towards the full and final consideration money in respect of the aforesaid Flat as per memo of consideration detail hereunder written.

<u>Date</u>	<u>DD/ Cheque No.</u>	<u>Bank and Branch</u>	<u>Amount(Rs)</u>
-------------	---------------------------	------------------------	-------------------

TOTAL	----- Rs. -----
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(Rupees -----) only

WITNESSES –

1.

2.

SIGNATURE OF THE DEVELOPER