

SPECIMEN COPY OF KAPPA SIGNATURESDEED OF CONVEYANCE

(ONE NEW RESIDENTIAL FLAT)

THIS DEED OF CONVEYANCE is made in the city of Kolkata on _____TH day of January'2024 (Two Thousand and Twenty-Four) in the Christian era.

BETWEEN

(1) SRI VIKASH MADHOGARIA (PAN AFLPM5871R) (Aadhaar No 3022-3127-3816), son of Late Ramutar Madhogaria, by faith Hindu, by Nationality Indian, by occupation Business, residing at Flat No. 402, 101, Bangur Avenue, Police Station: Lake Town, Post Office : Bangur, Kolkata 700055, Dist. :North 24 Parganas, and (2) MR SUSHANT MEHER (PAN : DUEPM0033C) (Aadhaar No: 8844 4538 2349), son of Late Tulsi Meher, by faith Hindu, by Nationality- Indian, by Occupation Business, residing at 3E, Sristi Plaza, Salua Bazar, P.O. - Rajarhat-Gopalpur, P.S. Airport, Kolkata – 700136, Dist. :North 24 Parganas, hereinafter jointly called and referred to as the "LANDOWNERS" (which terms shall unless otherwise excluded by or repugnant to the subject or context shall be deemed to include their executors, successors and assigns) of the FIRST PART

AND

MR _____ (PAN _____) (Aadhaar No _____) son/wife of _____ by Nationality: Indian, by faith - _____ by occupation: Service/Business, residing atWest Bengal, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his/her heirs, executors, administrators, representatives and assigns) of the SECOND PART

AND

KAPPA SINGATURES (PAN: BOFPN3094F) having its registered office at 170, Block – E, Rajerhat Road, (Salua-Gopalpur), P.O: Rajerhat, P.S : Airport, Kolkata :700136, Dist. North 24 Parganas, represented by its partners (1) SRI VIKASH MADHOGARIA (PAN AFLPM5871R) (Aadhaar No 3022-3127-3816), son of Late Ramutar Madhogaria, by faith Hindu, by Nationality Indian, by occupation Business, residing at Flat No. 402, 101, Bangur Avenue, Police Station: Lake Town, Post Office : Bangur, Kolkata 700055, Dist. :North 24 Parganas, and (2) MR SUSHANT MEHER (PAN – DUEPM0033C) (Aadhaar No: 8844 4538

2349), son of Late Tulsi Meher, by faith Hindu, by Nationality- Indian, by Occupation Business, residing at 3E, Sristi Plaza, Salua Bazar, P.O. - Rajarhat-Gopalpur, P.S. Airport, Kolkata– 700136, Dist. :North 24 Parganas, hereinafter jointly called and referred to as the DEVELOPER/CONFIRMING PARTY (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include it's heirs, executors, successors-in-office and administrators, and assigns) of the THIRD PART

THE HISTORY OF TITLE IS GIVEN IN DETAILS BELOW: -

WHEREAS one Sri Nandalal Jaiswal, Sri Anandalal Jaiswal and Sri Gopal Prosad Jaiswal all sons of Sri Durgaprosad Shaw were the collectively owners and possessors of the various plots of land measuring about an area of 4four) Bighas 7(seven) Cottahs more or less comprised in RS Dag No 2905, 2907, 2908,2909, 2911, 2913, 2914, 3386 under Khatian No 2710, 2711,2712, 2737,1674,1795 ,491, 1105, 1505, 3386, lying at Mouza : Gopalpur, JL No 2, P.S : Rajarhat, (now) Airport, in the District North 24 Parganas, by virtue of a deed of gift and purchase by two separate deed i.e. one deed of gift (Bengali Danpatra Dalil) which was executed on 20/02/1991 at ADSR, Bidhannagar, Salt lake city, Kolkata and recorded in Book No I, volume No 23, pages 429 to 438, being No 1250 for the year 1991 from their mother Smt.Sushuma Devi (wife of Sri Nandalal Jaiswal) and another deed of Sale which was executed on 20/02/1991 at ADSR, Bidhannagar, Salt lake city, Kolkata and recorded in Book No I, volume No 23, pages 375 to 384, being No 1252 for the year 1991 from their mother Smt.Sushuma Devi (wife of Sri Nandalal Jaiswal),

AND WHEREAS while seized and possessed of the said plots of land by virtue of the above gift and purchase, the said (1) Sri Nandalal Jaiswal (2) Sri Anandalal Jaiswal and (3) Sri Gopal Prosad Jaiswal duly partitioned the said land by a registered Deed of partition (in Bengali Language) which was executed on 14/12/2000 at ADSR, Bidhannagar, Salt lake city, Kolkata and recorded in Book No I, volume No 3, pages 175 to 198, being No 00061 for the year 2000 for their better enjoyment and occupation and in accordance with the said deed of partition, the said Sri Nandalal Jaiswal entitled various plots of lands measuring about 8(eight) Cottahs 15(fifteen) chittacks 30(thirty) Sq.ft. (more or less) out of 2(two) Bighas 5(five) Cottahs 2(two) Chittaks (more or less) comprised in CS dag No 3894 corresponding to RS Dag No 2911 under CS Khatian NO 361 corresponding to RS Khatian No 491 lying and

situated under Mouza : Gopalpur, JL No 2, RS No 140, Touzi No 125-B/1, within the local limits of Rajarhat Gopalpur Municipality within the jurisdiction of airport police station in the District of North 24 Parganas and his allocated portion mentioned in the Schedule "Kha" in the said deed of partition.

AND WHEREAS while seized and possessed of the said plots of land the said Sri Nandalal Jaiswal (son of Sri Durga Prosad Shaw) referred herein as the donor gifted and transferred a portion of land measuring about 4(four) cottahs 12(twelve) chittacks 16(sixteen) Sq.ft. (more or less) with kancha structure out of 8(eight) Cottahs 15(fifteen) chittacks 30(thirty) Sq.ft. (more or less) comprised in CS Dag No 3894 corresponding to RS Dag No 2911 under CS Khatian NO 361 corresponding to RS Khatian No 491 lying and situated under Mouza : Gopalpur, JL No 2, RS No 140, Touzi No 125-B/1, within the local limits of Rajarhat Gopalpur Municipality within the jurisdiction of airport police station in the District of North 24 Parganas to his son namely SRI BINOD KUMAR JAISWAL by virtue a registered deed of gift executed on 08/07/2005 at ADSR, Bidhannagar, Salt lake city, Kolkata and recorded in Book No I, volume No 259 pages 164 to 187, being No 04254 for the year 2005. With love and affection mentioned thereon.

AND WHEREAS while seized and possessed Sri Binod Kumar Jaiswal duly recorded his name to the BL & LRO office in LR Settlement record of rights being LR Khatian No 11108 and also converted from Shali land to Bastu land in nature dated on 04/09/2017.

AND WHEREAS the herein Sri Binod Kumar Jaiswal is the owner of land measuring about 15(fifteen) chittacks 27(twenty-Seven) Sq.ft. (more or less) with Kancha structure (as 1/5 undivided share) comprised in RS & LR Dag No 2911, 2913 & 2914 under LR Khatian No 245/1, lying and situated under Mouza : Gopalpur, JL No 2, RS No 140, Touzi No 125-B/1, Holding No RGM 5/13, Block – A, within the local limits of Rajarhat Gopalpur Municipality within the jurisdiction of airport police station in the District of North 24 Parganas by virtue of gift from his mother Smt Asha Devi Jaiswal (wife of Late Nandalal Jaiswal) by a registered deed of gift which was executed on 16/05/2017 at ARA - IV, Kolkata and recorded in Book No I, volume No 1904-2017 pages 169549 to 169576 being No 190404579 for the year 2017 With love and affection mentioned thereon, one Sri Promod Jaiswal became the sole and absolute owner well seized and possessed of and sufficiently entitled to all that piece and

parcel of three plots of shali land measuring about 4(four) Cottahs 14(fourteen) chittacks 3(three) Sq.ft. with 100 Sq.ft. tiles shed structure standing thereon, comprised in Mouza - Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No- 2911, R.S. Khatian No – 491,1104, 1505, LR Dag No 2911 and LR Khatian No 11108, and RS and LR dag No 2911 and an area of more or less 11 chittacks is comprised in CS Khatian No 1561, CS Dag No 3896,corresposding to RS Khatian No 1104 corresponding to LR Khatian No 11108 and RS and LR Dag No 2913 and an area more or less 10 chittacks 05 Sq.ft. comprised in CS Khatian No 1413, CS Dag No 3897corresponding to RS Khatian No 1505 corresponding to LR Khatian No 11108 and RS and LR Dag No 2914 particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, present Municipal Ward No 04 within the limits of Rajarhat-Gopalpur Municipality, now, Bidhannagar, Municipal Corporation more fully described in the First Schedule written hereunder.

AND WHEREAS the said Promod Jaiswal died on 07/08/2011 intestate leaving behind his mother namely Smt Ashah Devi Jaiswal, wife, Smt Sunita Jaiswal, son, Priyanshu Jaiswal and two minor daughters who all by virtue of law of inheritance became the owners of undivided each having $\frac{1}{4}$ share in respect of the said property as per provisions of the Hindu Succession Act 1956.

AND WHEREAS one said Smt Ashah Devi Jaiswal died intestate on 21/06/2017 and the said death was recorded and registered before the Govt. of West Bengal, Department of health and family welfare at Bidhannagar Municipal Corporation.

AND WHEREAS the said Smt Sunita Jaiswal filed one application under section 7 and 10 of the Guardian and Wards Act 1890 for the appointment as guardian for Niharika Jaiswal & Natasha Jaiswal being Act VIII Misc. Case No 210 of 2021 before the Ld. District Judge at Barasat and the Ld. District Judge was pleased to pass and order inter alia “The DSR- II, North 24 Parganas/ADSR, Bidhannagar, is directed to register the deed of sale with the signature of this petitioner, smt Sunita Jaiswal wife of Late Pramod Kumar Jaiswal alias Pramod Jaiswal on behalf of the two minor daughters (children) namely Niharika Jaiswal & Natasha Jaiswal for the transfer of the aforesaid landed property.

AND WHEREAS the owners/vendors herein are the owners and seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of three plots of shali land measuring about 4(four) Cottahs 14(fourteen) chittacks 3(three) Sq.ft. with 100 sq.ft. tiles shed structure standing thereon, comprised in Mouza - Gopalpur, J.L No-2, in RS Dag No 2911, 2913, and 2914 wherein an area of more or less 3(three) Cottahs 8(eight) Chittacks 43 Sq.ft. is comprised in CS Khatian No 361, CS Dag No 3894 corresponding to RS Khatian No 491 corresponding to LR Khatian No 11108 and RS & LR Dag No 2911 and an area of more or less 11 Chittacks is comprised in CS Khatian No 1561, CS Dag No 3896 corresponding to RS Khatian No 1104 corresponding to LR Khatian No 11108 and RS and LR Dag No 2913 and an area of more or less 10 chittacks 05 Sq.ft. comprised in CS Khatian No 1413, CS Dag No 3897 corresponding to RS Khatian No 1505 corresponding to LR Khatian No 11108 and RS and LR dag No 2914 in Mouza : Gopalpur, JL No 2, RS 140, Touzi No 125-B/1 particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, present Municipal Ward No 04 within the limits of Rajarhat-Gopalpur Municipality, now, Bidhannagar, Municipal Corporation more fully described in the First Schedule written hereunder. Hereinafter referred to as said landed property more fully and particularly described in the schedule written hereunder and /or given and have been enjoying the lawful possession and the right, title and interest thereof.

AND WHEREAS by virtue a deed of gift executed on 04/09/2009 which was registered at A.D.S.R, Bidhannagar, Salt Lake City, Kolkata and recorded in Book No I, being No 08124 for the year 2009 with love and affection mentioned thereon.

AND WHEREAS that the one owner Sri Binod Kumar Jaiswal therein vendor by virtue a deed of conveyance executed on 28/03/2022 which was registered at A.D.S.R, Bidhannagar, Salt Lake City, Kolkata, sold, transferred and conveyed to the Purchaser is Sri Vikash Madhogaria and kept and recorded in Book No I, Volume No 1504-2022, Page from 77241 to 77269, being No 150401434 for the year 2022 with a valuable consideration all that piece or parcel Bastu Land measuring 4(four) Cottahs 12 (Twelve) Chittacks 16(Sixteen) Sq.ft (i.e. 7.87 decimal) more or less, with structure standing thereon, comprised in Mouza : Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No- 2911, LR Dag No 2911 and RS Khatian

No 11108 and LR Khatian No 11108 particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas present Municipal Ward No 04 within the limits of Rajarhat-Gopalpur Municipality, now, Bidhannagar, Municipal Corporation.

AND WHEREAS that the one owner Sri Binod Kumar Jaiswal therein vendor by virtue a deed of conveyance executed on 28/03/2022 which was registered at A.D.S.R, Bidhannagar, Salt Lake City, Kolkata, sold, transferred and conveyed to the Purchasers namely (1) Sri Vikash Madhogaria & (2) Sri Shshant Meher and kept and recorded in Book No I, Volume No 1504-2022, Page from 77270 to 77300, being No 150401435 for the year 2022 with a valuable consideration all that measuring about 15(Fifteen) Chittacks 27 (twenty-seven) Sq.ft.(i.e.1.60 decimal) more or less comprised in Mouza – Gopalpur (Salua) J.L. No.-2 , Touzi No 125-B-1, RS No 140, RS/LR Dag No. 2911, 2913 & 2914 under Khatian No. 245/1, being Municipal Holding No RGM/5/13, Block –A, Jagardanga Road, P.S: Airport, Kolkata :700136, New Municipal Ward No 4 of Bidhannagar Municipal Corporation, (Presently) Dist. North 24 Parganas now, Bidhannagar, Municipal Corporation.

AND WHEREAS that the owner Pramod Jaiswal seized and possessed measuring 4(four) Cottahs 14 (fourteen) Chittacks 3(three) Sq.ft (i.e. 8.05 decimal) more or less, with structure standing thereon, comprised in Mouza - Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No - 2911, R.S. Khatian No – 491,1104, 1505 , LR Dag No 2911 and LR Khatian No 11108 particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S: Airport, Kolkata-700136, District North 24 Parganas.

AND WHEREAS owner Pramod Jaiswal died intestate on 07/08/2011 leaving behind his wife and one beloved son & two daughters namely (1) Smt Sunita Jaiswal (wife of Late Pramod Jaiswal) (2) Priyanshu Jaiswal (son of Late Pramod Jaiswal) (3) Niharika Jaiswal and (4) Natasha Jaiswal (daughters of Late Pramod Jaiswal) legal heirs and successors of the demised person and they are mutated their names before the Bidhannagar Municipal Corporation and in the office of BL & LRO, Rajarhat, Govt. of West Bengal and they are paying all taxes regularly and this landed property is free from all encumbrances.

AND WHEREAS that the owners namely (1) Smt Sunita Jaiswal (wife of Late Pramod Jaiswal) (2) Priyanshu Jaiswal (son of Late Pramod Jaiswal) (3) Niharika Jaiswal and (4) Natasha Jaiswal (daughters of Late Pramod Jaiswal) and they are collectively owners and therein vendors by virtue a deed of conveyance executed on 27/01/2023 which was registered at A.D.S.R, Bidhannagar, Salt Lake City, Kolkata, sold, transferred and conveyed to the Purchasers namely (1) Sri Shshant Meher & (2) Sri Vikash Madhogaria and kept and recorded in Book No I, Volume No 1504-2023, Page from 8254 to 8277, being No 150400193 for the year 2023 with a valuable consideration all that bastu land measuring about 4(four) Cottahs 14 (fourteen) Chittacks 3(three) Sq.ft (i.e. 8.05 decimal) more or less, with structure standing thereon, comprised in Mouza - Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No- 2911, R.S. Khatian No – 491,1104, 1505 , LR Dag No 2911 and LR Khatian No 11108 particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas

AND WHEREAS the present landowners namely are Sri Vikash Madhogaria and Sri Sushant Meher made a deed of declaration for correction of schedule of landed property due to some typographically errors, all piece or parcel Bastu Land measuring about 4(four) Cottahs 14 (fourteen) Chittacks 3(three) Sq.ft (i.e. 8.05 decimal) more or less, with structure standing thereon, comprised in Mouza - Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/, LR Dag No 2911 and LR Khatian No 26408, 22658, 26409, 22659, 26410, 22657, 26411 & 22656, particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas,

AND WHEREAS by virtue the owners made a deed of declaration executed on 15/06/2023 before the registered at ADSR, Barrackpore, North 24 Parganas and which kept and recorded in Book No I, volume No 150500103 pages from 1689 to 1704 being No 150500103 for the year 2023, for rectification some typographically mistake therein.

AND WHEREAS that SRI VIKASH MADHOGARIA and MR SUSHANT MEHER are the joint owners total bastu land measuring about 10(Ten) Cottahs 10(Ten) Chittacks 01 (One) Sq.ft. (i.e.17.53 decimal) M/L and they are mutated their names before the Bidhannagar Municipal Corporation and in the office of BL & LRO, Rajarhat, Govt. of West Bengal and paying all taxes regularly and this landed property is free from all encumbrances.

INTENTION TO DEVELOP THE PROPERTY BY THE LANDOWNERS CUM CONCERN

AND WHEREAS that the owners SRI VIKASH MADHOGARIA and MR SUSHANT MEHER partners of KAPPA SINGATURES on being heard such intention of the Land Owners herein the Developer is a well-established and reputed building contractor with practical knowledge and experience of construction of multi-storied building on the said Land all that piece or parcel of total Bastu land measuring about 10(Ten) Cottahs 10(Ten) Chittacks 01 (One) Sq.ft .(i.e.17.53 decimal) M/L therein piece or parcel Plot of Bastu Land - (1) measuring about 15(Fifteen) Chittacks 27 (twenty-seven) Sq.ft.(i.e.1.60 decimal) more or less comprised in Mouza – Gopalpur (Slua) J.L. No.-2 , Touzi No 125-B-1, RS No 140, RS/LR Dag No 2911, 2913 & 2914 under Khatian No. 245/1, being Municipal Holding No RGM/5/13, Block –A, Jagardanga Road, P.S: Airport, Kolkata :700136, New Municipal Ward No 4 of Bidhannagar Municipal Corporation, (Presently) Dist. North 24 Parganas, piece or parcel Plot of Bastu Land - (2) measuring 4(four) Cottahs 14 (fourteen) Chittacks 3(three) Sq.ft (i.e. 8.05 decimal) more or less, with structure standing thereon, comprised in Mouza - Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No- 2911, R.S. Khatian No – 491,1104, 1505 , LR Dag No 2911 and LR Khatian No 11108 particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, and another piece or parcel Plot of Bastu Land - (3) measuring 4(four) Cottahs 12 (Twelve) Chittacks 16(Sixteen) Sq.ft (i.e. 7.87 decimal) more or less, with structure standing thereon, comprised in Mouza : Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No- 2911, LR Dag No 2911 and RS Khatian No 11108 and LR Khatian No 11108 particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas present Municipal Ward No 04 within the limits of Bidhannagar, Municipal Corporation, Additional.

SANCTIONED PLAN AT THE BUILDING

AND WHEREAS subsequently the Developer has got the building plan (G+IV) duly sanctioned by the Bidhannagar Municipal Corporation, Dist. North 24 Parganas for construction of building containing flats, shops, garages etc. Vide sanction Plan No. SWS-OBPAS/210920230917 dated on 23/11/2023 the construction of the unit is work under process and construction works consisting of several Flats/Garage/Shops and/or units with a view to disposing of the same to the intending Purchaser/s.

AND WHEREAS the said SRI VIKASH MADHOGARIA & MR SUSHANT MEHER partners of KAPPA SIGNATURES is the rightful joint owners and developed a multistoried building G+IV, lying and situated comprised in Mouza : Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No- 2911, LR Dag No 2911,29134 & 2914 and RS Khatian No 11108 and LR Khatian No 11108 & 245/1, particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas present Municipal Ward No 04 within the limits Bidhannagar, Municipal Corporation within jurisdiction of A.D.S.R, Bidhannagar, Kolkata, Dist. : North 24 Parganas, with all legal rights, good title and interest together with all easements, attached thereto, being free from all encumbrances.

NAME OF UNIT

KAPPA SIGNATURES

Performed by SRI VIKASH MADHOGARIA & MR SUSHANT MEHER

DEVELOPER'S OWNED ALLOCATION

AND WHEREAS the developer has contacted with the Purchaser for absolute sale to him/her of the DEVELOPER ALLOCATION one new residential flat and ALL THAT one independent and ownership New Residential Flat No ____ on the _____ FLOOR measuring about _____ Sq.ft carpet area (little more or less) with Tiles Finished Floor, and consisting of _____bed rooms, _____ Dining _____ kitchen and _____ Toilets, _____ Balcony, lying and situated at Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04, there is Provision of Lift, particularly described together with the undivided proportionate share in the land underneath of the building, more fully set forth and described in the SECOND SCHEDULE herein below for the total price of Residential Flat amounts to Rs. _____ (Rupees _____) only which offer has also accepted by the Purchaser herein and the parties herein have decided to their terms and conditions as follows: -

DESIRE OF SALE:APPROACH BY PURCHASER FOR PURCHASING THE FLAT:

AND WHEREAS the developer herein contacted with the Purchaser for absolute sale to him/her of the Developer owned allocation, and purchaser has agreed to purchase with a valuable consideration ALL THAT one independent and ownership New Residential Flat No ____ on the _____ FLOOR measuring about _____ Sq.ft carpet area (little more or less) with Tiles Finished Floor, and consisting of _____ bed rooms, _____ Dining _____ kitchen and _____ Toilets, _____ Balcony, lying and situated at Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04, together with the undivided proportionate share in the land underneath of the building, more fully set forth and described in the SECOND SCHEDULE herein below for and at a total price of Rupees _____ (Rupees _____) only which offer has also accepted by the Purchaser herein and the parties herein have decided to their terms of agreement as follows: -

ACCEPTANCE BY DEVELOPER/PURCHASER

AND WHEREAS the Developer declared to sell mentioned in the SECOND SCHEDULE the flat and the Purchaser has agreed to purchase ALL THAT one independent and ownership New Residential Flat No ____ on the _____ FLOOR measuring about _____ Sq.ft carpet area (little more or less) with Tiles Finished Floor, and consisting of _____ bed rooms, _____ Dining _____ kitchen and _____ Toilets, _____ Balcony, lying and situated at Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04, in together with the undivided proportionate share in the land underneath of the building, more fully set forth and described in the SECOND SCHEDULE herein below for and at a total price of Rupees _____ (Rupees _____) only for conveying the ownership of rights, title and interest for the said Flat together with the proportionate undivided interest or share in the land along with all proportionate rights of stair together with all common rights over the common areas and facilities.

DECLARATION:

AND WHEREAS the Vendors & Developer declared to sell mentioned ALL THAT one independent and ownership New Residential Flat No ____ on the _____ FLOOR measuring about _____ Sq.ft carpet area (little more or less) with Tiles Finished Floor, and consisting of _____ bed rooms, _____ Dining _____ kitchen and _____ Toilets, _____ Balcony, lying and situated at Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04, for the total consideration at Rupees _____ only for conveying the ownership of rights, title and interest for the said Flat together with the proportionate undivided interest or share in the land along with all proportionate rights of stair together with all common rights over the common areas and facilities. one floor plan in annexed herewith as a part of this Deed of Conveyance.

NOW THIS DEED OF CONVEYANCE WITNESSETH THAT in consideration of Rs. _____ (Rupees _____) only well and truly paid by the Purchaser to the Developer as per Memo of Consideration appearing below, the receipt whereof the Vendor and Developer herein doth hereby receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release and discharge of the Purchaser and the property of SECOND SCHEDULE the Flat hereby transferred by the Vendors and Developer also do hereby grant, sell, transfer, convey, assign and assure unto the Purchaser, ALL THAT one independent and ownership New Residential Flat No ____ on the _____ FLOOR measuring about _____ Sq.ft carpet area (little more or less) with Tiles Finished Floor, and consisting of _____ bed rooms, _____ Dining _____ kitchen and _____ Toilets, _____ Balcony, lying and situated at Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04, which is more fully and particularly described and mentioned in the SECOND SCHEDULE hereunder written and shown in the map or plan attached hereto and demarcated with the colour 'RED' border, together with undivided share or interest on the said land being Premises ALL THAT piece or parcel of total Bastu land measuring about

10(Ten) Cottahs 10(Ten) Chittacks 01 (One) Sq.ft. (i.e.17.53 decimal) M/L therein piece or parcel Land – (1) measuring about 15 (Fifteen) Chattacks 27 (twenty-seven) Sq.ft.(i.e.1.60 decimal) more or less comprised in Mouza – Gopalpur (Slua) J.L. No.-2, Touzi No 125-B-1, RS No 140, RS/LR Dag No. 2911, 2913 & 2914 under Khatian No. 245/1, being Municipal Holding No RGM/5/13, Block – A, Jagardanga Road, P.S: Airport, Kolkata :700136, New Municipal Ward No 4 of Bidhannagar Municipal Corporation, (Presently) Dist. North 24 Parganas, piece or parcel Bastu Land – (2) measuring 4(four) Cottahs 14 (fourteen) Chittacks 3(three) Sq.ft (i.e. 8.05 decimal) more or less, comprised in Mouza - Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No- 2911, R.S. Khatian No – 491,1104, 1505 , LR Dag No 2911 and LR Khatian No 11108 particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road formerly P.S: Rajarhat, Now P.S: Airport, Kolkata-700136, District North 24 Parganas, and another piece or parcel Bastu Land – (3) measuring 4(four) Cottahs 12 (Twelve) Chittacks 16(Sixteen) Sq.ft (i.e. 7.87 decimal) more or less, with structure standing thereon, comprised in Mouza : Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No- 2911, LR Dag No 2911 and RS Khatian No 11108 and LR Khatian No 11108 particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas and the said entire land on which the building is erected and standing is more fully and particularly described and mentioned in the FIRST SCHEDULE hereunder written TOGETHER WITH right over the said Flat ALL THAT one independent and ownership New Residential Flat No _____ on the _____ FLOOR measuring about _____ Sq.ft carpet area (little more or less) with Tiles Finished Floor, and consisting of _____bed rooms, _____ Dining _____ kitchen and _____ Toilets, _____ Balcony, lying and situated at Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04, lying and situated ALL THAT piece or parcel of total Bastu land measuring about 10(Ten) Cottahs 10(Ten) Chittacks 01 (One) Sq.ft .(i.e.17.53 decimal) M/L therein comprised in Mouza – Gopalpur (Slua) J.L. No.-2 , Touzi No 125-B-1, RS No 140, RS/LR Dag No. 2911, 2913 & 2914 under Khatian No. 245/1, being Municipal Holding No RGM/5/13, Block –A, Jagardanga Road, P.S: Airport, Kolkata :700136, New Municipal Ward No 4 of Bidhannagar Municipal Corporation, (Presently) Dist. North 24 Parganas, comprised

in Mouza - Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No- 2911, R.S. Khatian No – 491,1104, 1505 , LR Dag No 2911 and LR Khatian No 11108 particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road formerly P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, comprised in Mouza : Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No- 2911, LR Dag No 2911 and RS Khatian No 11108 and LR Khatian No 11108 particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas hereinafter referred to as the “Said Flat” mentioned in the SECOND SCHEDULE TOGETHER WITH right in common with other similar Purchaser are acquiring similar rights to enjoy and possess all common roads, passages open spaces and all rights and privileges appertaining thereto or reputed to belong to the estate, right, title, interest, claim and demand of the Developer into and upon the said FLAT proportionately upon incurring proportionate expenses for the said common portions and TO HAVE AND TO HOLD the said flat absolutely in the manner aforesaid forever free from all encumbrances, charges, trusts, liens, claims and demands, whatsoever, the property thus purchased by the Purchaser being particularly described in the SECOND SCHEDULE hereunder written and shown and delineated in the map or plan attached hereto with colour RED border AND the Purchaser shall have the right to own, use, occupy the said flat exclusively and the common parts in common with other co-owners Purchaser and occupier of the said building such common parts being described and mentioned in the THIRD SCHEDULE hereunder written and also subject to the Purchaser will be paid and discharging taxes and impositions on the said flat and rights and obligations as mentioned in FOURTH SCHEDULE hereunder written by the Purchaser and the common expenses as mentioned in the FIFTH SCHEDULE hereunder written proportionately and all other outgoings in connection with the said flat wholly and the said building proportionately the Vendors/Developer do hereby covenant with the Purchaser as follows:-

1) Notwithstanding anything hereinbefore done or suffered to the contrary the Developer has good and perfect right, title and authority to convey the said flat together with undivided impartible share in the said land described in FIRST SCHEDULE hereunder and all rights and privileges and appurtenances hereunto belonging and hereby sold, conveyed and transferred to the Purchaser in the manner aforesaid and that the Developer have not done or knowingly

suffered anything whereby the said property may be encumbered affected or impeached the estate, title or otherwise.

2) There are no encumbrances, charges, trusts, liens, attachments, claims or demands whatsoever now subsisting on the property and that the same is not the Subject matter of any suit or litigation or proceeding and has not been offered as security or otherwise to any court or revenue authority.

3) The Developer shall and will at all times indemnify and keep indemnified and keep harmless the Purchaser against all claims and demands whatsoever in respect of the property hereby sold and conveyed and make good the Purchaser all losses, costs, and expenses which there may be put or obliged to incur or suffer by reason of any defect or deficiency in the extent description or other particulars of the said property.

4) The Purchaser shall henceforth hold, possess and enjoy the rents and profits derivable from and out of the said property without any hindrance eviction, interruption or disturbance from or by the Developer or any person or persons claiming through under or in trust for the Developer and without any lawful hindrance, eviction, interruption or disturbances by any other persons whomsoever.

5) All the taxes, land revenues and impositions payable in respect of the said property unto the date of execution and registration of the Deed of Conveyance has been fully paid by the Developer and if any portion of such taxes levies and other impositions etc. be found to remain unpaid for the period upto the date hereof, the same shall be deemed to be the liability of the Developer.

6) The Developer shall at all times hereafter do and execute or cause to be done and executed at the requests and costs and expenses of the Purchaser all such further acts, deeds, things and assurances as may be reasonably required by the Purchaser for better or further effectuation and assuring the Conveyance hereby made or the title of the Purchaser to the property hereby sold and conveyed.

7) And if any Clerical, typographical and numerical mistakes arises in it then I shall rectify it, by way of a deed of declaration or/and deed of rectification, or/and deed of correction with consent or without consent and proper affirmation in good health and in sound mind of the

both parties of the said property and for the future changes the entire cost and expenses will be borne by the purchaser only.

8) It is further stated that the purchaser shall enjoy entire right, title, interest and lawful possession of the aforementioned property. If anybody claims anything, that will be nonest and void ab. initio.

9) The Map or Plan and ten finger print with self-photo attested sheet of the both parties attached hereto shall be effective and considered to be a part of this Deed of Conveyance

THE FIRST SCHEDULE AS ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE LAND AND PROPERTY)

(Jagardanga Road, P.S.: Airport Kolkata-700136)

ALL THAT piece or parcel of total Bastu land measuring about 10(Ten) Cottahs 10(Ten) Chittacks 01 (One) Sq.ft .(i.e.17.53 decimal) M/L therein piece or parcel Land – (1) measuring about 15(Fifteen) Chittacks 27 (twenty-seven) Sq.ft.(i.e.1.60 decimal) more or less comprised in Mouza – Gopalpur (Slua) J.L. No.-2 , Touzi No 125-B-1, RS No 140, RS/LR Dag No. 2911, 2913 & 2914 under Khatian No. 245/1, being Municipal Holding No RGM/5/13, Block –A, Jagardanga Road, P.S: Airport, Kolkata :700136, New Municipal Ward No 4 of Bidhannagar Municipal Corporation, (Presently) Dist. North 24 Parganas, piece or parcel Bastu Land – (2) measuring 4(four) Cottahs 14 (fourteen) Chittacks 3(three) Sq.ft (i.e. 8.05 decimal) more or less, with structure standing thereon, comprised in Mouza - Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No- 2911, R.S. Khatian No – 491,1104, 1505 , LR Dag No 2911 and LR Khatian No 11108 particulars of which is Premises Holding No – RGM.5/13, Block – A, Jagardanga Road formerly P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, and another piece or parcel Bastu Land – (3) measuring 4(four) Cottahs 12 (Twelve) Chittacks 16(Sixteen) Sq.ft (i.e. 7.87 decimal) more or less, with structure standing thereon, comprised in Mouza : Gopalpur, J.L No-2, R.S.No-140, Touzi No-125-B/1 R.S Dag No- 2911, LR Dag No 2911 and RS Khatian No 11108 and LR Khatian No 11108 particulars of which is Premises Holding No :RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas present Municipal Ward No 04 within the limits Bidhannagar, Municipal Corporation within jurisdiction of A.D.S.R, Bidhannagar, Dist. : North 24 Parganas, is butted and bounded by:-

ON THE NORTH BY : RS Dag No 2911(P) & Plot No A/1

ON THE SOUTH BY : RS Dag No 2913 & 2911

ON THE EAST BY : 40 feet wide PWD Road

ON THE WEST BY : 10 feet common passage & RS & LR Dag No 2911

THE SECOND SCHEDULE AS ABOVE REFERRED TO

(SUBJECT MATTER OF FLAT)

ALL THAT one independent and ownership New Residential Flat No ____ on the _____ FLOOR measuring about _____ Sq.ft carpet area (little more or less) with Tiles Finished Floor, and consisting of _____ bed rooms, _____ Dining _____ kitchen and _____ Toilets, _____ Balcony, lying and situated at Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04 and there is PROVISION OF LIFT facility particularly described in the FIRST SCHEDULE with undivided proportionate impartible share of land underneath support and supporting and inserting terms and in and/or upon all the main load bearing separating and common walls in and around said flat Together with usual easement rights as well as all rights privileges, facilities land is mentioned and described in the FIRST SCHEDULE herein above written.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Rights and Obligations of the Purchaser)

1. Subject to the restriction and reversion hereafter containing, the Purchaser shall full and absolute right of user in common with the other owners and/or occupants.
2. The Purchaser shall have absolute and unfettered right of user of and right of keeping, raising, inserting, supporting and maintaining all beams, gutters and structures on and to all walls, supporting the said building including all boundaries and/or load bearing or dividing and/or separating and/or supporting walls, the Purchaser shall have to maintain the floor of the said building.

3. The Purchaser shall have the right of maintenance, repairs for white washing or painting of the said building in any part of the said property provided any such work does not cause any nuisance or permanent obstructions to the other occupants of the said property.
4. The Purchaser from time to time and all times hereby agrees to contribute and pay proportionate share towards the costs and expenses towards the maintenance charges, service taxes and impositions and other outgoings and the said amount is variable, accordingly to the needs of circumstances and market of the aforesaid sum without any variations as may be fixed as aforesaid individually and/or collectively.
5. The Purchaser shall in addition to pay separately and other taxes and/or impositions as may be that proportionate maintenance charges for the Flat shall be paid regularly by the Purchaser as long as society is not formed maintenance of the building. Apart from the amount of such municipal taxes and impositions including the multi storied Building Tax, Urban Land Tax, if and when necessary in respect of the said building proportionate and/or the said unit wholly.
6. The Purchaser shall have right to mutate their names as owners of the said flat in the records of the Government or local authority and/or have the said flat Space separately numbered and assessed for taxes and the Vendors shall whenever have required by the Purchaser gives therein or their consent or approval in writing for the purpose of such mutation and separate assessment.
7. The Purchaser shall have full and absolutely proprietary rights such as the Vendors derives from their title save and except that of demolishing or committing waste in respect of the property described in schedule in any manner so as to effect the Vendors or other co-owners, who have already purchased and acquired or may hereafter purchase or acquire similar property rights as covered by this conveyance.
8. The Purchaser shall have the right to transferred absolutely or by way of sell, lease or gift otherwise the whole of the said flat to others PROVIDED HOWEVER that in case of absolute transferred by sale or gift, and/or the transferee shall be bound to observe and perform by the Purchaser and the Purchaser herein shall ensure thereof.

9. The Purchaser undivided interest in the soil as more fully described in the First Schedule hereinabove written shall remain joint for all title with the Vendors or other Co-Purchaser/s, who may hereafter or hereto before have acquired right, title and interest in the land in said flat in the building at being declared that the interest in the soil is impartible.
10. The Purchaser has not raised any objection against commercial area of the said building and the Purchaser shall not store any inflammable and/or combustible articles in the said flat nor use the said building for any other purpose save and except said flat.
11. The Purchaser has not stored any rubbish or any other things in the common areas and/or parts causing inconveniences and also disturbances to other owners and occupiers of the building.
12. The Purchaser has not made any additions and alterations in the said flat whereby the main building may be damaged.
13. The Purchaser shall pay proportionate share for electric consumption in respect of the said building.
14. The Purchaser shall also pay her proportionate share for insurance of the building for earthquake, fire, mob, violence and commotion.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Areas)

1. The entire land as described in the FIRST SCHEDULE hereinabove upon which the entire building is constructed and all assessment, rights and appurtenances belonging to the land and the building.
2. The foundation, columns, girders, beams, supports and main walls.
3. The electric meter room on the ground floor.
4. The passage for ingress and egress to and from the flat.
5. Such other limited common areas and facilities as may provide for hereafter.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Proportionate of Common Expenses)

ALL EXPENSES for the administration, maintenance, repairs and replacements of the limited common areas and facilities and all other sums assessed against the flat owners by the Association of Apartment or Flat-owners to be formed in future including Municipal taxes, Government Revenues not separately assessed and all other statutory and impositions on the property as a whole.

IN WITNESSES WHEREOF the parties have hereunto set and subscribed his respective hands and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of: -

Witnesses: -

1)

SIGNATURE OF THE VENDOR

2)

SIGNATURE OF THE PURCHASER

SIGNATURE OF THE DEVELOPER

Drafted by: -

Advocate
High Court, Calcutta,

MEMO OF CONSIDERATION

RECEIVED with thanks on and from the above named of "PURCHASER" the sum of Rs. _____ (Rupees _____) only on the full and final consideration paid by the Purchaser to the vendor/developer as follows: -

<u>DATE</u>	<u>BANK</u>	<u>BRANCH</u>	<u>CHQ. NO</u>	<u>CASH</u>	<u>AMOUNT</u>
				Total :	0000000

(RUPEES _____) ONLY

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of: -

Witnesses: -

1)

SIGNATURE OF THE DEVELOPER

2)