

## **DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the .....day of  
....., 2026 A.D.

### **BETWEEN**

- 1. (MISS. ANISHA DUTTA)**, daughter of Shri Ashish Dutta, by faith Hindu, by Nationality Indian, by occupation Self-employed, residing at village: Chanduria, P.O. Simurali, under P.S. Chakdaha, District: Nadia, State of West Bengal, Pin-741248, having **PAN FQAPD6441P, AADHAAR-5689 0908 1708,**
- 2. SMT. SAMITA TARAFDER**, Daughter of Late Arun Tarafder, by faith Hindu, by Nationality Indian, by occupation Retired from service, residing at Satendra Co-operative Housing Society, A-9/145, Kalyani under P.O and P.S Kalyani, Dist. Nadia, state of West Bengal, Pin-741235, having **PAN AEEPT0088B, AADHAAR-6101 3282 1602,**

- 3. SHRI RAJKUMAR TANTI**, Son of Rabilal Tanti, by faith Hindu, by Nationality Indian, by occupation Business, residing at No. I Siddheswari Lane, Kanchrapara, P.O. Kanchrapara, P.S. Bizpur, District: North 24-Parganas, State West Bengal, Pin-743145, having **PAN-ATEPT3480A, AADHAAR- 6812 7263 1044,**
- 4. SHRI BISWAJIT KARMAKAR**, Son of Tapan Karmakar, by faith Hindu, by Nationality Indian, by occupation Business, residing at 5/1040, Gayeshpur, P.O Gayeshpur, Under P.S Kalyani, Dist. Nadia, state of West Bengal, Pin-741234, having **PAN AQRPK5564C, AADHAAR-9803 8250 4823,**
- 5. SHRI UTPAL SAHA**, Son of Lata Shailendra Nath Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at Pabna Colony, Under P.O and P.S. Chakdah, District- Nadia, State of West Bengal, Pin-741222, having **PAN GJLPS5548P, AADHAAR-6184 9032 5635,**
- 6. SHRI BIPUL KUMAR DUTTA**, Wife of Binay Kumar Dutta, by faith Hindu, by Nationality Indian, by occupation Business, residing at No. I Gobindanagar, P.O Madanpur, Under P.S Chakdaha Dist. Nadia, State of West Bengal, Pin- 743145, having **PAN ATLPD5057, AADHAAR-4890 6576 9377,**
- 7. SMT. SUPARNA CHAKRABORTY**, Wife of Shri Mainak Chakaraborty, by faith Hindu, by Nationality Indian, by occupation Business, residing at A-8/404, Kayani under P.O and P.S. Kalyani, Dist. Nadia, West Bengal, Pin- 741235, having **PAN AJQPT8114P, AADHAAR-66788306 8858,**
- 8. SMT. CHHABI CHAKRABORTY**, Wife of Late Amalendu Chakraborty, by faith Hindu, by Nationality Indian, by occupation

Business, residing at A-8/406, Kalyani Town, under P.O. and P.S. Kalyani, Dist. Nadia, State of West Bengal, Pin-741235, having **PAN AUJPC7125R, AADHAAR-4123 7910 8201,**

**9. SMT. RUBI SAHA.** Wife of Utpal Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at Pabna Colony, Chakdaha under P.O. and P.S. Chakdaha, District: Nadia, State of West Bengal, Pin-741222, having **PAN GJLPS5581J, AADHAAR-6488 0436 1449,**

**10. SHRI SUMIT KUMAR DAS,** Son of Ajit Kumar Das, by faith Hindu, by Nationality Indian, by occupation Business, residing at B-2/216, Kalyani under P.O. and P.S. Kalyani, District- Nadia, State of West Bengal, Pin-741235, having **PAN AKIPD1495L, AADHAAR-6388 6232 4661,**

**11. SHRI CHIRANJIT SAHA.** Son of Utpal Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at Pabna Colony, under P.O. and P.S. Chakdaha, Dist. Nadia, State of West Bengal, Pin-741222, having **PAN EJTPS0014J, AADHAAR-4976 9725 9774,**

**12. SHRI MAINAK CHAKRABORTY.** Son of Late Amalendu Chakraborty, by faith Hindu, by Nationality Indian, by occupation Business, residing at A-8/406, Kalyani Town, under P.O. and P.S. Kalyani, District- Nadia, State of West Bengal, Pin-741235, having **PAN AFIPC9543D, AADHAAR-3554 9881 6554,** all are being represented by their Constituted Attorney '**ROUNAK CONSTRUCTION**' a proprietorship Firm represented by its sole Proprietor **Mr. MAINAK CHAKRABORTY,** Son of Late Amalendu Chakraborty, having **PAN AFIPC9543D, AADHAAR-3554 9881 6554,** by faith Hindu, by Nationality Indian, by occupation

Business, residing at A-8/406, Kalyani Town, under P.O. and P.S. Kalyani Town, District- Nadia, State of West Bengal, Pin-741235, hereinafter jointly referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators successors, legal representatives and assigns) of the Partied of the **FIRST PART**

**AND**

1. **MR.**....., son of Mr....., **PAN**  
**XXXXXXXXXX**,
2. **MRS.**..... wife of Mr....., **PAN**  
**XXXXXXXXXX**, both are by faith Hindu, both are by Nationality Indian, both are by occupation Service, both are residing at ....., Post Office ....., Police Station ....., District ....., PIN-....., hereinafter jointly referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and assigns) Parties of the **SECOND PART**

**AND**

**'ROUNAK CONSTRUCTION'** a proprietorship Firm, having it's registered address at.....Kalyani Township, under P.O. & P.S. Kalyani, District: Nadia, Pin Code: 741235, represented by its sole Proprietor **Mr. MAINAK CHAKRABORTY**, Son of Late

Amalendu Chakraborty, having **PAN AFIPC9543D, AADHAAR-3554 9881 6554**, by faith Hindu, by Nationality Indian, by occupation Business, residing at A-8/406, Kalyani Town, under P.O. and P.S. Kalyani Town, District- Nadia, State of West Bengal, Pin-741235, hereinafter referred to as the **DEVELOPER/PROMOTER** {which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its, executors, administrators, successors, legal representatives and assigns) Party of the **THIRD PART**

**WHEREAS** the VENDORS hereto above are the absolute owners of ALL THAT piece and parcel of 'Bastu' land measuring about 124.1 (One Hundred Twenty Four point One) decimals of vacant land, be the same a little more or less, of L.R. Plot Nos. 1516, 1517, 1518, 1523, 1524, 1537, 1538, appertains to L.R Khatian Nos. 2134, 2135, 2136, 2137, 2138, 2139, 2141, 2142, 1203, 1206 of Mouza- Balindi, under Haringhata Municipality, Ward No. 6, Holding Nos. 175/C, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District: Nadia, State of West Bengal, which is more fully and particularly described in the **First Schedule** hereunder written and hereinafter referred to as the 'Said property' which they have acquired in the manner described in the subsequent paragraphs hereinafter in the recital of this Deed of Conveyance.

**AND WHEREAS** Miss. Anisha Dutta (VENDOR No.1) and Samita Tarafdar, (VENDOR No. 2) herein above have jointly purchased a total area of 18.5 decimals of land in R.S & L.R

Plot No. 1523 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Shri Mainak Chakraborty, son of Late Amalendu Chakraborty, vide a deed of sale, being No. 130300928 for the year 2026, recorded in Book No. I, Volume No. 1303-2026, pages from 24839 to 24854, registered in the office of the A.D.S.R. Kalyani, District: Nadia, wherein Miss Anisha Dutta has acquired an area of 10 decimals of land and Smt. Samita Tarafdar has acquired 8.5 decimals of land pursuant to the said purchase deed. They have recorded their names in the present L.R. & R.O.R and also mutated their names in the office record of the Haringhata Municipality in respect of their purchased land. Thus, Miss Anisha Dutta is entitled ALL THAT piece and parcel of land measuring 10 decimals lying and situated in R.S. & L.R. Plot No. 1523, appertains to L.R. Khatian No. 2139 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia and Smt. Samita Tarafdar is entitled to ALL THAT piece and parcel of land measuring 8.5 decimals lying and situated in R.S. & L.R. Plot No. 1523, appertains to L.R. Khatian No. 2134 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No. 6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District-Nadia.

**AND WHEREAS,** Shri Rajkumar Tanti, (Vendor No.3) Shri Biswajit Karmakar (Vendor No.3) and Shri Utpal Saha, (Vendor No.3) herein above, have jointly purchased a total area of 24

decimals of land in R.S & L.R Plot No. 1538 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Shri Mainak Chakraborty, son of Late Amalendu Chakraborty, vide a deed of sale, being No. 130300929 for the year 2026, recorded in Book No. I, Volume No. 1303-2026, pages from 24807 to 24822, registered in the office of the A.D.S.R. Kalyani, District: Nadia, wherein the said Shri Rajkumar Tanti has acquired an area of 4 decimals of land and Shri Biswajit Karmakar has acquired 10 decimals of land and Shri Utpal Saha has acquired an area of 10 decimals of land by way of said purchase. They have recorded their names in the present L.R. & R.O.R and also mutated their names in the office record of the Haringhata Municipality in respect of their purchased land. Thus, Shri Rajkumar Tanti is entitled to ALL THAT piece and parcel of land measuring 4 decimals lying and situated in R.S. & L.R. Plot No. 1538, appertains to L.R. Khatian No. 2135 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Shri Biswajit Karmakar is entitled to ALL THAT piece and parcel of land measuring 10 decimals of land lying and situated in R.S. & L.R. Plot No. 1538, appertains to L.R. Khatian No. 2136 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Shri Utpal Saha is entitled to ALL THAT piece and parcel of land measuring 10 decimals of land lying and situated in R.S. & L.R. Plot No. 1538,



appertains to L.R. Khatian No. 2137 of Mouza Balindi, J.L No. 7, with in the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia.

**AND WHEREAS,** Smt. Samita Tarafdar, (Vendor No.2) Shri Bipul Kumar Dutta (Vendor No.6) and Shri Rajkumar Tanti, (Vendor No.3) herein above have jointly purchased a total area of 20 decimals of land in R.S & L.R Plot No. 1524 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Shri Mainak Chakraborty, son of Late Amalendu Chakraborty, vide a deed of sale, being No. 130300930 for the year 2026, recorded in Book No. I, Volume No. 1303-2026, pages from 24775 to 24790, registered in the office of the A.D.S.R. Kalyani, District: Nadia, wherein the Smt. Samita Tarafdar has acquired an area of 2.5 decimals of land, and Shri Bipul Kumar Dutta has acquired 11.5 decimals of land, and Shri Rajkumar Tanti has acquired an area of 6 decimals of land by way of said purchase. They have recorded their names in the present L.R. & R.O.R and also mutated their names in the office record of the Haringhata Municipality in respect of their purchased land vide said deed of sale. Thus, Smt. Samita Tarafdar is entitled to ALL THAT piece and parcel of land measuring 2.5 decimals lying and situated in R.S. & L.R. Plot No. 1524, appertains to L.R. Khatian No. 2134 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Bipul Kumar Dutta is entitled to



ALL THAT piece and parcel of land measuring 11.5 decimals of land lying and situated in R.S. & L.R. Plot No. 1524, appertains to L.R. Khatian No. 2141 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Shri Rajkumar Tanti is entitled to ALL THAT piece and parcel of land measuring 6 decimals of land lying and situated in R.S. & L.R. Plot No. 1524, appertains to L.R. Khatian No. 2135 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District: Nadia.

**AND WHEREAS,** Smt. Suparna Chakrabarty, (Vendor No.7) Smt. Chhabi Chakrabarty (Vendor No.8) and Smt. Ruby Saha (Vendor No.9) have jointly purchased a total area of 25.6 decimals of land in R.S & L.R Plot No. 1518 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Shri Mainak Chakraborty, son of Late Amalendu Chakraborty, vide a deed of sale, being No. 130300931 for the year 2026, recorded in Book No. I, Volume No. 1303-2026, pages from 24759 to 24774, registered in the office of the A.D.S.R. Kalyani, District: Nadia, wherein Smt. Suparna Chakrabarty has acquired an area of 5.6 decimals of land, and Smt. Chhabi Chakrabarty has acquired 10 decimals of land and Smt. Rubi Saha has acquired an area of 10 decimals of land by way of said purchase. They have recorded their names in the present L.R. & R.O.R and also mutated their names in the office record

of the Haringhata Municipality in respect of their purchased land vide said deed of sale. Thus, Smt. Suparna Chakrabarty is entitled to ALL THAT piece and parcel of land measuring 5.6 decimals lying and situated in R.S. & L.R. Plot No. 1518, appertains to L.R. Khatian No2143 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Chhabi Chakrabarty is entitled to ALL THAT piece and parcel of land measuring 10 decimals of land lying and situated in R.S. & L.R. Plot No. 1518, appertains to L.R. Khatian No. 2144 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Ruby Saha is entitled to ALL THAT piece and parcel of land measuring 10 decimals of land lying and situated in R.S. & L.R. Plot No. 1518, appertains to L.R. Khatian No. 2145 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No. 6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District: Nadia.

**AND WHEREAS,** Shri Sumit Kumar Das (Vendor No.11) and Shri Chiranjiti Saha (Vendor No.12) have jointly purchased a total area of 20 decimals of land in R.S & L.R Plot No. 1537 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Shri Mainak Chakraborty, son of Late Amalendu Chakraborty, vide a deed of sale, being No. 130300933 for the

year 2026, recorded in Book No. I, Volume No. 1303-2026, pages from 24743 to 24758, registered in the office of the A.D.S.R. Kalyani, District: Nadia, wherein the said Shri Sumit Kumar Das acquired an area of 10 decimals of land and the said Shri Chiranjit has acquired 10 decimals of land by way of said purchase. They have recorded their names in the present L.R. & R.O.R and also mutated their names in the office record of the Haringhata Municipality in respect of their purchased land. Thus, Shri Sumit Kumar Das is entitled to ALL THAT piece and parcel of land measuring 10 decimals lying and situated in R.S. & L.R. Plot No. 1537, appertains to L.R. Khatian No. 2142 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Shri Chiranjit Saha is entitled to ALL THAT piece and parcel of land measuring 10 decimals lying and situated in R.S. & L.R. Plot No. 1537, appertains to L.R. Khatian No. 2138 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District-Nadia.

**AND WHEREAS,** Smt. Suparna Chakrabarty (Vendor No.7) herein above was alone purchased an area of 6 decimals of land in R.S & L.R Plot No. 1516 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Islam Mondal & Others, vide a deed of sale, being No. 130300192 for the year 2016, recorded in Book No. I, Volume No. 1303 - 2016, pages from

7250 to 7269, registered in the office of the A.D.S.R. Kalyani, District: Nadia. She has recorded his name in the present L.R. & R.O.R, in Khatian No. 1206 and also mutated her name in the office record of the Haringhata Municipality in respect of her purchased land. Thus, said Suparna Chakrabarty is also entitled ALL THAT piece and parcel of land measuring 6 decimals lying and situated in R.S. & L.R. Plot No. 1516, appertains to L.R. Khatian No.1206 of Mouza Balindi, J.L No. 7, with in the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District: Nadia.

**AND WHEREAS,** Shri Mainak Chakrabarty (Vendor No.12) has purchased an area of 10 decimals of land in R.S & L.R Plot No. 1517 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Md. Rafikul Mondal, vide a deed of sale, being No. 1234 for the year 2016, recorded in Book No. I, Volume No. 1303 - 2016, pages from 23980 to 23991, registered in the office of the A.D.S.R. Kalyani, District: Nadia. He has recorded his name in the present L.R. & R.O.R, in Khatian No. 1203 and also mutated his name in the office record of the Haringhata Municipality in respect of his purchased land. Thus, said Mainak Chakraborty is entitled ALL THAT piece and parcel of land measuring 10 decimals lying and situated in R.S. & L.R. Plot No. 1517, appertains to L.R. Khatian No.1203 of Mouza Balindi, J.L No. 7, with in the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction

of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District: Nadia.

**AND WHEREAS** the parties of the **FIRST PART** being the aforesaid Land Owners have good and marketable title to the said properties which is free from all encumbrances. All the LAND OWNERS with the view to developed their respective properties have unanimously decided to develop their lands and amalgamated their respective lands into one Plot and executed one Deed of Amalgamation on 10/03/2026, which was registered in the office of the A.D.S.R of Kalyani, District: Nadia, being No. 130301291 for the year 2026, recorded in Book No. I, Volume No. 1303-2026 pages 39193 to 39256. The said amalgamated properties are specifically described in the **FIRST SCHEDULE** herein below and the same is not subject to any mortgage, charge or any other encumbrance.

**AND WHEREAS** the above-named VENDORS are entitled to below **FIRST** schedule properties, specifically mentioned in the schedule below and they became the absolute owners of the said amalgamated properties, having their respective shares therein. Names of all the VENDORS have been recorded in the L.R Settlement Record and also mutated their names in the Assessment Register of Haringhata Municipality in respect of the below schedule amalgamated properties into one holding, being No.175C of Ward No.6. Thus, the VENDORS above-named, i.e. the Parties of the **FIRST PART** have become the absolute owners and possessors of their respective areas of purchased land, which is specifically mentioned in the **FIRST** schedule below.

**AND WHEREAS** the aforesaid VENDORS have good and marketable title to the below FIRST schedule properties, which are free from all encumbrances, lien and charges. The properties below are not subject to any mortgage, charge or any other encumbrances to any persons or any financial institutions or any Bank.

**AND WHEREAS** due to scarcity of funds as well as lack of experience, the parties of the FIRST PART have approached to the Party of the THIRD PART which is a proprietary firm for developing the scheduled properties as specifically mentioned below by erecting/constructing several multistoried Towers/Building consisting of several residential flat units, commercial units, shopping complex, car parking spaces, swimming pool, community hall, Gymnasium, multiplex etc. and the VENDORS, i.e the parties of the FIRST PART have agreed and *jointly* entered into one registered deed of Development Agreements with the Developer/Promoter herein, i.e. the Party of the THIRD PART at the costs and expenses of the Developer/Promoter and the Developer/Promoter herein has also the right pursuant to the said development agreement dated 02/06/2026, to select the intending purchaser/purchasers in respect of the allocation of the Developer/Promoter herein and also to commercially exploit the newly constructed Towers/Buildings to the extent of its allocation and on the other terms and conditions contained therein and the said three agreements was duly being No.....for the year 2026, registered in the office of the A.D.S.R of Kalyani, District: Nadia and recorded in Book No. I,



Volume No. 1, Pages 1225 to 1235, Being No. 00110 for the Year 2026.

**AND WHEREAS** on the same, i.e. 02/06/2026, the Vendors hereto had executed one General Power of Attorney, after registration of Development Agreement by which they had *appointed and constituted* said '**ROUNAK CONSTRUCTION**' a proprietorship Firm represented by its sole Proprietor **Mr. MAINAK CHAKRABORTY**, Son of Late Amalendu Chakraborty, having **PAN AFIPC9543D, AADHAAR-3554 9881 6554**, by faith Hindu, by Nationality Indian, by occupation Business, residing at A-8/406, Kalyani Town, under P.O. and P.S. Kalyani Town, District- Nadia, State of West Bengal, Pin- 741235, to do the acts deeds and things mentioned therein and the said General Power of Attorney was registered at the Office of the Addl. District Sub-Registrar-of Kalyani, District: Nadia and recorded in Book No. IV, C.D. Volume No. 1, Pages 1225 to 1235, Being No. 00110 for the Year 2026 and the Principals of the said General Power of Attorney dated 02/06/2026 are all alive and the said registered General Power of Attorney is in force and effective till date;

**AND WHEREAS** the VENDORS above named have mutated their names in respect of said amalgamated land measuring 124.1 (One Hundred 1\venty Four point One) decimals of land, be the same a little more or less of L.R. Plot Nos. 1516, 1517, 1518, 1523, 1524, 1537, 1538, appertains to L.R Khatian Nos. 2134, 2135, 2136, 2137, 2138, 2139, 2141, 2142, 1203, 1206 of Mouza- Balindi, District Nadia and also mutated their



names in the office record of the Haringhata Municipality, Ward No. 6, Holding Nos. 175/C, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia, West Bengal, *and* applied before said concerned Municipality for sanction of building permit of several multistoried building Towers over the said amalgamated properties and the Municipal Authority was being satisfied and had duly sanctioned building permit SWS-OBPASS/ 2005/ 2026/ 0021 dated 30/04/2026 and accordingly the Developer/Promoter herein had constructed two storied building over the said property in accordance with the sanction plan ;

**AND WHEREAS** accordingly in terms of the said registered Development Agreements, being No.....dated 02/06/2026 after the completion of the construction work of the said multistoried building in TowerNo.1/2 over the below FIRST SCHEDULE properties, the said Developer/Promoter herein had already delivered khas/exclusive possession of the Landowner's allocation and/or Landowner's allocated portion in the said building and their demanded money to the Vendors hereto and the Vendors were/are have been possessing and enjoying in the said portion without any interference and/or obstruction from any corner whatsoever;

**AND WHEREAS** the Developer/Promoter herein has declared to sell and/or transfer one flat being Flat No. A/1 measuring about 868 (Eight hundred sixty eight) Square feet of super built up, which 800 (Eight hundred) Square feet of built up area and 750 (Seven hundred Fifty) Square feet of cocered

area, which is consisting of Two bedrooms, one living cum dining space, one kitchen, Two Western Toilet and Privy and one verandah on the First Floor (south-west side) of the said building and together with one covered four wheeler car parking space measuring more or less in 100 (One hundred) Square feet on the Ground floor said building/tower No.1/2 which are more fully and particularly described in the Second Schedule hereunder written hereinafter referred to as the 'Said flat and garage' together with undivided impartible proportionate share of interest in the said land underneath together with all its common rights, facilities and amenities and easements and the said flat and garage are forming a part and portion of the Developer's/Promoter's Allocated portion in the said building/Tower;

**AND WHEREAS** the Purchasers herein are being aware of the same approached to the Developer/ Promoter herein with a proposal to purchase the said *flat unit* and garage at total consideration amount of Rs. 23,50,000/- (Rupees Twenty three lakh fifty thousand) only and the Developer/ Promoter herein upon considering the said proposal of the Purchasers herein have agreed to sell the said *flat unit and the Garage* to the Purchasers herein and on ..... day of April, 2026 A.D. the Purchasers herein had entered into one Agreement for Sale with the Developer/ Promoter herein for purchasing the said flat i.e. All That piece and parcel of one complete residential self contained flat being Flat No. A/1 measuring about 868 (Eight hundred sixty eight) Square feet of super built up, which 800 (Eight hundred) Square feet of built up area and 750 (Seven hundred Fifty) Square feet of cocered area, which is

consisting of Two bedrooms, one living cum dining space, one kitchen, Two Western Toilet and Privy and one verandah on the First Floor (south-west side) of the said building and together with one covered four wheeler car parking space measuring more or less in 100 (One hundred) Square feet on the Ground floor said building/tower No.1/2 together with undivided impartible proportionate share of land underneath, which are more fully and particularly described in the SECOND Schedule written herein below and the said flat and garage are particularly delineated in the Map or Plan annexed hereto with colour border RED and which is the part and parcel of this deed at a total consideration amount of Rs. 23,50,000/- (Rupees Twenty three lakh fifty thousand) only and on other terms and conditions contained therein;

**NOW THIS DEED WITNESSETH** in pursuance of the said agreement and in consideration of the said sum of Rs. 23,50,000/- (Rupees Twenty three lakh fifty thousand) only, paid by the Purchasers to the Developer/Promoter hereto on or before execution of these presents (the receipt whereof the said Vendors as well as the Developer/Promoter Party doth hereby admit and acknowledge of and from the same and every part thereof discharge the Purchasers as also the said flat and garage) the Vendors and the Developer/ Promoter herein doth hereby grant, convey, transfer, sell, release and assure free from all encumbrances, attachments, charges, liens, lispendence, claims, demands, liabilities and trusts whatsoever to the said Purchasers absolutely and forever and delivered khas possession of the said flat and garage *being* Flat No. A/1 measuring about 868 (Eight hundred sixty eight) Square feet of super built up, which 800 (Eight hundred)

Square feet of built up area and 750 (Seven hundred Fifty) Square feet of covered area, which is consisting of Two bedrooms, one living cum dining space, one kitchen, Two Western Toilet and Privy and one verandah on the First Floor (south-west side) of the said building and together with one covered four wheeler car parking space measuring more or less in 100 (One hundred) Square feet on the Ground floor said building/tower No.1/2 from the Developer's/ Promoter's Allocation which are more fully and particularly described in of the SECOND Schedule written herein below and particularly delineated in the Map or Plan annexed hereto with **colour border RED** and which is the part and parcel of this deed, together with undivided impartible proportionate share of land underneath described in the FIRST Schedule written herein below together with proportionate rights and claims in all common areas and facilities, advantages and privileges belonging thereunto or any wise relating to and all benefits and obligations and covenants herein mentioned in the THIRD SCHEDULE to FIFTH SCHEDULE written herein below jointly with the other co-owners, co-sharers and occupiers of the said building in the said premises together with all vertical and lateral supports, easements, advantages, liberties, appendages, appurtenances whatsoever appertaining subject to proportionate payment of all rates, taxes and impositions AND ALL estate, right, title, interest, property claims and demands whatsoever both in law or in respect of the said undivided impartible proportionate share of land of the Vendors and the said flat and garage hereby conveyed and every part thereof TO HAVE AND TO HOLD the said flat and garage together with undivided impartible proportionate share of land underneath with all common areas and facilities and the reversion or reversions, remainder or remainders and inheritance thereof UNTO AND TO THE USE OF THE Purchasers absolutely forever TOGETHER WITH absolute right to grant, transfer, convey and assign subject to

performance and observance of the terms and conditions and covenants herein contained AND the Vendors and the Developer/ Promoter herein doth hereby covenant with the Purchasers as follows:-

i) **THAT NOTWITHSTANDING** any act, deed, matter or thing by the Vendors and the Developer/ Promoter made done or committed or executed or knowingly suffered to the contrary, the Vendors have good and full power, absolute and indefeasible authority to grant, sell, convey, transfer and assure the said flat unit and garage TOGETHER WITH undivided impartible proportionate share of land underneath UNTO THE Purchasers in the manner aforesaid and delivered vacant and peaceful khas possession of the said flat and garage mentioned in the SECOND SCHEDULE hereunder simultaneously with the execution of these presents.

ii) AND THAT the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said flat and garage together with the undivided impartible proportionate share of land underneath and the common areas and facilities and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, interruption, hindrance, disturbance, claims and demands whatsoever from the Vendors as well as from the Developer/ Promoter or any person or persons lawfully and equitably claiming from through under or in trust for the Vendors as well as from the Developer/ Promoter and the Vendors as well as from the Developer/ Promoter kept the Purchasers harmless and indemnified the Purchasers of and from and against all charges, liens, encumbrances, lispences, trusts whatsoever in respect of the said flat and garage and the said land.

AND further that the Vendors as well as from the Developer/ Promoter and all persons having or lawfully claiming any estate or interest in respect of the said flat and garage TOGETHER WITH the undivided impartible proportionate share of land underneath shall from time to time and at all times thereafter at the request and costs of the Purchasers do and execute or cause to be done or executed all such further acts, deeds, matters and things for better and more perfectly and absolutely conveying granting and assuring the said flat and garage including the undivided impartible proportionate share of land underneath and every part thereof unto the Purchasers according to the true intent and meaning of these presents as shall or may be reasonably required.

iii) AND further that the Purchasers shall be entitled to use and enjoy the common areas or spaces and facilities as specified in the THIRD SCHEDULE hereunder written.

iv) AND THAT the Vendor and the Developer/ Promoter herein hereby convey their full consent for mutation in favour of the Purchasers according to their share/flat everywhere and hereby undertake that they will render all help to the Purchasers in all respect for mutation of their names every where and hereby according to their share i.e. before Haringhata Municipality, Settlement Office, Govt. of West Bengal at Haringhata or any other competent authority etc. and the Purchasers shall also be entitled to get telephone, separate electric meter etc. in their own name.

**THE PURCHASERS DOTH HEREBY COVENANT WITH THE VENDORS AND THE DEVELOPER/CONFIRMING PARTY as follows:-**



a) That the Purchasers so as to bind the other co-owners and so that this covenant shall be for the benefit of the building and the other portions herein and every part thereof hereby covenants with the Vendors/Developer/ Promoter hereto and with the other occupiers that the Purchasers shall all times hereafter observe the restrictions set forth in the FIFTH SCHEDULE hereunder written.

b) And to observe fulfill and perform the covenants hereunder written including those for the common purposes and shall regularly and punctually pay and discharge all taxes and expenses proportionately and all other outgoings in connection with the said flat and garage wholly and in connection with the said land and building and in particularly the common portions proportionately.

c) The Purchasers shall bear and pay proportionate costs, charges and expenses for formation of Association and sign and execute all papers, documents and application for the purpose of association and taking charges of the acts relating to the common purposes and the until and unless association is not formed the proportionate expenses is to be paid to the Developer only.

d) That after the execution of this Deed for any reason any damages is caused to the walls, pillars, beams, columns, foundations by the Purchasers or for any omission or neglect on the part of the Purchasers on the part of the other co-owners the Vendors/ Developer/ Promoter shall not be responsible and the Purchasers hereby agree to keep the Vendors/Developer/ Promoter indemnified against all actions suits and proceedings and costs, charges and expenses in that regard.



e) That not to do any act deed or thing whereby the Vendors/Developer/ Promoter are prevented from selling assigning or disposing of other sellable portions of the said building.

f) That the Purchasers shall not commit damage to any wall, pillar or any constructed portion and/or shall not make any construction or addition or alteration of permanent nature in the said flat and shall not open any additional doors or window and/or create any openings and shall not any way change the exterior or outside colour scheme of the said flat.

g) That the Purchasers shall not decorate the exterior of the building otherwise then in the manner agreed by the Developer or association.

h) That the Purchasers shall not store any goods, articles or things in the staircase, lobby and landings or at any other common areas of the building.

i) That the Purchasers shall not commit any alteration in pipe lines, conducts, cables and other fixtures and fittings of the building.

j) That the Purchasers shall not do which is likely to cause nuisance or annoyance to the occupants of the other flats in the building.

k) That the Purchasers shall use the said flat for residential purpose and shall not carry any obnoxious, noisy, dangerous,

hazardous, illegal or immoral activity in or through the said flat or in common areas of the building.

- l) That the Purchasers shall use and enjoy the common passages in or about the building for ingress and egress.
- m) That the Purchasers shall co-operate with the Developer and/or the Association to be formed by the owners of the units of the said building for management and maintenance of the said premises and other acts relating to the common purpose.
- n) That the Purchasers shall become the member of the Association and shall observe and perform the rules, regulations and restrictions for the time being in force for the use and management of the building and in particular the common areas and installations.
- o) That with prior notice or information, the Purchasers shall allow the Association and its authorized agents or representatives with or without workmen to enter into the said flat at all reasonable times for inspection and repair of the building for the common purpose and to view and examine the state and condition thereof.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(DESCRIPTION OF THE ENTIRE PROPERTY)**

ALL THAT piece and parcel of "Viti/Bastu" land measuring 124.1 (One Hundred Twenty Four point One) decimals of vacant land, be the same a little more or less, together with one multi storied (G+..... storied) building standing on L.R. Plot Nos. 1516, 1517, 1518, 1523, 1524, 1537, 1538, appertains to L.R Khatian Nos. 2134, 2135, 2136, 2137, 2138, 2139, 2141, 2142, 1203, 1206 of Mouza- Balindi, under Haringhata Municipality, Ward No. 6, Holding Nos. 175/C, within the

jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia, West Bengal, along with common facilities and amenities, which is butted and bounded by:

On the North : 60 feet wide Concrete Road.  
On the South: Property of Kartick Paul,  
On the East: Property of Kartick Paul & Others.  
On the West: Property of Paresh Ghosh & Others.

**SECOND SCHEDULE ABOVE REFERRED TO**

**(DESCRIPTION OF THE SAID FLAT HEREBY SOLD)**

**ALL THAT** piece and parcel of one complete/*fully furnished flat unit being* Flat No. A/1 measuring about 868 (Eight hundred sixty eight) Square feet of super built up, which 800 (Eight hundred) Square feet of built up area and 750 (Seven hundred Fifty) Square feet of cocered area, which is consisting of Two bedrooms, one living cum dining space, one kitchen, Two Western Toilet and Privy and one verandah on the First Floor (south-west side) of the said building and together with one covered four wheeler car parking space measuring more or less in 100 (One hundred) Square feet on the Ground floor said building/tower No.1/2 constructed on the property comprised in L.R. Plot Nos. 1516, 1517, 1518, 1523, 1524, 1537, 1538, appertains to L.R Khatian Nos. 2134, 2135, 2136, 2137, 2138, 2139, 2141, 2142, 1203, 1206 of Mouza- Balindi, under Haringhata Municipality, Ward No. 6, Holding Nos. 175/C, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia, West Bengal, which is fully and particularly described in the FIRST SCHEDULE written hereinabove together with undivided impartible proportionate share of land underneath and right to use the common areas and installations and all other easement rights and privileges and the flat is particularly delineated in colour border '**RED**' in the Map or

Plan No. I annexed hereto and the said garage is particularly delineated in colour border '**RED**' in the Map or Plan No. II annexed hereto.

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(Common Areas, Facilities and Installations)**

1. Common Passage in or about the building for ingress and egress and boundary wall of the premises.
2. Entrance, lobby, staircase and landing of the flooring.
3. Staircase and landings on all floors.
4. Steel windows with glass in the lobby, staircase and landing.
5. Electrical wiring and fittings and fixtures for lighting the staircase, lobby and landings.
6. Electric installation with main switch and meter and space required thereof.
7. Water pump with motor and room (if provided) therefore.
8. Overhead water tank with distribution pipes there from connection to different units.
9. Water waste and sewerage evacuation pipes from units to drains and sewers common to the building.
10. Septic tank and one compact common outlet (drain).
11. Roof of the said building or terrace.

Such other common parts, areas, equipments, installations, fixtures and fittings and also the spaces in or about the said building as are necessary for user and occupancy of the owners/occupiers of the units in the said building in common and are specified by the Vendors and

the Developer expressly to be the common parts after completion of entire construction of the building.

**FOURTH SCHEDULE ABOVE REFERRED TO**

**(Common Expenses)**

1. Ground rent.
2. The proportionate expense for maintaining repairing decorating etc. of the main structure and common installations and fittings and also the common areas.
3. The proportionate cost of cleaning and lighting the passage, landings stair case and other common parts of the building to be used and enjoyed by the Purchaser in common as aforesaid.
4. The proportionate cost of decorating the exterior of the building.
5. The proportionate cost of the salaries of clerks bill collection Security/ Chowkidars etc.
6. The proportionate cost of working and maintenance of water pumps electrical installations and other lights and service charges.
7. Proportionate municipal and other Taxes/Levies.
8. Proportionate Insurance Charges of the Building.
9. Proportionate cost of water or electric meters and/or deposits for water and electricity.
10. Insurance premium for insuring the building against earth quake fire, lightning damages etc.
11. All expenses for running, repairing, operating and maintaining all machineries, equipments and installations including water pipe, water tank, deep tube wells, water reservoir, septic tank, sanitary, installations, form grills electrical wirings, fittings and other accessories etc. and the Salaries of all the persons employed for the said purposes.

12. All other expenses and outgoings as are deemed by the Vendors/Purchaser and/or other co-owners of the building to be necessary for protecting the interest and right of the co-owners of the building.
13. Sinking fund and such other expenses as are necessary or incidental for the maintenance and upkeep of the building or as may be determined by the Developer/Promoter in its absolute discretion. All expenses referred above shall be proportionately borne by the co-owners on from the date of taking charges and occupation of their respective flat but the Purchasers shall not be liable to pay such charges in respect of the unsold units.

**FIFTH SCHEDULE ABOVE REFERRED TO**

To keep the common areas, paths passages, staircase and landing in each floor of the building in the premises free from obstruction and/or encroachment and not to store or place any goods articles, things or objects thereof or in any common passages or common areas of the premises.

Not to carry on or cause to be carried any injurious noisy, dangerous, illegal or immoral activity or activities or business in or through the said flat as well at the premises.

Not to make any structural additions or alterations in the said flat or not to alter the elevation of the building in the manner whatsoever.

Not to decorate, paint or fix signboards on the exterior portion of the said flat.

Not to store any combustible or illegal article in the said flat.

**IN WITNESS WHEREOF THE PARTIES OF THESE PRESENTS HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.**



**Executed and Delivered by  
the Constituted Attorney on  
behalf of the VENDORS**

**MR. MAINAK CHAKRABORTY,  
Proprietor of 'ROUNAK  
CONSTRUCTION'**

**Executed and Delivered by  
the Purchaser(s)**

**All in the presence of:**

**1.**

**2.**

**MEMO OF CONSIDERATION**

Received from the within named Purchasers a total sum of Rs. 23,50,000/- (Rupees Twenty three lakh fifty thousand) only towards price of the said flat and garage being the consideration money in full and final settlement in the following manner:-

By Cheque No..... dated ..... Drawn on ..... Bank,, ....branch amounting to Rs. 0000,000/-

By way of RTGS from the account of the Purchaser to the Account of the Rounak Construction on..../..../.....

By way of Cash Rs. 20,000/- (Twenty Thousand) only on.../.../.... To the Developer.

**SIGNATURE OF THE DEVELOPER/ PROMOTER**

Mr. Mainak Chakraborty,  
Proprietor of Rounak Construction  
In Presence of the WITNESSES:

1.....

2.....

Drafted, Typed and Prepared by Me

(.....) Advocate

Enrolment No: