

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the ..... Day of Two Thousand and Twenty-Four (2024);

**BETWEEN**

**SREEKRISHNA ENTERPRISE (PAN NO. AFDFS8158R)** a partnership firm, having its office at 1/1, Municipal Office Lane, Post Office - Motijheel, Police Station- Dum Dum(old) Nagerbazar(New), Kolkata - 700074, District North 24 Parganas, being represented by its partners namely **1) SRI DIPON SEN (PAN NO. FEIPS251PD & AADHAAR NO. 4880 1915 0233)**, son of Sri Shyamal Chandra Sen, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Ground Floor, Sen Villa, 119, Gorakshyabasi Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24 Parganas, **2) SRI KAMAL KUNDU (PAN NO. AKCPK2200Q & AADHAAR NO. 2344 7487 6227)**, son of late Kanai Lal Kundu by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 100/73, Jessore Road, Bhagabati Colony, under Police Station - Dum Dum, Post office - Motijheel, Kolkata - 700074 District North 24 Parganas, **3) SRI. AVIRUP SAHA (PAN NO. HZHPS8580 & AADHAAR NO.2178 5809 7395)**, son of Sri Desh Bandhu Saha, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 10, Goraksya Basi Road, Nagar Bazar, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District - North 24 Parganas **4) SRI PRADIP KUMAR SAHA (PAN NO. AXDPS5519A & AADHAAR NO. 2847 8307 5398)**, son of Late Pabitra Kumar Saha, by Occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 13/A, D.N. Chatterjee Street, Post Office & Police Station - Belghoria, Kolkata- 700 056, District - North 24 Paragnas, **5) SRI. RANADHIR SAHA (PAN NO. AYZPS9689J & AADHAAR NO.7963 1991 0731)**, son of Late Bneimadhab Saha, by faith - Hindu, by occupation - Engineer(Professional), residing at 174, Purba Sinthee Bye Lane, Post Office - Ghughudanga Police Station- Dum Dum(old) Nagerbazar(New) Kolkata - 700 030, District - North 24 Parganas **6) SMT. SUPRIYA SAHA (PAN NO. CAGPS2398M & AADHAAR NO. 7348 3032 2800)**, wife of Sri. Ranadhir Saha, by faith- Hindu, by Nationality - Indian, by Occupation - Business, residing at 174, Purba Sinthee Bye

SREE KRISHNA ENTERPRISE

Kamal Kundu.

Partner

SREE KRISHNA ENTERPRISE

Dipon Sen

Partner

SREE KRISHNA ENTERPRISE

Supriya Saha

Partner

Lane, Post Office- Ghughudanga, Police Station- Dum Dum(old) Nagerbazar(new) Kolkata - 700 030, District - North24 Parganas and **7) SMT. MADHUSREE MUKHERJEE (PAN NO. BODPM2271K & AADHAAR NO. 7650 0399 5083)**, wife of Sri. Aribanda Saha, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at AF338, Paushali Apartment, First Floor, Rabindra Pally, Tallbagan, Krishnapur, Rajarhat Gopalpur, Post Office - Kestopur, Police Station - Baguihati, Kolkata - 700 101, District - North 24 Parganas. This Partnership firm represented by Partner No. 1, 2 & 6, hereinafter called and referred to as the "**OWNER/DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the contexts be deemed to mean include its successors-in-interest, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

[ if the Allottee is a company]

\_\_\_\_\_ (CIN No.) a company incorporated under the provisions of the Companies Act, [1956 or the Companies Act, 2013 as the case may be], having its registered office at \_\_\_\_\_ (PAN No. \_\_\_\_\_) represented by its authorized signatory, (Aadhaar No. \_\_\_\_\_) duly authorized vide board resolution dated \_\_\_\_\_, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns.)

[ OR ]

[if the Allottee is a Partnership]

\_\_\_\_\_, a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at \_\_\_\_\_ PAN No. \_\_\_\_\_, represented by its authorized partner \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_) duly authorized vide \_\_\_\_\_, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof he deemed to mean and include the partners or partner for the time being of the said firm,

SREE KRISHNA ENTERPRISE

*Kamal Kundu.*

Partner

SREE KRISHNA ENTERPRISE

*Dipon Sen*

Partner

SREE KRISHNA ENTERPRISE

*Deepiyo Saha.*

Partner

the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[ OR ]

[if the Allottee is an Individual]

Mr./Ms. \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_) son/ daughter of \_\_\_\_\_ aged about \_\_\_\_\_ residing at \_\_\_\_\_ (PAN No. \_\_\_\_\_) hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

[ OR ]

[ if the Allottee is a HUF]

Mr. \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_) son of \_\_\_\_\_ aged about \_\_\_\_\_ for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business / residence at \_\_\_\_\_ (PAN No. \_\_\_\_\_) hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns) of the **SECOND PART**.

**WHEREAS :-**

A. That one Girija Prosanna Sen was the absolute owner of land including garden, tanks, ponds, jheels thus admeasuring an area of 13(Thirteen) Bighas more or less situated at 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum, in the District of 24 Parganas.

B. That the seized and possessed of the aforesaid plot of land including garden, tanks, ponds, jheels thus admeasuring an area of 13(Thirteen) Bighas more or less situated at 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore, Dum Dum in

SREE KRISHNA ENTERPRISE  
Kamal Kundu  
Partner

SREE KRISHNA ENTERPRISE  
Dipa Sen  
Partner

SREE KRISHNA ENTERPRISE  
Supriya Saha  
Partner

the District of 24 Parganas due to paucity fund, Girja Prosanna Sen along with Smt. Sarojini Debi , wife of Bhagabati Prosanno Sen as the Confirming Party sold, released, transferred and conveyed of the said plot of land by virtue of Deed of Conveyance dated 9th Day of August 1946 and the same was registered before Registrar of Assurances and the same was copied in Book No.1, Volume No.96, Pages No. 72 to 82, Being No. 2942 for the year 1949 in favour of Sonar Bangla Bank Ltd.(the then in Liquidation) against in a valuable consideration mentioned therein.

C. That after purchased of the aforesaid plot of land including garden, tanks, ponds, jheels thus admeasuring an area of 13(Thirteen) Bighas more or less situated at 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossapore Dum Dum in the district of 24 parganas due to paucity fund intend to sell out some portion of their entire land and thereafter the piece & parcel of garden land admeasuring an area of 7(Seven)Cottahs 11(Eleven)Chittacks 6(Six) sq.ft. more or less and thereafter Sonar Banglar Bank Ltd.(the then in liquidation) due to paucity fund, sold, released, transferred and conveyed a plot of garden of land admeasuring an area of 3(Three)Cottahs, 13(Thirteen)Chittacks, 26(Twenty Six) sq ft. more or less marked as 3B(B) being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum, in the District 24 Parganas by virtue of a Deed of Conveyance dated 11th day of January 1950 and the same was copied in Book No. I, Volume No. 6, Pages No. 214 to 222, Being No. 99 for the year 1950 in favour of Sri. Keshab Chandra Dutt , son of Late Haridas Dutta against in a valuable consideration mentioned therein.

D. That after purchased of the aforesaid plot of land plot of garden land admeasuring an area of 3(Three)Cottahs 13(Thirteen)Chittacks 26(Twenty Six) Sq.ft. more or less comprised in Mouza - Satgachi, in J.L No. - 20, Touzi No. - 3/162, 169, 189, Re Su No. 154, C.S.Dag No. 1492, R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khaitan No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, marked as 3B(B), being 10, Satgachi Road, thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the

SREE KRISHNA ENTERPRISE

*Rama Kundu*

Partner

SREE KRISHNA ENTERPRISE

*Dipon Sen*

Partner

SREE KRISHNA ENTERPRISE

*Sapriya Saha*

Partner

jurisdiction of Sub Registrar at Cossipore Dum Dum, in the district of 24 Parganas by Sri. Keshab Chandra Dutt, son of Haridas Dutt due to paucity fund by virtue of Agreement for sale dated 15th day of February 1954, intend to sell out of aforesaid land against a valuable consideration with one Sri. Kalidas Banerjee, son of Late Rajendra Chandra Sashtri Bahadur and subsequently a Deed of Conveyance executed & registered dated 5th day of April 1954 and the same was registered before Sub Registrar at Cossipore, Dum Dum and the same was copied in Book No. I, Volume No. 3, Pages No. 53 to 60, Being No. 1876 for the year 1954. (copy of concerned Deed of Conveyance placed herein in Annex 1).

E. That after the purchased of the aforesaid plot of land including garden, tanks, ponds, jheels thus admeasuring an area of 13(Thirteen) Bighas more or less situated at 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum in the district of 24 parganas due to paucity fund intend to sell out some portion of their entire land and thereafter the piece & parcel of garden land admeasuring an area of 7(Seven)Cottahs 11(Eleven)Chittacks 6(Six) sq.ft. more or less and thereafter Sonar Banglar Bank Ltd.(the then in liquidation) due to paucity fund, sold, released, transferred and conveyed a plot of garden of land admeasuring an area of 3(Three)Cottahs, 13(Thirteen)Chittacks, 26(Twenty Six) sq ft. more or less marked as 3B(B) being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum, in the District 24 Parganas by virtue of a Deed of Conveyance dated 11th day of January 1950 and the same was copied in Book No. I, Volume No. 24, Being No. 99 for the year 1950 in favour of Smt. Joyabati Mitra wife of Late Sri Chandra Mitra and Sri. Sudhin Chandan Mitra, son of Late Sri Chnadan Mitra against in a valuable consideration mentioned therein.

F. That after purchased of the aforesaid plot of land plot of garden land admeasuring an area of 3(Three)Cottahs 13(Thirteen)Chittacks 26(Twenty Six) Sq.ft. more or less comprised in Mouza - Satgachi, in J.L No. - 20, Touzi No. - 3/162, 169, 189, Re Su No. 154, C.S.Dag No. 1492, R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khaitan No.

SREE KRISHNA ENTERPRISE

*Ramae Randa.*  
Partner

SREE KRISHNA ENTERPRISE

*Dipon Sen*  
Partner

SREE KRISHNA ENTERPRISE

*Sapujya Saha*  
Partner

207, in R.S Khatian No. 80, 81, 171, 207, 369, marked as 3B(B), being 10, Satgachi Road, thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum, in the district of 24 Parganas by Smt. Joyabati Mitra and Sri. Sudhin Chandra Mitra due to paucity fund by virtue of agreement for sale dated 15th day of February 1954 intend to sell out of afore said land against a valuable consideration with on Sri Kalidas Banerjee, son of Late Rajendra Chandra Sashtri Bahadur and subsequently a Deed of conveyance executed and registered dated 12th day July 1954 and the same was registered before Sub Registrar at Cossipore, Dum Dum and the same was copied in Book No. I, Volume No. 54, Pages No. 129 to 131, Being No. 3923 for the year 1954. (Copy of concerned deed of conveyance placed herein in Annex 2).

G. That after purchase of the aforesaid property by Sri. Kalidas Banerjee, son of Late Rajendra Chandra Sashtri Bahadur by virtue of two numbers of deeds became the joint owners plot of land admeasuring an area of an area of 7(Seven)Cottahs, 11(Eleven)Chittacks, 6(Six) Sq.ft. more or less equivalent to 12.05(Twelve point Zero Five) Decimals comprised in Mouza - Satgachi, in J.L.NO. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S. Dag No. 1492, R.S. Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum, Kolkata - 700 028, under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas and thereafter duly mutated his name before the records of Block Land & Land Revenue Office at Sodepur, Barrackpore and obtained L.R Khatian No. 1146 mutated hsi anime before the South Dum Dum Municipality and obtained Municipal Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, under Post Office & Police Station - Dum Dum, Kolkata - 700 028, in Ward No. 24 and since then paid municipal taxes and khajnas regularly without any delay or default without any interruptions or encumbrances. (copy of digitally authenticated ROR in favour of Sri Kalidas Banerjee is placed herein in Annex 3)

The land is bounded by:

**ON THE NORTH :** Plot of Dag No. 4307 & 4308 & Plot of Nirmala Chatterjee

SREE KRISHNA ENTERPRISE

*Kamal Kundu*  
Partner

SREE KRISHNA ENTERPRISE

*Dipak Sen*  
Partner

SREE KRISHNA ENTERPRISE

*Deepuza Saha*  
Partner

**ON THE SOUTH** : 31 Feet wide Nagendra Nath Road

**ON THE EAST** : Colony Drain

**ON THE WEST** : 12 feet wide Nagendra Nath Road

A SKETCH of the land is attached in Annex 4.

H. That while seized and possessed of the aforesaid property without any interruptions or encumbrances Sri. Kalidas Banerjee died intestate on 6th day of February 1974, leaving behind his four sons namely Sri Sudhanshu Kumar Banerjee alias Sudhangsu Kumar Banerjee, Sri. Sunil Chandra Banerjee alias Sunil Chandra Banerjee, Sri. Gopal Chandra Banerjee alias Gopal Chandra Bandopadhyay and Sri. Biswanath Banerjee as his legal heirs and successors according to Hindu Succession Act, 1956 and his wife namely Tarakali Banerjee died intestate long years ago.

I. That by the virtue of inheritance. Sri. Sudhansu Kumar Banerjee alias Sudhangsu Kumar Banerjee, Sri. Sunil Chandra Banerjee alias Sunil Chandra Banerjee, Sri. Gopal Chandra Banerjee alias Gopal Chandra Bandopadhyay and Sri. Biswanath Banerjee became the joint owners plot of bastu land admeasuring an area of 7 (Seven) Cottahs, 11 (Eleven) Chittacks, 6 (Six) Sq.ft. more or less equivalent to 12.05 (Twelve point Zero Five) Decimals, comprised in Mouza - Satgachi, in J.L.NO. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S. Dag No. 1492, R.S. Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum, Municipal Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, under Post Office & Police Station - Dum Dum, Kolkata - 700 028, in Ward No. 24 under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas.

J. That while seized and possessed of the aforesaid joint property by Sri. Sudhansu Kumar Banerjee alias Sudhangsu Kumar Banerjee, Sri. Sunil Chandra Banerjee alias Sunil Chandra Banerjee, Sri. Gopal Chandra Banerjee alias Gopal Chandra Bandopadhyay and Sri. Biswanath Banerjee out of them Sri. Sudhansu

SREE KRISHNA ENTERPRISE

*Rama Kundu*  
Partner

SREE KRISHNA ENTERPRISE

*Dipak Sen*  
Partner

SREE KRISHNA ENTERPRISE

*Sapriya Saha*  
Partner

Kumar Banerjee alias Sudhanshu Kumar Banerjee died intestate on 30th day of August 2009 leaving behind his two sons namely Sri Nishanath Banerjee and Sri. Prodosh Kumar Banerjee as his legal heirs and successors according to Hindu Succession Act, 1956 and his wife namely Urmila Devi Banerjee died intestate on 9th day of July 2019.

K. That while seized and possessed of the aforesaid joint property by Sri. Sunil Chandra Banerjee alias Sunil Ch Banerjee, Sri. Gopal Chandra Banerjee alias Gopal Chandra Bandopadhyay, Sri. Biswanath Banerjee out of them Sri Sunil Chandra Banerjee alias Sunil Ch Banerjee died intestate on 25th day of December 2012 leaving behind legal heirs and successors of deceased Kalidas Banerjee and Tarakali Banerjee according to Hindu Succession Act, 1956.

L. That while seized and possessed of the afforded joint property by Sri. Gopal Chandra Banerjee alias Gopal Chandra Bandhopadhyay and Sri. Biswanath Banerjee out of them Sr. Gopal Chandra Banerjee alias Gopal Chandra Bnadhopadhyay died intestate on 17th day of May 2021 leaving behind his wife Smt. Mina Banerjee and only son namely Smt. Mina Banerjee and only son namely Sri. Sanjay Kumar Bnadopadhyay as his legal heirs and successors according to Hindu Succession Act, 1956.

M. That while seized and possessed of the aforesaid joint property by Sri. Biswanath Banerjee and others out of them Sri. Biswanath Banerjee died intestate on 2nd day of August 2017 leaving behind his only unmarried daughter namely Miss. Indrani Banerjee as his legal heir and successor according to Hindu Succession Act, 1956 and his wife namely Santi Banerjee died interstate on 12th day of October 2012.

N. The inheritance list and the date of deaths described above have also been approved by the Chairperson South Dum Dum Municipality (vide Annex 5 placed herein). Thereafter the South Dum Dum Municipality have issued Mutation Certificate in favour of the present day five living joint owners of the property (vide Annex 6 placed herein).

SREE KRISHNA ENTERPRISE

*Ramae Ramdu.*  
Partner

SREE KRISHNA ENTERPRISE

*Doo Se*  
Partner

SREE KRISHNA ENTERPRISE

*Debjyoti Saha*  
Partner

O. That since then by virtue of inheritance, Sri. Nishanath Banerjee, Sri. Pradosh Kumar Banerjee, Smt. Mina Banerjee, Sri. Sanjay Kumar Bandhopadhyay and Miss. Indrani Banerjee became the joint owners plot of bastu land admeasuring an area of 7(seven)Cottahs, 11(Eleven)Chittacks, 6(Six) Sq.ft. more or less equivalent to 12.05(Twelve point Zero Five) Decimals comprised in Mouza - Satgachi, in J.L.NO. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S. Dag No. 1492, R.S. Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum, Municipal Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, under Post Office & Police Station - Dum Dum, Kolkata - 700 028, in Ward No. 24 under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas.

P. That Sri. Nishanath Banerjee, Sri. Pradosh Kumar Banerjee, Smt. Mina Banerjee, Sri. Sanjay Kumar Bandhopadhyay and Miss. Indrani Banerjee in consideration of a valuable consideration, sold and transferred the property located 7 (seven) Cottahs, 11 (Eleven) Chittacks, 6 (Six) Sq.ft. more or less equivalent to 12.05 (Twelve point Zero Five) Decimals more or less, comprised in Mouza - Satgachi, in J.L.NO. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S. Dag No. 1492, R.S. Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum, Municipal Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, under Post Office & Police Station - Dum Dum, Kolkata - 700 028, in Ward No. 24 under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas to ShreeKrishna Enterprise and subsequently a Deed of conveyance executed and registered dated 24th day November 2023 and the same was registered before Sub Registrar at Cossipore, Dum Dum and the same was copied in Book No. I, Volume No. 1506, Pages No. 369654 to 369687, Being No. 150612749 for the year 2023.

Q. Thus, in the manner as stated above, by virtue of the Deed of Conveyance stated above, the said Shreekrishna Enterprise become the absolute owner of the

SREE KRISHNA ENTERPRISE

*Kamal Kundu.*  
Partner

SREE KRISHNA ENTERPRISE

*[Signature]*  
Partner

SREE KRISHNA ENTERPRISE

*[Signature]*  
Partner

aforesaid property and thereafter said Shreekrishna Enterprise recorded its name in the Assessment Records of the South Dum Dum Municipality vide Municipal Holding No. 92, Nagendra Nath Road, Kolkata – 700028, P.S. Dum Dum as well as it has also recorded its name in the L.R. Records of Right before the concerned office B.L.&L.R.O and got L.R. Khatian No. 8106, under L.R. Dag No. 4335 of Mouza – Satgachi, J.L. No. 20 and is enjoying its right, title and interest over the aforesaid property by paying relevant taxes to the concerned authority from time to time on a regular basis.

R. Thereafter the Owner/Developer herein constructed Ground plus VIII storied Building according to the sanctioned Plan being Plan No. 956 dated 24.07.2024 issued by the South Dum Dum Municipality upon the said piece and parcel of land measuring about 7 (seven) Cottahs, 11 (Eleven) Chittacks, 6 (Six) Sq.ft. more or less equivalent to 12.05 (Twelve point Zero Five) Decimals more or less, more or less morefully and particularly described in the FIRST SCHEDULE hereunder written.

S. The Promoter/Developer has registered the Project under the provisions of the Act with the West Bengal Real Estate Regulatory Authority **at KOLKATA on .....** **under registration no. ....**

T. The Owner/Developer herein has declared to sell the residential Flat of the said building and the PURCHASER herein getting knowledge about the same, and being desirous to purchase a flat has taken inspection of the documents and being satisfied with the title of the owner/developer and also the sanction plan and the construction and agreed to purchase **ALL THAT** one residential **Flat, being** Flat No. ...., on the ..... **Floor (Flooring-\_\_\_\_\_)**, **East** facing of the Ground plus ..... storied Building, measuring an area of ..... **Square Feet super built up area** of the building in complete and habitable condition in all manner whatsoever lying and situated at Mouza - Satgachi, in J.L.NO. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S. Dag No. 1492, R.S. Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, corresponding to **L.R. Dag No. 4335, under L.R. Khatian No. 8106**, being 10, Satgachi Road thereafter 10, Nagendra

SREE KRISHNA ENTERPRISE

*Kamal Kundu*  
Partner

SREE KRISHNA ENTERPRISE

*Dipak Sen*  
Partner

SREE KRISHNA ENTERPRISE

*Deepuiga Saha*  
Partner

Nath Road under Police Station Dum Dum, Municipal Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, under Post Office & Police Station - Dum Dum, Kolkata - 700 028, in Ward No. 24 under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas hereinafter called and referred to as the "**SAID FLAT**" morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder at or for the total price and / or consideration of **Rs. 00,00,000/- (Rupees.....) only** finding the proposal as an acceptable one, the competent authority of the Owner/Developer herein, has decided to sell out the said flat to and in favour of the PURCHASER herein.

U. By an Agreement for Sale dated ..... the Owner/Developer herein has agreed to sell, transfer and convey **ALL THAT** one **Flat, being** Flat No. ...., on the ..... **Floor (Flooring-\_\_\_\_\_)**, **East** facing of the Ground plus Three storied Building measuring an area of ..... **Square Feet super built up area** of the building in complete and habitable condition in all manner whatsoever lying and situated at Mouza - Satgachi, in J.L.NO. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S. Dag No. 1492, R.S. Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum, Municipal Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, under Post Office & Police Station - Dum Dum, Kolkata - 700 028, in Ward No. 24 under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas, morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written **TOGETHER WITH** together with undivided proportionate impartible share and interest in the land which is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder as well as with all other common areas, facilities and amenities attached to and available therewith unto and in favour of the **PURCHASER** herein for the agreed consideration of **Rs. 00,00,000/- (Rupees.....) only**.

SREE KRISHNA ENTERPRISE

*Kamal Khandu.*  
Partner

SREE KRISHNA ENTERPRISE

*Dipak Sen*  
Partner

SREE KRISHNA ENTERPRISE

*Supriya Saha*  
Partner

**NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-**

In Pursuance to the Agreement for Sale dated ..... and in consideration of the payment of sum of **Rs. 00,00,000/- (Rupees.....)** only as the total Consideration paid by the PURCHASER to the Owner/Developer herein (receipt whereof the Owner/Developer hereby as well as by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the PURCHASER) paid on or before the execution of these presents, the Owner/Developer herein doth hereby sell, transfer and convey unto and in favour of the PURCHASER herein **ALL THAT** one residential **Flat, being** Flat No. ...., on the ..... **Floor (Flooring-\_\_\_\_\_)**, ..... facing of the Ground plus ..... storied Building measuring an area of ..... **Square Feet super built up area** of the building in complete and habitable condition in all manner whatsoever lying and situated at Mouza - Satgachi, in J.L.NO. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S. Dag No. 1492, R.S. Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, corresponding to **L.R. Dag No. 4335, under L.R. Khatian No. 8106**, being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum, Municipal Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, under Post Office & Police Station - Dum Dum, Kolkata - 700 028, in Ward No. 24 under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas, morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder **TOGETHER WITH** undivided proportionate share of **LAND** in the **FIRST SCHEDULE** hereunder and **TOGETHER WITH** other common facilities and amenities and the right in common over the extreme terrace and the other common areas and spaces around the building **TOGETHER WITH ALL** the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging or anywise appertaining thereto and **ALL** the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Owner/Developer to the said piece of land and over the premises hereby conveyed and every part thereof **TO HAVE AND TO**

SREE KRISHNA ENTERPRISE

*Ramal Kundu*  
Partner

SREE KRISHNA ENTERPRISE

*Dipa Sa*  
Partner

SREE KRISHNA ENTERPRISE

*Supriya Saha*  
Partner

**HOLD** the same unto and to the use and benefit of the PURCHASER absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or any other public body or local authority in respect thereof AND the Owner / Developer doth hereby covenants with the PURCHASER that:-

1. The Owner/ Developer herein now has in itself good right and full power to convey and transfer by way of sale the said flat and the premises hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid have put the PURCHASER in vacant, peaceful and unencumbered possession.
2. The PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said flat and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by him the Owner/Developer herein or its heirs or any of them or by any person or persons claiming or to claim, from, under or in trust for them or any of them.
3. The PURCHASER shall hold the said flat free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owner/Developer and well and sufficiently saved, defended kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Owner/Developer herein or by any other person or persons claiming or to claim by, from, under or in trust for them;
4. The PURCHASER shall be entitled to the rights, benefits and privileges attached to the said flat and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in common space/s in the building for the use occupation and enjoyment of the said flat as detailed in the **THIRD SCHEDULE** hereunder.

SREE KRISHNA ENTERPRISE

*Ramal Kumar*  
Partner

SREE KRISHNA ENTERPRISE

*Dipon Sen*  
Partner

SREE KRISHNA ENTERPRISE

*Supriya Saha*  
Partner

5. The PURCHASER shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of maintenance, repair, renew, redecoration etc. of the common spaces as detailed in the **FOURTH SCHEDULE** hereunder.
6. The said Flat and /or the said building has been constructed as per the sanctioned plan and as per the specifications as stated in the agreement for sale.
7. The PURCHASER and other co owner shall abide by common restrictions along with the other owner/occupiers of the other units/flats in the building as detailed in the **FIFTH SCHEDULE** hereunder.
8. The PURCHASER shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Owner/Developer or any other Co-owner who may have acquired before and who may hereafter acquire any right, title and interest similar to those acquired by the PURCHASER under the terms of this conveyance.
9. The PURCHASER undivided proportionate interest in land is impartible in perpetuity.
10. The Owner/Developer and/or any person/s having or claiming any estate, right, title or interest in the said Flat and premises hereby conveyed or any part thereof by, from under or in trust for the Owner/Developer or its heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the PURCHASER in manner aforesaid as by the PURCHASER, his heirs, executors or administrators and assigns shall be reasonably required.
11. The PURCHASER shall mutate the Said Flat in his own name and shall pay all such municipal taxes and other impositions that may be charged from time to time, directly to the concerned authority.

SREE KRISHNA ENTERPRISE

*Ramal Rundu*  
Partner

SREE KRISHNA ENTERPRISE

*D. G. S.*  
Partner

SREE KRISHNA ENTERPRISE

*Seerpuja Saheer*  
Partner

**NOTE:**

- i. Singular shall include plural and vice-versa.
- ii. Masculine gender shall include feminine and nature gender and vice-versa.

**THE FIRST SCHEDULE ABOVE REFERRED TO:****(THE SAID PREMISES)**

**ALL THAT** piece or parcel of a plot of Bastu land measuring an area of **7 (Seven) Cottahs, 11 (Eleven) Chittacks, 6 (Six) Sq.ft. more or less equivalent to 12.05 (Twelve point Zero Five) Decimals** more or less, comprised in Mouza - Satgachi, in J.L.NO. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S. Dag No. 1492, R.S. Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, corresponding to **L.R. Dag No. 4335, under L.R. Khatian No. 8106**, being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum, Municipal Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, under Post Office & Police Station - Dum Dum, Kolkata - 700 028, in Ward No. 24 under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas.

West Bengal and the same is Butted and Bounded as follows:

**ON THE NORTH :** Plot of Dag No. 4307 & 4308 & Plot of Nirmala Chatterjee

**ON THE SOUTH :** 31 Feet wide Nagendra Nath Road

**ON THE EAST :** Colony Drain

**ON THE WEST :** 12 feet wide Nagendra Nath Road

**THE SECOND SCHEDULE ABOVE REFERRED TO****(Description of the said Flat)**

**ALL THAT** one residential **Flat, being** Flat No. ...., on the ..... **Floor (Flooring-\_\_\_\_\_)**, ..... facing of the Ground plus ..... storied Building namely "**SREEKRISHNA ENCLAVE**", measuring an area of ..... **Square Feet**

SREE KRISHNA ENTERPRISE

*Ramae Kundu*  
Partner

SREE KRISHNA ENTERPRISE

*Dijo Sa*  
Partner

SREE KRISHNA ENTERPRISE

*Supriya Saha*  
Partner

**super built up area** consisting of ..... (.....) Bed Rooms, 1 (One) Drawing-cum-Living Room, 1 (One) Kitchen, ... (.....) Toilet and ..... (.....) Balcony together with common areas, benefits, facilities, amenities and others thereof together with undivided proportionate share of land, lying and situated at Mouza - Satgachi, in J.L.NO. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S. Dag No. 1492, R.S. Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, corresponding to **L.R. Dag No. 4335, under L.R. Khatian No. 8106**, being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum, Municipal Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, under Post Office & Police Station - Dum Dum, Kolkata - 700 028, in Ward No. 24 under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(Common Parts and Facilities)**

1. Common facilities and amenities shall include corridor, stairways, passage ways, drive ways pump room, meter installation place, main meter, pump and motor, overhead water reservoirs, septic tanks, lift facilities and other facilities which may be mutually agreed upon between the parties and required for establishment, location, enjoyment, provision, open roof and terrace of the building maintenance and/or management of the building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

**(COMMON EXPENSES)**

1. All cost of maintenance, operating, replacing, white washing (Once within two year), painting, re-building, re-construction, decoration, re-decoration, and lighting in the common parts and also the outer wall of the building, parking spaces and on gate of the building.
  1. The salaries of all the persons employed for the said purpose.
  2. All charges and deposit for suppliers of common facilities and utilities.

SREE KRISHNA ENTERPRISE

*Ramae Kundu.*

Partner

SREE KRISHNA ENTERPRISE

*Dpo Sa*

Partner

SREE KRISHNA ENTERPRISE

*Sudhanya Saha*

Partner

3. Municipality taxes, multi-storied building taxes, other outgoing saves those separately assessed on the respective Flat/unit.
4. Cost and charges of establishment for maintenance for the building and for watch and ward staff.
5. All litigation's expenses for protecting the title of the said land and building.
6. All other expenses and outgoing and as are deemed by the Owner/Developer to be necessary or incidental for protecting the interest and the right of the purchaser.
7. The office expenses and outgoing and as are deemed by the Owner/Developer to be necessary or incidental for protecting the interest and the right of the purchaser.
8. All expenses referred to above shall be proportionately borne by the co-purchasers on and from the date of taking charges and occupation of their respective units but the purchaser shall not be liable to bear such charges in respect of unsold units/flats.
9. For all common expenses as mentioned here in above the all occupiers will contribute his proportioned amount on monthly basis.
10. Till the formation of society the maintenance of the building is under Owner/Developers supervision and every occupier will paid maintenance charges @ 60 paise per sq. ft. as per occupied area monthly within 10<sup>th</sup> of the next month. The delay more than 15 days is liable for panel interest @ 2% per months.
11. Electrical expenses relating to operating water pump.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

**(COMMON RESTRICTIONS FOR OCCUPIERS)**

- Neither party shall use or permit to used the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- Neither party shall demolish any wall or other structures in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.

SREE KRISHNA ENTERPRISE

*Ramae Ramdu.*  
Partner

SREE KRISHNA ENTERPRISE

*D. S. S.*  
Partner

SREE KRISHNA ENTERPRISE

*Suyyo Sahar.*  
Partner

- Neither party shall transfer or permit to transfer of their respective allocation or an portion thereof unless (s) such party shall have observed performed all to the and condition on their respective part to be observed and / or performed the proposed transferee shall have given a written undertaking to the terms and conditions hereof these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- Both parties shall abide by all always bye laws rules and regulations of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for the said laws bye laws and regulations.
- The respective allocation shall deep the interior walls sewers pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from against the consequence of any breach.
- No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place or common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- Neither party shall throw or accumulate any directly rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portion of the building.
- Neither parties is allowed to make any of the construction in common area, roofs etc. without proper permission of the Owner/Developers and or associations.
- Neither party is allowed to use the common area/open area within the campus of the building to use the permanent nature of parking any of the vehicles.
- No roof garden is allowed.

SREE KRISHNA ENTERPRISE

*Kamal Kundra*  
Partner

SREE KRISHNA ENTERPRISE

*D. J. S.*  
Partner

SREE KRISHNA ENTERPRISE

*Supriya Sahar*  
Partner

**IN WITNESS WHEREOF** the Parties hereto have set and subscribe their respective hands and seal hereunto this the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the **VENDORS** at Kolkata in the presence of :

1.

SREE KRISHNA ENTERPRISE

*Ramal Kundu.*

Partner

SREE KRISHNA ENTERPRISE

*[Signature]*

Partner

2.

SREE KRISHNA ENTERPRISE

*Bepiuya Saha*

Partner

**SIGNATURE OF THE OWNER/DEVELOPER**

**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata in the presence of:

1.

2.

**SIGNATURE OF THE PURCHASER**

**DRAFTED BY:**

Advocate

High Court, Calcutta.

Enl. No.

