

# DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE is made on this**       day of       , 2024 **BETWEEN SHAKAMBHARI CONSTRUCTION**, PAN : ABXFS2566D, a partnership firm, having its registered office at 461, Kalikapur, East Kolkata Township, P.S. Purba Jadavpur, Kolkata - 700099, in the District of South 24-Parganas, represented by its partners namely **(1) SRI PARTHA BHAUMIK**, PAN :       , Aadhar No.       , son of Late Nripendra Nath Bhaumik, by faith - Hindu, by occupation -       , residing at 5D, Nilanjana Apartment, 43, Diamond Harbour Road, P.O. - Behala, P.S. - Behala, Kolkata - 700034, in the District of South 24 - Parganas,

Contd.....2

For SHAKAMBHARI CONSTRUCTION

Sankar prasad Bhattacharya.  
Partner's Partner's

### Partner's

### Partner's

represented by his registered constituted attorney namely **SHRI SANKAR PRASAD BHAUMIK**, PAN :                      Aadhaar No.                      , son of Late Nishi Kanta Bhowmick, by religion – Hindu, by occupation – Business, residing at 376, Madurdaha, Hossenpur, 2<sup>nd</sup> Floor, Madurdaha, P.O. Madurdaha, P.S. Anandapur, Kolkata – 700107, in the District of South 24-Parganas, by a registered General Power of Attorner dated 31.08.2010, which duly executed and registered in District sub-Registrar-III of South 24 Parganas, West Bengal and duly recorded in Book No.IV, C.D. Volume No.1, page from 6376 to 6385, being No.-00548 for the year 2010 **(2) SMT. BIJALI BHAUMIK**, PAN :                      , Aadhaar No.                      wife of Sri Sajal Bhaumik, by religion – Hindu, by occupation – Business, residing at 376, Madrdah, Hossenpur, East Kolkata Township, Kolkata – 700107, P.S. Anandapur, P.O. Madurdaha, in the District of South 24-Parganas (South) and **3) SHRI SANKAR PRASAD BHAUMIK**, PAN :                      , Aadhaar No.                      , son of Late Nishi Kanta Bhowmick, by religion – Hindu, by occupation – Business, residing at 376, Madurdaha, Hossenpur, 2<sup>nd</sup> Floor, Madurdaha, P.O. Madurdaha, P.S. Anandapur, Kolkata – 700107, in the District of South 24-Parganas, hereinafter called and referred to as the **DEVELOPERS** (which term or expression shall

unless excluded by or repugnant to the context be deemed to mean and include its heirs, successor-in-office, successor-in-interest, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

**A N D**

**DR. ABHIJIT SARBADHIKARY**, PAN : , Aadhar No , son of Sudhish Chandra Sarbadhikary, by faith – Hindu, by occupation – Service of 68B, Russa Road East, P.S. Tollygunge, Kolkata – 700033, at present residing at 43, Rashbehari Avenue, Flat No.5B, 5<sup>th</sup> Floor, P.S. Tollygunge, P.O. Kalighat, Kolkata – 700026, by a registered General Power of Attorney to Sankar Prasad Bhaumik dated 29<sup>th</sup> day of July’ 2011 which was duly executed and registered at the office of A.D.S.R Alipore south 24 parganas and recorded in Book No.IV, c.d. Volume No.5, pages from 213 to 229, being No.01711 for the year 2011, hereinafter referred to as the **LANDOWNER/VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

**A N D**

**(1) SRI** , PAN : , Aadhaar No. , son  
of Sri , by faith – Hindu, by occupation – person,  
residing at and **(2) SRI** , PAN :  
, Aadhaar No. , son of , by faith –  
Hindu, by occupation – Service, residing at

, hereinafter jointly  
called and referred to as the **PURCHASERS** (which term or  
expression shall unless excluded by or repugnant to the subject or  
context hereof be deemed to mean and include their respective  
heirs, executors, administrators, legal representatives and/or  
assigns) of the **THIRD PART**.

**WHEREAS** one aforesaid DR. ABHIJIT SARBADHIKARY land  
owner, party of the one part herein was/is the sole and absolute  
owner of all that piece and parcel of a Bastu net land measuring  
about 7k- 0ch-16 sq.ft. excluding road and net land measuring  
about 7k-0ch-16sq.ft.

**AND WHEREAS** one aforesaid DR. ABHIJIT SARBADHIKARY, land  
owner, party of the one part herein was/is the sole and absolute  
owner of all that piece and parcel of a bastu land measuring about  
07 cottahs 0 chittaks 16 sq.ft. excluding road i.e. net land  
reference plot no. P-7 & 8 be the same a little more or less as per

R.S. Dag No.356/406, Touzi No.12, C.S. Khatian No.153/1, 278, 361, 18,259, 356, 276, 362, 256, C.S. Dag No. 306, and 253, J.L. No-20, Mouza – Kalikapur, R.S. No.2, R.S. Khatian No.356 udner Pargana – Khaspur, Sub-Registry Office Alipore, Alipore Collector of Mouza – Kalikapur, within the Sub-Registry Office Alipore, at present Sealdah, District Sub-Registry office at Alipore, which is at present within the jurisdiction of The Kolkata Municipal Corporation under Ware No.109 under assessed property, KMC **Assessee No.31-109-06-606-6** and being KMC Premises No.606, Kalikapur, Plot No.P-7 & 8, Kolkata – 700099, morefully described in the Schedule ‘A’ hereinbelow byway of purchase from the then owner **SRI MANASH KANTI DAS**, son of Late Subodh Kumar Das, by a Registered Deed of Conveyance dated 26.05.1992, Book No.I, Volume No.170, pages -163 to 173, being No.-9415 and under the jurisdiction of South 24-Parganas hereinafter called & referred to as the ‘said property’.

**AND WHEREAS** the aforesaid Registered Deed of Conveyance dated 26.05.1992 has been duly executed and registered in the Office of the District Sub-Registrar Office at Alipore, 24-Parganas(S) and duly recorded in Book No.I, Volume No.170, pages No.163 to 173, Being No.9415, for the year 1992.

**AND WHEREAS** accordingly, aforesaid **DR. ABHIJIT SARBADHIKARY**, Land Owner, party of the one part herein became the sole and absolute owner of the aforesaid total land measuring about 07 cottahs 0 chittaks 16 sft. More or less excluding Road, under the aforesaid Mouza – Dag and Khatian and while seized and possessed the same mutated his name with the records of Jadavpur Municipality and then Kolkata Municipal Corporation under KMC Assessee No.31-109-0606-6.

**AND WHEREAS** subsequently, while the aforesaid DR. ABHIJIT SARBADHIKARY land owner, Party of the one part herein duly mutated his name with the records of the B.L. & L.R.O. Kasba, Kolkata, W.B. in respect of the aforesaid property 07 k0ch 16 sq.ft. and started enjoying the aforesaid net land being KMC Premises No.606, Kalikapur, Kolkata – 700099, intended to develop engaged the aforesaid property, and accordingly, appointed M/S. **SHAKAMBHARI CONSTRUCTION** the party of the other part herein for the purpose of development of the said land morefully described in the **Schedule –‘A’** hereunder written under certain terms and conditions mutually agreed by and between the parties herein which are under written.

**AND WHEREAS** accordingly, aforesaid developer/contractor, the party of the other part herein being agreed to develop the aforesaid land morefully described in the **Schedule 'A'** hereinbelow entered into this Agreement for Development dtd. **17<sup>th</sup> December, 2010.**

**NOW THIS DEED OF CONVEYENCE WITNESSETH** as follows:-

**THAT** the Land Owner hereby accepts the offer of the Developer for the Development of the said **Schedule -'A'** property and shall start all that RCC structural construction for the proposed building on the said piece and parcel of land measuring about 07 cottahs 0 chittacks 16 sq.ft. as per Deed of Conveyance be the same a little more or less but in actual measurement 07 cottahs 0 chittaks 16 sq.ft., lying and situated under R.S. Dag No.356/406, Mouza – Kalikapur, R.S. Khatian No.356, J.L. No. 20, Pargana – Khashpur, C.S. Khatian No.153/1, 278, 361, 18, 259, 356, 276, 362, 256 & 253, Pargana – Kolkata, Touzi No.12, under R.S. Dag No.356/406 of R.S. Khatian No.356 of Mouza – Kalikapur, Police Station – Purba Jadavpur, in the District of South 24-Parganas comprised of vacant land being KMC Premises No.606, Kalikapur, Kolkata – 700099, which is particularly described in the Schedule -'A' herein below as per the **KMC sanction plan vide No.2020120552 dated 06.04.2021** being sanctioned by the Kolkata Municipal Corporation hereinafter referred to as the “Said Property”.

**AND WHEREAS** subsequently while aforesaid **DR. ABHIJIT SARBADHIKARY** sufficiently seized and possessed and enjoying the aforesaid land measuring about 7 cottahs 0 chittaks 16 sq.ft. be the same a little more or less being KMC Premises No.606, Kalikapur, Kolkata – 700099, intended to develop the aforesaid property of the **Schedule – ‘A’** herein below and accordingly appointed an efficient Developer under the name and style of **M/S. SHAKAMBHARI CONSTRUCTION**, i.e. the party of the first part herein for the purpose of development of the aforesaid property more fully described into a Development Agreement on 17<sup>th</sup> December, 2010 under certain terms and conditions mentioned therein as well as Supplementary Agreement on 5<sup>th</sup> day of February, 2022.

**AND WHEREAS** subsequently the aforesaid Developer namely said **M/S. SHAKAMBHARI CONSTRUCTION** i.e. the party of the first part herein along with the said Landowner i.e. the party of the second part herein jointly declared to sell a self contained flat being **Flat No.** " " on the south-west side of floor, facing west side road of the building measuring about **sq.ft. super built up area** be the same a little more or less along with the one open car parking space under the roof (parking No. -“ “ or “ ”) on the ground floor measuring about **sq.ft. (approx.)** of the



Developer's allocation more fully described in the Schedule –“B” herein below together with the undivided proportionate share of the land of the **Schedule –“A”** property along with the common areas and facilities available in the same building free from all encumbrances, lying and situated at Kolkata Municipal Corporation Premises No.606, Kalikapur, Kolkata – 700099 at and for a total consideration amount Rs.                      /- (Rupees      and lac only) being the highest market price of the locality, including parking space under the roof.

THAT the owner's of the car parking space no “      ” and “      ” shall be entitled excluding to use and enjoy the western side car parking entrance gate exclusively for the purpose of egress and ingress of the said car of the aforesaid “      ” and “      ” car parking space.

THAT the car parking space owner no “      ” or “      ” of building do hereby agree that he shall co-operate with the other car parking space owner in **series (between      &      )** for the purpose of free movement of the other car including the free ingress and egress of the car from the car parking space.

**AND WHEREAS** the Purchaser i.e. the party of the third part being agreed to purchase the aforesaid self contained flat, being **Flat**

**No.-“ ”** on the south-west side of the floor facing the west side road of the building measuring about **sq.ft. super built up area** be the same a little more or less more fully described in the **Schedule –“B”** herein below together with the undivided proportionate share of the land of the **Schedule –“A”** property along with the common areas and facilities available in the said building lying and situated at Kolkata Municipal Corporation **Premises No.606, Kalikapur, Kolkata – 700099**, KMC Assessee No.31-109-06-606-6 at and for a **total consideration amount of Rs. /- (Rupees & lac only)** and accordingly entered into this agreement for sale for the purpose of purchasing the aforesaid flat with south-west side adjacent to stair case i.e. “**” or ”**” maintained as mutual settlement of other in Sevier of individual open car parking space under the roof.

**SCHEDULE – “A” ABOVE REFERRED TO**

**ALL THAT** piece and parcel of a net total bastu land measuring about **07 cottahs 0 chittaks 16 sft.** Be the same a little more or less under Pargana – Khaspur, District Collectorate Touzi No.12, **J.L. No.20, Mouza – Kalikapur, under R.S. Dag No.356/406 of R.S.** Khatian No.356, C.S. Khatian No.153/1, 278, 361, 18, 259, 356, 276, 362, 256 & 253, which is within the former Sub-Registrar Office at Alipore, at present Sealdah, District Sub-

Registry Office at Alipore, which is at present within the jurisdiction of The Kolkata Municipal Corporation under Ward No.109, under **Assessee No.31-109-06-606-6** and being **KMC Premises No.606, Kalikapur, Kolkata – 700099** under Police Station – Purba Jadavpur in the District of 24 Parganas now South 24-Parganas which is butted and bounded as follows:-

ON THE NORTH	:	Land of Plot No.-Plot-9 & Plot-10
ON THE SOUTH	:	Land of Plot No-6
ON THE EAST	:	Land of Plot No.P <sub>1</sub> , P <sub>2</sub> , P <sub>3</sub>
ON THE WEST	:	20'-0" wide black top KMC Road

**SCHEDULE – “B” ABOVE REFERRED TO**

**ALL THAT** piece and parcel of dwelling self contained flat, being **Flat No.”** ”, on the **floor** facing west side of road, of the building, i.e. south-west side of the building, measuring about

**sft. Super built area** be the same a little more or less together with open car parking space under the roof **(No.” ” or “** ”) which is also lying and situated at south-west side adjacent to stair case of lift on the ground floor north side middle portion and the undivided proportionate share of the land of the aforesaid **Schedule –“A”** property along with the common area and facilities available in the said building, which is within the jurisdiction of

Kolkata Municipal Corporation, under Ward No.109, being **K.M.C. Premises No.606, Kalikapur, Kolkata – 700099**, under the Police Station – Purba Jadavpur in the District of South 24 Parganas, **Ward No.109**. The 4<sup>th</sup> floor flat contains 3 bedrooms, 1 living cum dining, 1 toilet, 1 W.C. 1 Varandah, 1 kitchen which includes the price of the undivided proportionate share and interest in the said land of the Schedule-“A” property along with the common areas and facilities available in the same building. The ultimate terrace will be common for all the owner’s of the 8(eight) flats.

**SCHEDULE –“C” ABOVE REFERRED TO**  
**(Schedule of work Specification)**

**DETAIL OF CONSTRUCTION OF THE FLATS WITH SPECIFICATION**

A.	No. of Flat (Total)	:	8 Nos. (including lift facility/caretaker room with toilets at ground floor)
B.	No. of Floors	:	G+4 storied
C.	General	:	The building shall be R.C.C. with framed structure as per design of the architect.
D.	Brick wall	:	All exterior brick work shall be 200mm “aB” thick with bricks of approved quality in M(1:6) All the partitions shall be 1125/75mm thick with bricks of approved quality in CM(1:4)
E.	Flooring/skirting	:	All rooms, verandah & kitchen are laid with marble floor (cut piece dormeta/eqvt.) and to skirting of 4”

			height. The window seals shall be furnished with the same type terrazzo, 20" wide green marble slab shall be provided for the working table at kitchen, the dado above the working table shall be provided with glazed tiles finished to a height of 3"-0" above the slab. The space under the slab shall be used for storage of one/two standard LP gas cylinders.
F.	Plaster	:	The outside of the building will have plaster $\frac{3}{4}$ " thick (average) whereas the inside & the ceiling plaster will be $\frac{1}{2}$ " thick (average).
G.	Doors & Window	:	1. <b><u>Main Entrance Door:-</u></b>
			a) Commercial flash door, outside with teak ply & coloured/polished
			b) Sal wood door frame as approved by the architect.
			c) 8" long tower bolt from inside
			d) Telescopic peep hole.
			e) One electric calling belt point, (near flat entrance door
			f) Brass handle from outside.
			g) 3 Nos. oxidize hinges.
			h) Godrej/equivalent night latch/ mortice lock
			2. <b><u>Other Doors:-</u></b>
			a) Commercial flash door painted both sides.

			b)	Sal wood doors frame as per design of architect.
			c)	Aluminium tower bolt 6" long from inside.
			d)	Mortice lock with handle for doors of bed room only.
			3.	<b><u>Windows:-</u></b>
			a)	Aluminium frame sliding windows as per design.
			b)	All window shutters will be made of 3.5mm transparent thick glass panel, lock etc.
			c)	All windows will be provided with MS grill.
H.	White wash and colour	:	The building shall be painted colour wash externally with showcem/colourcem. The bedrooms, living/dining rooms, toilets, kitchen shall be provided with plaster of paris finish to the walls and ceiling without wash. The common service area of all other places shall have two coats of white wash on plastered surface including stair case.	
I.	Toilet and kitchen	:	1.	<b><u>One General Toilet:-</u></b>
			1.	One commode (white colour)
			2.	Shower
			3.	One wash-basin in dining room or inside toilet, (white colour)
			4.	One tap.
			5.	Marble floor (cut piece)
			2.	<b><u>One Attached Toilet:-</u></b>
			a)	One Commode (white colour)

			b)	One tap and shower
			c)	Marble floor (cut piece)
			3.	<b><u>One Kitchen:-</u></b>
			a)	One Marble stone sink (Fabricated)
			b)	One tap above sink
			c)	One 20" wide Green Marble slab kitchen shelves as per architect's design.
			d)	Marble floor (cut peace)
J.	Staircase	:	1.	Staircase room will be as per architect design.
			2.	1m. high parapet wall/pipe design will be provided all around the roof slab as per architect design.
			3.	Suitable rain water pipe for proper drainage or water from roof.
L.	Electrical Installation	:	1.	Separate light meter for each flat (CESC/enforcing charges will be provided by flat owner). Main common service meter will be provided bye developer/contractor
			2.	2 light points, 1 fan point 5A plug point 1 15 amps plug point in Drawing/Dinning room.
			3.	1 fan point, 1 light points and a 5A plug point in bed rooms.
			4.	1 light point each in toilet & kitchen.
			5.	1 plug point of 15 Amps in one toilet.
			6.	All wiring will be as per existing regulations.
			7.	1 A.C. point in the Master bed room provided by Developer.

H.	Water supply	:	1.	Brick/RCC overhead reservoir will be provided at top of the roof as per design.
			2.	Suitable electrical pump with motor will be installed at ground floor to deliver water to overhead reservoir from KMC supply. No deep tube well facilities will be provided as per KMC Rules.
I.	Compound wall	:	1.	Compound wall will be paved the building whenever required and will have wall up all around when ever required.
			2.	4 Nos. MS Grill gate in front of parking spaces as per design will be provided 2 small gate also provided by Developer.



:: 17 ::

**IN WITNESS WHEREOF** the parties hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED SEALED AND**  
**DELIVERED IN THE PRESENCE OF**  
**WITNESSES AT KOLKTA**

**WITNESS:-**

1.

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**SIGNATURE OF THE DEVELOPERS/  
CONTRACTORS**

2.

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**SIGNATURE OF THE VENDOR  
LANDOWNER/**

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**SIGNATURE OF THE PURCHASERS**

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named purchaser, within mentioned sum of **Rs.**       /- (Rupees       only) towards full money consideration against within mentioned **flat and parking space** together with undivided share of land in the said premises in the following manner :-

<u>Date</u>	<u>Ch. No.</u>	<u>Bank &amp; Branch</u>	<u>Amount (Rs.)</u>
	By Chq. No.	, Branch	

Total       Rs.       /-

**(Rupees       only)**

**WITNESSES :**

1.

For SHAKAMBHARI CONSTRUCTION

Sankar prasad Bhawanik .  
Partner's       Partner's

2.

**SIGNATURE OF THE DEVELOPERS/  
CONTRACTORS**

**Drafted and typed By :**