

THIS DEED OF CONVEYANCE made this day of 20__

BETWEEN

(1) **MRS MITRA DATTA (PAN: BZKPM3873P, AADHAR: 209097306624)** wife of
Amal Datta residing at 150 Bakul Bagan Road Kolkata: 700025 Police Station:
Bhowanipore,

(2) **MRS MANJU DATTA (PAN: APSP0215P, AADHAR: 595747201987)** wife of Ashis
Datta residing at 107 Southern Avenue, Avenue House, Kolkata: 700029 Police Station:
Lake herein referred to **OWNERS** (which expression shall unless excluded by or
repugnant to the context be deemed mean and include their successor and/or successors-
in-interest and assigns and nominees) of the **ONE PART.** The owners no 1 and 2 has
been represented by its constituted attorney **SRI RAJESH KUMAR JHAJHARIA,**
(PAN: ACWPJ3828K, AADHAR: 646962065452), son of late SM Jhajharia, by
nationality Indian, by occupation residing at 61A Sardar Sankar Road, Kolkata: 700029,
Police Station: Tollygunge,

AND

SORAJEET DEVELOPERS LLP (PAN: AEOFS7488C, LLPIN: AAZ-3773), an LLP
registered under Limited Liability Partnership Act, 2008 having its registered office at 61A
Sardar Sankar Road Kolkata: 700029 Police Station: Tollygunge represented by one of its
designated partners **RAJESH KUMAR JHAJHARIA (PAN: ACWPJ3828K, AADHAR:
646962065452),** son of Late SM Jhajharia, by religion Hindu, by Occupation: Business, by
Nationality: Indian of 61A Sardar Sankar Road Kolkata: 700029

AND

[If the Allottee is a company]

_____, (CIN no. _____) a company
incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be],
having its registered office at _____, (PAN _____),
represented by its authorized signatory, _____, (Aadhar no.
_____) duly authorized vide board resolution dated
_____, hereinafter referred to as the "Allottee" (which expression

shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhar no. _____) authorized vide _____, hereinafter referred to as the "Allottee" (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, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the "Allottee" (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).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar no. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN _____), hereinafter referred to as the "Allottee" (which expression

shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

[Please insert details of other allottee(s), in case of more than one allottee]

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS:

- A. The **OWNERS** are the absolute owners of ALL THAT the land measuring an area of **4 Cottahs 11 Chittaks 29 Square Feet of land**, Police Station Golf Green, District South 24 Parganas, Sub Registrar at Alipore within Ward No. 95 of the Kolkata Municipal Corporation along with the rights appurtenant thereto, **TOGETHER WITH** all easement rights and all other rights appurtenances attached to the said plot, more fully & particularly mentioned and described in the **SCHEDULE A (Part I)** hereunder written, hereinafter for the sake of brevity referred to as the SAID LAND. The Devolution of Title of the said Owners is morefully mentioned and stated in the **SCHEDULE A (Part II)** hereunder written.
- B. The Owner and the Promoter have entered into a **Development Agreement** dated Development agreement dated **05/07/2024** registered in the office of District Sub Registrar II - at Alipore recorded in **Book no 1, Volume No 1602-2024 Pages: 335999 to 336062, Being no 160209578 for the year 2024** and **Power of attorney** dated **05/07/2024** registered in the office of District Sub Registrar II - at Alipore recorded in **Book no 1, Volume No 1602-2024 , Pages: 344467 to 344495 , Being no 160209591 for the year 2024**
- C. The Promoter subsequently, had a plan approved by competent authority for construction on said land vide approval dated **11/12/2025** Sanctioned Plan no. **2025080108**.
- D. Subsequently, by an Agreement for Sale dated _____ and registered with _____, at _____ and recorded in Book No. _____, Volume No. _____, Pages from _____ to _____ being No. _____ for the year _____ the Promoter had agreed to sell and transfer to the Allottee ALL THAT the said Apartment (morefully mentioned

in **Schedule B** hereunder written), for the consideration and on the terms and conditions therein mentioned (hereinafter referred to as "the **AFS**").

- E. The Promoter has since completed the construction of the Project at the said Land in accordance with the Plan sanctioned by the concerned authorities and have obtained a Completion Certificate vide Completion Case No. _____ dated _____.
- F. The Purchaser has from time to time paid the Total Price as recorded in AFS for purchasing the Apartment and the Purchaser hereby confirms that the Promoter has duly complied with its obligations contained in AFS and is not in default of its obligation therein
- G. The Promoter has now called upon the Purchaser to take lawful, vacant, peaceful physical possession of the Apartment and pursuant thereto the Purchaser has taken such possession of the Apartment to the Purchaser's full satisfaction.
- H. Before taking possession of the Apartment, the Purchaser has fully satisfied himself/herself/itself with regard to the following: **(i)** The right, title and interest of the Owner to the said Premises, the documents relating to the title of the said Premises, the right of the Promoter and the Plan of the Project. **(ii)** The materials, the workmanship and the quality of construction of the said Apartment and the Project, including the structural stability of the same. **(iii)** The total area comprised in the said Apartment. **(iv)** The Completion Certificate. **(v)** The scheme of user and enjoyment of the Common Areas as contained in these presents and also in the AFS.
- I. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Deed and all applicable laws, are now willing to enter into this Deed on the terms and conditions appearing hereinafter to complete the grant transfer and conveyance by sale of the Apartment by the Promoter to and in favour of the Purchaser.

NOW THEREFORE, THIS DEED OF CONVEYANCE WITNESSTH THAT:

1. CONVEYANCE AND TRANSFER BY SALE

1.1 The Promoter hereby sells conveys grants transfers absolutely and forever, to the Purchaser ALL THAT apartment No. [•], having carpet area of ([•] Sq. ft), together with an exclusive balcony area of ([•] Sq.ft.) and an exclusive open terrace area of ([•] Sq.ft.) appurtenant to the carpet area of the said apartment, located at the [•] Floor of the Building in the Project named “ SJ KANAKLATA” Together with the right to use ____ numbers of _____ car parking spaces bearing Nos. ____ admeasuring 135 square feet more or less and located at (hereinafter collectively referred to and identified as the “Apartment”) Together With the perpetual irrevocable right to use the common areas parts, portions, facilities, amenities, utilities and installations described under **Schedule D hereto (“Common Areas”)** in common with the remaining allottees/purchasers/lawful occupants of the Project and the Owner and the Promoter (in respect of the un-allotted apartments and parking space(s) in the Project) (hereinafter collectively referred to and identified as the “Apartment” which is more fully described in Schedule-B hereto) and the **Apartment is marked with green borders on map/plan of the [•] floor of the Building annexed hereto and marked as “Annexure-B”** ALONG WITH all rights, benefits, liberties, privileges, sewers, drains, easements and appurtenant whatsoever and TO HAVE AND TO HOLD the Apartment and every part thereof and the properties appurtenant thereto, absolutely and forever, as its exclusive owner, free from all encumbrances SUBJECT HOWEVER to the observance and performance by the Purchaser of all the covenants, stipulations, restrictions, and obligations mentioned hereinafter all of which shall be and be deemed to be covenants running with the said Premises AND FURTHER SUBJECT to the observance and performance by the Purchaser of all the terms and conditions of the management, administration and maintenance of the Project AND FURTHER SUBJECT to the Purchaser paying and discharging all existing and future maintenance charges, rates, taxes, impositions, outgoings etc. in respect of the Apartment from the date of its possession and/or the deemed date of possession, as

the case may be, wholly with respect to the Apartment and proportionately with respect to the Project in relation to the Common Areas.

- 1.2 Unless contrary to the context, the capitalised term 'Apartment' (defined above) wherever used in this Deed shall include all the properties and rights mentioned in Clause 1.1 hereinabove which are being hereby sold and/or granted, and it is expressly made clear that the same constitute one residential unit.
- 1.3 None of the following is intended to be or shall be transferred in favour of the Purchaser and the Purchaser shall have no ownership whatsoever in respect of the following: **(a)** The Common Areas; and **(b)** Other residential apartments and parking spaces in the Project.
- 1.4 It is expressly clarified herein in respect of the residential apartments, parking and other spaces, properties and other rights comprised in the Project which are not intended to be transferred to the Purchaser as aforesaid, the Promoter shall be entitled to use, utilise, transfer, alienate, part with possession, deal with or dispose of the same in any manner whatsoever on such terms and conditions as may be thought fit and proper by them in its absolute discretion, without any reference or objection of to the Purchaser. The Purchaser hereby consents to the same and undertakes not to raise any claim or create or cause to be created for any reason, directly or indirectly, any obstruction or hindrance whatsoever regarding the same.
- 1.5 The Purchaser shall use and enjoy the said Apartment in the manner not inconsistent with his rights hereunder and without committing any breach, default or violation and without creating any hindrance relating to the rights of any other allottees/purchasers and/or of the Owner/Promoter.
- 1.6 The sale of the said Apartment is together with and subject to the mutual easements and restrictions and the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed.

2 THE PROMOTER AND THE OWNER DOTH HEREBY REPRESENT AND WARRANT TO THE PURCHASER AS FOLLOWS:

- 2.1 The Promoter has the requisite rights to carry out development upon the said Premises.

- 2.2 The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project.
- 2.3 There are no encumbrances upon the said Land or the Project.
- 2.4 There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Apartment.
- 2.5 All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Premises and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has developed the Project in compliance with all applicable laws.
- 2.6 The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities till the Completion Certificate has been issued and possession of Apartment or Project, as the case may be, along with Common Areas (equipped with all the specifications, amenities and facilities) has been handed over to the Purchaser and the association of purchasers or the competent authority, as the case may be.
- 2.7 The Promoter hereby further covenant that the Purchaser shall, subject to observing, performing and complying with the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed peaceably own, hold and enjoy the said Apartment

3 THE PURCHASER DOTH HEREBY COVENANTS WITH THE OWNER AND THE PROMOTER AS FOLLOWS:

- 3.1 The Purchaser shall observe and perform all the terms, covenants and conditions contained in this Deed to the extent and so far as they are applicable to the Apartment as if they were incorporated in these presents and not to commit breach of or do any act contrary to any of the terms, covenants and conditions stated therein.

- 3.2 The Purchaser shall not cause nuisance or annoyance to the adjoining purchasers and occupants.
- 3.3 The Purchaser shall indemnify and keep indemnified the Owner and the Promoter against any loss, costs, charges and expenses that it may suffer or incur on account of breach of any law, rules and regulations of the Government or any local authority, or breach of any term or covenant of the Deed or of these presents.
- 3.4 The Purchaser shall pay and discharge in entirety or proportionately (as the case may be) from the deemed date of possession all existing and future municipal rates, taxes, land revenues, assessments, impositions and outgoings (including interest, penalties in case of delayed payment, charges, claims etc.) whatsoever which now are or in the future shall be imposed or charged upon the Apartment and/or the Project constructed thereon and which may be assessed, charged or imposed upon either on the Promoter or the Purchaser or occupier thereof whether in respect of the Apartment or the Project or the Premises erected thereon in accordance with the provisions of relevant laws.
- 3.5 The Purchaser shall comply with all applicable laws, rules and regulations, notifications and circulars for the construction, use, enjoyment and possession of the Apartment and the Project to be erected thereon including but not limited to the sanctioned Plan, and to be solely liable for all breaches and/or defaults in compliance thereof and to keep the Owner and the Promoter saved harmless and indemnified for all losses claims and demands which the Owner and/or the Promoter may suffer or be put to by reason of any breach or alleged breach of this covenant.
- 3.6 The Purchaser shall make regular payments for consumption of electricity, water and other services and/or utilities supplied to or obtained for the Apartment and/or the Project and to keep the Promoter saved harmless and indemnified in this regard. In the event there are any amounts outstanding with respect to water and electricity or any other utilities or facilities or services consumed or availed for the Apartment and/or the Project, the Purchaser shall be liable to make payments for the same to the concerned authority.

- 3.7 The Purchaser shall not use or allow the Apartment for any illegal or immoral purposes or for any noisy or offensive trade or business.
- 3.8 The Purchaser shall not amalgamate, sub-divide or partition the Apartment or any part thereof with any other apartment or apartments within the Project.
- 3.9 The Purchaser shall not bring in or store or allow to be brought in or stored in the Apartment or the Project or the said Premises or any part thereof, any hazardous, inflammable, combustible or explosive substance or any hide, skin or other articles likely to injure or damage the Apartment and/or the other structures constructed on the said Premises and not do or allow to be done on the building anything that may deteriorate the value of the building or the Apartment or the Project or injure the same in anyway, except in accordance with law
- 3.10 The Purchaser shall pay wholly in respect of the Apartment and proportionately in respect of the Common Areas the Maintenance Charges as mentioned in Schedule E hereto, electricity charges, DG Back Up Charges, Reticulated Gas Consumption Charges and all levies, duties, charges, surcharges, rates, taxes and outgoings including GST, betterment and/or development charges under any statute, rule or regulation, electricity charges. The Maintenance Charges that may be and/or become payable at any time (including enhancements thereto and/or new imposition) relating to the construction, transfer, ownership and/or maintenance of the Apartment and/or relating to this Deed shall be paid by the Purchaser without raising any objection thereto, within 15(fifteen) days of demand being made and the Promoter shall not be liable for the same under any circumstance;
- 3.11 The Purchaser shall get the said Apartment mutated in his/her name and/or separately assessed by the Competent Authority.
- 3.12 The Purchaser shall pay all amounts and deposits that are payable by the Purchaser under this Deed of Conveyance and/or which are the liability of the Purchaser under this Deed of Conveyance even if the same are demanded and/or become payable subsequent to the execution of this Deed of Conveyance.
- 3.13 The Purchaser shall pay all future betterment/development charges etc. relating to the said Apartment and/or the Common Areas.

- 3.14 The Purchaser represents and warrants that it has inspected and understood the Plan and has accepted the floor plan, payment plan and other statements mentioned herein as represented by the Promoter.
- 3.15 The Purchaser shall, after taking possession, be solely responsible to maintain the Apartment at his/her/their/its own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the Project which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.
- 3.16 The Purchaser shall not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. on the face/facade of Building or anywhere on the exterior of the Building comprised in the said Project/said Land. The Purchaser shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design of Building. Further the Purchaser shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Purchaser shall also not remove any wall, including the outer and load bearing wall of the Apartment.
- 3.17 The Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the Association and/or Maintenance Agency appointed by the same. The Purchaser shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- 3.18 The Purchaser has, inter alia, inspected and verified all the documents as also the Plan of the Apartment and the Project and is satisfied as to the Plan and/or the construction of the Building thereof and the condition and description of all fixtures and fittings installed and/or provided therein and also as to the amenities and facilities appertaining to the Apartment and also to the nature, scope and extent of benefit or interest in the Project and/or the Common Areas.

3.19 The Purchaser agrees and undertakes to comply with and honour the mutual easements, common rules and restrictions mentioned in this Deed.

4 PAYMENT OF STAMP DUTY AND OTHER CHARGES

4.1 All stamp duty, registration fees and other miscellaneous costs and expenses required to be paid or incurred on account and in respect to this Deed shall be borne and paid by the Purchaser.

4.2 The Purchaser further agrees to additionally bear and pay the proportionate amount of the applicable stamp duty, registration fee and other legal charges in relation to the registration of the proposed deeds for the purposes of separately conveying the entire Common Areas to the Association as per the terms of this Deed or the directions of the competent authority under WBRERA or any other local law, as may be applicable.

4.3 The Purchaser shall pay all taxes, charges, levies and impositions payable as owner or occupier of the Apartment and also proportionate share of all taxes, levies and/or impositions if any, of the Common Areas, payable by the Purchaser and this liability shall be perpetual, even if not mentioned anywhere in any future conveyance or instrument of transfer. All prices, rates, fees and charges etc. mentioned in this Deed of Conveyance are exclusive of any applicable taxes, cess, duties, levies etc. (both present and future) imposed by any appropriate authority (ies) which shall be payable separately by the Purchaser.

THE SCHEDULE A PART I

REFERS TO SAID LAND

ALL THAT specifically demarcated and bounded land containing an area of 4 cottahs 11 chittakhs 29 sq ft more or less comprised in division-6, sub division-S in Dihi Panchana Gram of Mouza: Chakraberia together with three storied building standing thereon lying situate at and being premises no 150 Rajshekhar Bose Sarani

Kolkata: 700025 Police Station: Bhowanipore within Ward no 072 of The Kolkata Municipal Corporation with all easementary right attached butted and bounded by:

- **ON NORTH:** By KMC Black Top Road
- **ON SOUTH:** By KMC Black Top Road
- **ON EAST:** By 149A Bakulbagan road and 39A Townsend Road
- **ON WEST:** By KMC Black Top Road

THE SCHEDULE A PART II

REFERS TO DEVOLUTION OF TITLE

WHEREAS Mukul Kumar Basu, son of Sri Dharendra Nath Basu of P-93, Lake Road, Ballygunge, P.S. Tollygunge, Dist. 24 Parganas, by a registered Deed of Sale executed in the year 1943 and duly registered at the Sub-Registration office at Alipur and recorded in its Book No.1, Volume No. I, at Pages 164 to 172, Being No.274 for the year 1943 purchased from 1) Sri Sailendra Nath Gupta, 2) Sri Biswanath Gupta, 3) Sri Debendra Nath Gupta, and 4) Sri Sachindra Nath Gupta, all sons of Late Bijay Lal Gupta, all residing at 254, Panchanantala Road, P.S. & Dist. Howrah. of **ALL THAT** the piece or parcel of land measuring an area of about 4 cottahs 3 chittaks, be the same a little more or less situate lying at and being premises no.150, Bakul Bagan Road, together with partly two stored and partly three storied brick built residential building standing thereon, within the municipal limits of the Calcutta Municipal Corporation Ward No. 22, within P.S. Bhawanipur, A.D.S, R. Alipur, in the District of South 24 - Parganas, in Dihi 55 Gram, Division-6, Sub-Division -S, of Mouza - Chakraberia, together with all easement, privileges, right, title, interest, possession and profits whatsoever therein.

AND WHEREAS after such purchase the said Mukul Kumar Basu remained in absolute enjoyment, occupation, and possession over and upon his purchased aforesaid total bastu landed property. measuring an area of about 4 Cottahs and 3 Chittaks more or less together with the partly three-storied and partly two-storied residential brick-built building standing upon the land of the said premises called and known as Premises No.150, Bakul Bagan Road, P.S. Bhowanipur, under K.M.C. Ward No.22, A.D.S.R.O. Alipur, Kolkata-700025, in the District of South 24-Parganas.

AND WHEREAS Sri Dharendra Nath Basu, son of Late Bhut Nath Basu (j.e. the Father of the said Mukul Kumar Basu) by a registered Will and/or Testament executed and registered in the office of The Joint Sub-Registrar of Assurances of Alipur, at Behala and which had been recorded in its Book No. III, Volume No.I at Pages 32 to 40, being No. 4 for the year 1947 executed and registered and bequeathed all his properties including the said Premises No.150, Bakul Bagan Road, called and known as Holding No.429C and 429K, wherein the landed property measuring an area of about 4 Cottahs and 3 Chittaks more or less, under K.M.C. Ward No.22. within P.S. Bhowanipur, Dist. 24- Parganas, together with the partly two-storied building thereon, along with many other properties as mentioned in the Schedule "Kha" of the said Will and/or Testament in favour of his son Mukul Kumar Basu (therein referred to as the Beneficiary) and other landed properties as mentioned and described in the said Will and/or 'Testament to his wives, another son, and daughters and accordingly by the said will be executed in 1947 Sri Dharendra Nath Basu confirmed the ownership of the said land at premises No.150 Bakul Bagan Road, in favour of his son Sri Mukul Kumar Basu which had been purchased in 1943 in the name of the said Mukul Kumar Basu as the purchaser. therein.

AND WHEREAS after completion and registration of the said Will and/or Testament the said Dharendra Nath Basu died, leaving him surviving the above-named son, Mukul Kumar Basu, his wife, other sons and daughters as his legal heirs and/or successors and the said registered Will and/or Testament.

AND WHEREAS as per terms and conditions and/or provisions of the said Will and/or Testament, after obtaining Probate of the said Will and/or Testament of Sri Dharendra Nath Basu, the said Mukul Kumar Basu (son of Late Dharendra Nath Basu) having been bequeathed the said Premises No 150, Bakul Bagan Road along with various other properties and have been enjoying the same as absolute owner thereof.

AND WHEREAS by way of purchase and also by the bequeath by the said registered Will and/or Testament, the said Mukul Kumar Basu was in uninterrupted and peaceful enjoyment, occupation, and possession over and upon the said entire land containing an area of 4 cottachs 3 chittaks more or less on which the said brick built fully tenanted, building was constructed, situate lying at and the said premises No.150, Bakul Bagan Road, under Kolkata within the Municipal limits of Corporation of Calcutta P.S. Bhowanipur, Kolkata - 700 025, in the District of South 24- Parganas, along with various other landed properties free from all encumbrances charges and lien.

AND WHEREAS during the uninterrupted and peaceful enjoyment, occupation, and possession over and upon those properties, the said Mukul Kumar Basu died intestate on 25.3.91 leaving

him. surviving his widow Rama Rani Basu who also died intestate on 07.03.1996 and said only daughter, Smt. Bishnupriya Talukdar as his only legal heir and/or successor and/or legal representative.

AND WHEREAS Smt. Bishnupriya Talukdar was enjoying and possesses the aforesaid property at premises no.150, Bukul Bagan Road, P. S. Bhawanipur, Kolkata-700 025, within Ward No. 72, of the Kolkata Municipal Corporation as the absolute owner thereof.

AND WHEREAS on 27/09/2003 the said Smt. Bishnupriya Talukdar wife of Amit Talukdar sold, transferred, and conveyed to Mrs. Mitra Datta, Wife of Mr. Amal Datta, and Mrs. Manju Datta, Wife of Mr. Asish Datta of All that the land containing area of 4 Cottachs 3 Chittaks more or less together with building standing thereon lying situate at and being Premises No.150, Bakul Bagan Road, Police Station: Bhowanipur, Kolkata: 700 025 within the limits of the Kolkata Municipal Corporation in its ward no 72 with all easementary right attached thereto. The said deed was registered in the office of the Additional District Sub Registrar at Alipore recorded in Book No 1, Volume No 228 at Pages 119 to 138, Being No for the year 2003.

AND WHEREAS aforesaid deeds recited herein relate to the land measuring 4 Cottahs 3 Chittaks at the said Premises no. 150, Bakul Bagan Road, but on actual measurement, the area of the said land of the said Premises no.150, Bakul Bagan Road was found to be containing an area of 4 Cottahs 6 Chittaks that is to say 3 Chittaks of land over the land mentioned in the said registered deed. Besides 6 Chittaks land more are annexed with the above land.

AND WHEREAS thus the Owners herein since from their predecessor was in actual physical uninterrupted possession and enjoyment All that the land containing area of 4 Cottahs 6 Chittaks more or less together with building standing thereon lying situate at and being Premises No.150, Bakul Bagan Road, Police Station: Bhowanipur, Kolkata: 700 025 within the limits of the Kolkata Municipal Corporation in its ward no 72 with all easementary right attached thereto morefully and particularly described in the First Schedule hereunder written

AND WHEREAS after purchase the Owners mutated their names in the record of the Kolkata Municipal Corporation lying situate at and being Premises No.150, Bakul Bagan Road now named as RAJ SEKHAR BOSE SARANI, Police Station: Bhowanipur, Kolkata: 700 025 within the limits of the Kolkata Municipal Corporation in its ward no 72 having Assessee No 110723401495.

AND WHEREAS at present said Mrs. Mitra Datta, Wife of Mr. Amal Datta, and Mrs. Manju Datta, Wife of Mr. Asish Datta are the Owners of All that the land containing area of 4 Cottachs 6 Chittaks more or less together with building standing thereon lying situate at and being Premises No.150, RAJ SEKHAR BOSE SARANI, Police Station: Bhowanipur, Kolkata: 700 025 within the limits of the Kolkata Municipal Corporation in its ward no 72 with all easementary right attached thereto more fully and particularly described in the First Schedule hereunder written.

THE SCHEDULE B REFERS

TO SAID APARTMENT

ALL THAT the said _____ self-contained Residential Flat, admeasuring _____ square feet, more or less Carpet Area _____ square feet, more or less Balcony Area and _____ square feet, more or less Open Terrace Area cumulatively admeasuring an area of _____ square

feet, more or less. More fully reflected and attached in the plan attached herewith marked with green borders.

ALL THAT ____ no. Covered/Closed/Garage Parking admeasuring _____ square feet, more or less attached in the plan attached herewith marked with green borders.

THE SCHEDULE C REFERS

SPECIFICATIONS

Elevation

Skilled and quality craftsmanship is our tradition to make the building a symbol of calss

Foundation

RCC Foundation

Doors

Entrance doors: polished hot pressed flushed door

Door frame: will be made of sal wood

Internal door: hot pressed flushed door

Windows:

Sliding aluminium windows with glass panes

Grills:

Designed grills shall be provided.

Floor:

The entire floor will be vitrified tiles

Bathroom walls:

Walls of the bathroom shall be of kajaria/ johnson/ equivalent tiles upto 7ft

Taps: All are good quality (Jaquar brand)

Walls:

External 10 inch cement plaster and internal 5inch or 3inch brick wall with plaster of paris

Kitchen:

Floor: Tiles

Kitchen walls: Finished with ceramic tiles upto 3ft from kitchen counter

Kitchen counter: granite stones/ green marbles (polished finished) and counter top with stainless steel tank.

Toilet:

Hot and cold water system with geyser line and a line for speeder

Light colour ware of reputed brand (ISI)

Chrome plated fittings of a reputed brand

Floor of bathroom is made of anti skid tiles

Bathroom dado: designer ceramic tiles

Electrical:

Concealed copper wiring with good quality

Separate MCB to be provided in every flat

2 light points, 2 plug points, 1 fan point in all bedrooms and plug point for all bedrooms, living room for Air conditioners

3 light points, 2 fan points and 2 plug points in living/ dining area

TV and telephone point in hall and 1 bedroom

15 amp PowerPoint. 1 light aqua guard and chimney point and exhaust fan point in kitchen

1 light point in geyser and exhaust fan in toilet WC one light point

1 light point and 1 plug point in balcony

Switch of anchor/ Pritam/ similar brand.

Stairs:

The stair floor finished with marble and stair railing will be of grill finished with a wooden OR PVC top.

External Finish:

External light point: sufficient light point on stair, passage and outer side of building and boundary wall.

Lift:

Lift will be provided of reputed brand with minimum 6 person capacity.

THE SCHEDULE D REFERS
TO COMMON AREAS

- The foundation, columns, beams, supports, corridors, lobbies, stairs, landing, entrances and exits
- Common passage, common meter, pump room
- Water pump, masonry tanks, underground water reservoir water pipes and other common plumbing installations.
- Boundary walls, other walls of the building and main gates, such other common parts, areas, equipment, installation, fixtures fittings covered and open spaces in or about the said building as are necessary for passage to or user and occupancy of the flats in common as are easement of necessity of the said building.
- Drainage and sewerage system
- Ultimate roof of building.

IN WITNESS WHEREOF the **PARTIES** hereto set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

in presence of :

WITNESSES :

2.

SIGNATURE OF THE OWNER

Signature of the DEVELOPER

Signature of the PURCHASER

MEMO OF CONSIDERATION

RECEIVED from within-named Allottee/s the Within-mentioned sum of **Rs.** _____ /- on account of full amount of the Consideration Money by several cheques/Electronic fund transfer of different Drawn in favour of the **DEVELOPER** on diverse date... **Rs.** _____ /-

(Rupees -----only).

WITNESSES:-

1.

2.

Signature of DEVELOPER