

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the day of
.....Two Thousand Twenty SIX (2026)

BETWEEN

M/S. UNIQUE CONSTRUCTION
Aradhya Mandy
Proprietor

(1) **SHRI BHUPENDRA MOHAN SAHA**, Son of Late Abinash Chandra Saha, **PAN: EGBPS0302A**, by Faith: Hindu, by Nationality: Indian, by Occupation: Retired Person, residing at 4 No. Shatipath, Santoshpur, Kolkata: 700075 and (2) **SHRI NETAI MUKHERJEE**, Son of Late Sushil Mukherjee, **PAN: CGXPM3723R**, by Faith: Hindu, by Nationality: Indian, by Occupation: Retired Person, residing at 3 No. Shatipath, Santoshpur, Kolkata: 700075, hereinafter referred to as the **OWNERS** **represented by Constituted attorney namely SHRI ALOK MONDAL** son of Late Jiban Krishna Mondal, **PAN NO. AGKPM1345A**, by faith: Hindu, by Occupation: Business, residing at 93, Ananda Pally, Jadavpur, P.S. Jadavpur, P.O: Jadavpur University, Kolkata- 700032, hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, attorneys, legal representatives, nominees and/or assigns) of the **FIRST PART**.

AND

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

AND

M/S UNIQUE CONSTRUCTION, a Proprietorship Firm, having its office at 43, Nabanagar, P.S. – Jadavpur & P.O.- Jadavpur University, Kolkata: 700032, represented by sole proprietor namely **SHRI ALOK MONDAL** son of Late Jiban Krishna Mondal, **PAN NO. AGKPM1345A**, by faith: Hindu, by Occupation:

Business, residing at 93, Ananda Pally, Jadavpur, P.S. Jadavpur, P.O: Jadavpur University, Kolkata- 700032, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, directors, authorized representatives, administrators, attorneys, nominees and/or assigns) of the **THIRD PART.**

WHEREAS one Bhupendra Mohan Saha, Netai Mukherjee and Smt. Sampa Karmakar jointly Purchased a plot of land measuring about 04 Cottah 7 Chittaks 12 Sq.ft. more or less under Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, Khatian No. 72, Dag No. 188, lying and situate at Premises No. 951, Nayabad, P.S. Purba Jadavpur, Kolkata: 700099, Ward No. 109, in the District South 24 Parganas, from the then Vendor namely Smt. Lata Banerjee which was registered executed in the office of D.S.R. IV, South 24-Parganas and recorded in Book No. I, Volume No. 32, Page from 155 to 168, being No. 4548 for the year 1998.

AND WHEREAS said Bhupendra Mohan Saha, Netai Mukherjee and Smt Sampa Karmakar mutated their names in the records of Kolkata Municipal Corporation being KMC Premises No. 951, Nayabad, P.S. Purba Jadavpur, Kolkata: 700099, Assessee No. 31-109-08-0951-2.

AND WHEREAS in the men time one of the owner namely Sampa Karmakar died intestate on 09-04-2003 without issue less only legal heirs as her husband namely Tapas Karmakar.

AND WHEREAS said Tapas Karmakar sold and transferred 1/3rd share of the land measuring about 01 Cottah 7 Chittaks 34 Sq.ft. more or less under

Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, Khatian No. 72, Dag No. 188, lying and situate at Premises No. 951, Nayabad, P.S. Purba Jadavpur, Kolkata: 700099, Ward No. 109, in the District South 24 Parganas, in favour of the present owners by virtue of a registered Bengali Saf Kobala Bikroy Deed executed on 30th April, 2012, which was registered in the office of D.S.R. III, South 24-Parganas and recorded in Book No. I, CD Volume No. 8, Page from 8429 to 8445, being No. 03732 for the year 2012.

AND WHEREAS said Owners herein now lawfully seized and possessed the said land measuring about 04 Cottah 7 Chittaks 12 Sq.ft. more or less under Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, Khatian No. 72, Dag No. 188, lying and situate at Premises No. 951, Nayabad, P.S. Purba Jadavpur, Kolkata: 700099, Ward No. 109, in the District South 24 Parganas, hereunder written by paying usual rents and taxes to the said Appropriate Authorities with exclusive rights of Ownership there having unfettered right, title and interest thereto, free from all encumbrances, liens, lispens and attachments whatsoever.

AND WHEREAS the owners executed a Development agreement with Development Power of attorney in favour of the Developer which was duly registered in the office of DSR -III at Alipore being Book No. I, Volume No. 1603-2025, Pages 36514 to 36537 being No. 16030928 for the year 2025.

AND WHEREAS the Developer herein sanctioned G + 3 storied building from the Kolkata Municipal Corporation being B.P. No. 2025120131 dated 05-07-2025.

AND WHEREAS the Developer intends to sale one flat from Developer's allocation and one Car Parking space i.e. a Flat being Flat No.

measuring about sq.ft. (entire second floor) more or less super builtup area on the second Floor at South-East-North facing consisting of three bed rooms, one drawing cum dining room, one kitchen, two toilets and one balcony along with one car parking space measuring about sq.ft. more or less on the Ground Floor at South facing at the Municipal Premises No.951, Nayabad, Police Station: Purba Jadavpur, now Panchasayar, Kolkata- 700099, under K.M.C. Ward No. 109, District: South 24-Parganas, which is morefully written hereunder in the Schedule "B".

AND WHEREAS the Purchaser/s herein have inspected the location, legal papers, sanctioned building plan of the said building and approached to the Developer to Purchase the said Flat being Flat No.measuring about sq.ft. more or less super built up area on the second Floor at South-East-North facing consisting of three bed rooms, one drawing cum dining room, one kitchen, two toilets and one balcony along with one car parking space measuring about 135 sq.ft. more or less on the Ground Floor at South facing at the Municipal Premises No.951, Nayabad, Police Station: Purba Jadavpur, now Panchasayar, Kolkata- 700099, under K.M.C. Ward No. 109, District : South 24-Parganas, at or for total consideration of Rs. only free from all encumbrances and attachments.

AND WHEREAS the Vendors agreed the proposal of the Purchasers and entered into an agreement for sale dated, under certain terms and conditions mentioned therein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement for sale and in consideration of the sum of Rs. only by the purchasers to the

vendor/developer herein have admit and acknowledged of and from the said payment and forever release, acquit, exonerated and discharge the purchasers as well as the undivided proportionate share of the land with a Flat being Flat No..... measuring aboutsq.ft. (entire second floor) more or less super built up area on the Floor at facing consisting of three bed rooms, one drawing cum dining room, one kitchen, two toilets and one balcony along with one car parking space measuring about sq.ft. more or less on the Ground Floor at at the Municipal Premises No.951, Nayabad, Police Station: Purba Jadavpur, now Panchasayar, Kolkata- 700099, under K.M.C. Ward No. 109, District : South 24-Parganas,more fully and particularly described in the respective Schedule “B” hereunder written **TOGETHER WITH** the easement right of ingress and egress of the said flat and the said car parking space of the said building and the purchasers herein shall have the right to sell transfer, gift, lease, mortgage or dispose of the said flat and the said car parking space and the undivided proportion share of the said land and also subject to the purchasers paying and discharging payment of taxes and other impositions of the said floor side and the said building proportionately.

THAT the vendors hereby covenant with the purchasers as follows: -

NOTWITHSTANDING anything hereto before done or suffered to the contrary the Vendor or the developer have good and absolute right, title and absolute authority to grant, sell, convey, transfer, assign, assure the undivided proportionate share of land and interest in the said land free from all encumbrances, charges, liens, lispences, demands and claims and whatsoever particularly described in the schedule “A” hereunder written and all

the rights, privileges and appurtenances thereto belonging and hereby sold, conveyed and transferred to the purchasers in the manner aforesaid and that the Vendor or the developer have or done or knowing suffered anything whereby the said property may be encumbered effected or impeached in estate title or otherwise.

THAT the vendors herein shall and will at all times indemnify and keep indemnified and keep harmless the purchasers against all claims and demands whatsoever in respect of the said property hereby sold or conveyed and make good the purchasers of all losses, costs and expenses that may accrue or be incurred by reason of any defect and deficiency that May be found or detected in right, title and interest in the vendor or other co-Owners shall not make any disturbances to ingress and egress of the said building.

THAT all taxes, land revenue and other imposition paying in respect of the said property unto the date of these presents have been fully paid by the Vendor, if any, portion of such be found to have been remain unpaid for the period unto the date hereof, the same shall be decreed to be the liability of the Vendor and realisable from the Vendor.

THAT the vendors shall at all times do and executes at the costs and expenses of the purchasers all such further acts, deeds, things and assurance as may be reasonably required by the purchasers for the better or further affecting and assuring the conveyance hereby sole and conveyed the vendors agreed to allow inspection of the original title deeds to the purchasers as and when required and to supply copies whereof to extract there from to the purchasers and keep the documents safe and unobliterate.

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of the said Land)

ALL THAT piece or parcel of bastu land measuring about 04 Cottahs 7 Chittaks 12 Sq.ft. more or less under Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, Khatian No. 72, Dag No. 188, lying and situate at Premises No. 951, Nayabad, P.S. Purba Jadavpur, (Now Panchasayar police station) Kolkata: 700099, Ward No. 109, in the District South 24 Parganas, and the land is butted and bounded as follows: -

ON THE NORTH : Plot No. 31 & 32
ON THE SOUTH : 20' Wide Road
ON THE EAST : Plot No. 42
ON THE WEST : others land

THE SCHEDULE "B" AS REFERRED TO ABOVE

(Description of the said Flat & Car Parking Space)

ALL THAT piece and parcel of one self contained residential Flat being Flat No. measuring about sq.ft. (entire second floor) more or less super built up area corresponding to Sq.ft. Carpet area more or less on the second Floor at South-East-North facing consisting of three bed rooms, one drawing cum dining room, one kitchen, two toilets and one balcony along with one car parking space being no. measuring about 135 sq.ft. more or less on the Ground Floor at South facing of the G+III storied residential building at the Municipal Premises No. 951, Nayabad, Police Station: Purba Jadavpur, now Panchasayar, Kolkata- 700099, under K.M.C. Ward No. 109, District : South 24-Parganas, together with undivided

proportionate impartible share of the land and premises as described in the Schedule - A hereinbefore stated with the common parts of the said building with common amenities, and benefits of the said building of the said premises.

The Flat is butted and bounded by:

On the North side : Open to Sky

On the South side : Open to Sky

On the East side : Open to Sky

On the West side : Staircase and Lift.

THE SCHEDULE "C" ABOVE REFERRED TO:

(Common areas)

1. Stair case and light in the stair case.
2. Septic tank
3. Boundary Walls.
4. Space between the Boundary walls, out walls of the G + III storied building.
5. Entrance gate of the passage leading from the entrance of the mouth of the stair Case.
6. Underground water reservoir.
7. Overhead water tank.
8. Motor and pump for lifting water from the underground reservoir to the overhead tank, water pipe lines, plumbing's.
9. All sanitary and sewerage lines and systems.

10. Electric wirings.
11. Meter room.
12. Common roof right.
13. Lift of the said building

THE SCHEDULE "D" ABOVE REFERRED TO:

(Common Expenses)

1. Proportionate amount of actual expenses towards deposit money to the CESC Ltd.
2. Proportionate amount of actual expenses for cable and other accessories which will be provided by the Developer.
3. Expenses for maintaining and repairing of main structural main water pipe, sewers, lines, water lines, water tanks, electrical lines, common lights.
4. Cost of cleaning and lighting the passages, main gate etc. and other common parts of the building.
5. Cost of maintenance, paintings and decorating of the exterior of the building including common doors, fixtures, fittings, boundary walls.
6. Cost of maintenance of pump house, water tanks, water pump, including necessary connection thereof.
7. Proportionate KMC and other local taxes, ground rents if payable and other outgoings and impositions.
8. All other expenses for common services and in connection with common areas and amenities mentioned above.

9. Such other expenses as are necessary and incidental for the maintenance and upkeep of the building.

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

SIGNED, SEALED & DELIVERED

In the presence of;

W I T N E S S E S:

1.

SIGNATURE OF THE VENDORS

2.

SIGNATURE OF THE PURCHASER

Drafted & Prepared by:

Uttam Kumar Das
Advocate
Alipore Judges' Court
Kolkata: 700027
WB/680/1999

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. only from the above named Purchasers as per following manners: -

Date	Bank	Cheque No.	Amount
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Total: Rs. only.

WITNESSES:

1.

2.

M.S. UNIQUE CONSTRUCTION



Proprieto:

SIGNATURE OF THE DEVELOPER