

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made on this _____ day of _____, 2026,

BETWEEN

M/S. S.P. ENTERPRISE, a Proprietorship Firm, represented by its Proprietor SRI ATANU GHOSH (PAN: AJOPG2410M, AADHAAR No. 4376 3610 4935), son of Sri Rabin Ghosh, by faith – Hindu, by occupation – Business, by Nationality – Indian, having its Office at premises no. D60, Canal South Road, Near Dakshini Kalibari, P.O. Dhapa, P.S. Pragati Maidan, Kolkata-700105, District – South 24 Parganas, hereinafter referred to as the “Promoter / Vendor” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees) of the ONE PART;

AND

SRI SOUMEN PAUL (PAN: AFWPP1255P, AADHAAR No. 6978 2493 1349), son of Late Hirendra Kumar Paul, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at P.L. Medical Gali, Kachari Para Road, P.O. & P.S. Habra, District – North 24 Parganas, West Bengal-743263, hereinafter referred to as the “Owner” of the FIRST PART;

AND

Mr./Ms. _____, (Aadhaar No. _____)
son/daughter of _____, aged about _____ years, residing at
_____, (PAN _____), hereinafter
referred to as the “Allottee / Purchaser” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees) of the OTHER PART.

WHEREAS:

A. The Owner is the absolute and lawful owner of the land described in Schedule A hereto ("Said Land"), mutated in his name vide Mutation Certificate dated 06/04/2009 issued by The Kolkata Municipal Corporation.

B. The Owner has appointed the Promoter as Developer vide Registered Development Power of Attorney and entered into Development Agreement for construction of the Project on the Said Land.

C. The Said Land is situated at premises no. 32, Abinash Sashmal Lane, P.O. & P.S. Beliaghata, Kolkata-700010, District – South 24 Parganas, within Kolkata Municipal Corporation under Ward No.34, Assessee No.110340200159, measuring more or less 5 cottah 13 chittaks 7 sq. ft. with structure.

D. The Promoter has developed the residential Project on the Said Land and has obtained the Completion Certificate / Occupancy Certificate from the competent authority.

E. The Allottee has paid the entire Total Price of Rs. _____ (Rupees _____ Only) in full to the Promoter as per the Agreement for Sale dated _____ executed between the Parties.

F. The Promoter has agreed to convey the Apartment together with proportionate undivided share in the land and Common Areas to the Allottee, and the Association of Allottees shall be formed by the Promoter.

NOW THIS INDENTURE WITNESSETH as follows:

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

2. The Promoter hereby declares that the Said Apartment is free from all encumbrances, liens, charges, claims, etc., and that full payment has been received.

3. The Promoter has handed over physical possession of the Apartment to the Allottee upon obtaining the Completion/Occupancy Certificate.

4. The Allottee shall be entitled to all rights, title and interest in the Apartment and proportionate share in Common Areas. The Promoter shall form the Association of Allottees for maintenance and management of Common Areas.

5. The Promoter covenants with the Allottee that it has good and marketable title and full right to convey the same.

6. The Allottee shall pay all future taxes, maintenance charges, etc. from the date of possession.

SCHEDULE – A

(Description of the Land)

All that piece and parcel of land measuring more or less 5 cottah 13 chittaks 7 sq. ft. with structure measuring more or less 150 sq. ft. at premises no. 32, Abinash Sashmal Lane, P.O. & P.S. Beliaghata, Kolkata-700010, District – South 24 Parganas, within Kolkata Municipal Corporation under Ward No.34, Assessee No.110340200159.

SCHEDULE – B

(Description of the Apartment)

All that residential Apartment No. _____ on _____ Floor, having carpet area _____ Sq. Ft., with right to use of parking space, together with proportionate share in Common Areas.

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

For the Promoter

M/S. S.P. ENTERPRISE

Through its Proprietor

SRI ATANU GHOSH

Owner

SRI SOUMEN PAUL

Allottee

Witnesses:

1. _____

2. _____