

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this _____ day of _____ 2025 (Two Thousand Twenty Five)
(2)

B E T W E E N

SMT. ALPANA DEB, (PAN-AKNPD6209P)(AADHAAR-6763 1706 1448), wife of Late Pradyut Deb, by Faith : Hindu, by Nationality: Indian, by Occupation : House wife, residing at 94/1, Shantigarh, P.O. Shyamnagar, P.S. Jagaddal, District-North 24 Parganas, Pin-743127, W.B., hereinafter called and referred to as the “**VENDOR**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, successors, executors, representatives, administrators, and/or assigns etc.) of the **ONE PART.**

The present Vendor herein are represented by her constituted Attorney **REENA SINGH (PAN-GIPPS6100A) (AADHAAR-3440 9881 4867)**, Daughter of Nagendra Singh, by Faith : Hindu, by Nationality: Indian, by Occupation : Business, residing at 8/1, Natungram Road, P.O. Shyamnagar, P.S. Jagaddal, District-North 24 Parganas, Ward No. 23 of Bhatpara Municipality, under the State of West Bengal, **being the Proprietor of “SREE RAM ENTERPRISE”**, having its registered office at 8/1, Natungram Road, P.O. Shyamnagar, P.S. Jagaddal, District-North 24 Parganas, Ward No. 23 of Bhatpara Municipality, under the State of West Bengal, by dint of a Registered Development Power of Attorney, which was registered on 17/07/2023 before the Office of A.D.S.R. Naihati, copied in Book No. 1, being its Deed No. 07493 for the year 2023.

A N D

SREE RAM ENTERPRISE (A Proprietorship Firm) having its registered office at 8/1, Natungram Road, P.O. Shyamnagar, P.S. Jagaddal, District-North 24 Parganas, Ward No. 23 of Bhatpara Municipality, under the State of West Bengal, represented by its Proprietor namely :- **REENA SINGH (PAN-GIPPS6100A) (AADHAAR-3440 9881 4867)** , Daughter of Nagendra Singh, by Faith : Hindu, by Nationality: Indian, by Occupation : Business, residing at 8/1, Natungram Road, P.O. Shyamnagar, P.S. Jagaddal, District-North 24 Parganas, Ward No. 23 of Bhatpara Municipality, under the State of West Bengal, hereinafter called the **“DEVELOPER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to include its proprietress for the time being and the heirs and successors in its office and assigns) of the **SECOND PART.**

A N D

SMT. _____, (**PAN-**_____) (**AADHAAR-**_____), _____, by Faith : Hindu, by Nationality: Indian, by Occupation : _____, residing _____, P.O. Shyamnagar, P.S. Jagaddal, District- North 24 Parganas, Pin-743127, in the State of West Bengal, hereinafter called and referred to as the **“PURCHASER”** (which expression shall unless excluded by or repugnant to the context be deemed to mean an include her legal heirs,successors, executors,

representatives, administrators, and/or assigns etc.) of the
OTHER PART.

WHEREAS, the present Vendor/Land owner namely Alpana Deb purchased a piece of land measuring more or less 02 (two) Cottahs or 1440 Sq.ft. or 03.30 decimal, lying and situated at Mouza- Gar Shyamnagar, J.L. No. 19, comprised in R.S. Dag No. 117/606, corresponding to L.R. Dag No. 849, P.S. Jagaddal, District- North 24 Parganas, within the jurisdiction of A.D.S.R.O. Naihati, under the local limits of Garulia Municipality from one Sri Subal Chakraborty, son of Late Amrit Lal Chakraborty by virtue of a Deed of Sale and the same has been duly registered before the Office of A.D.S.R. Naihati, being Deed No. 00915 for the year 1984.

AND WHEREAS, said Alpana Deb purchased an another piece of land measuring more or less 07 (seven) Chittaks 34 (thirty four) Sq.ft. or 349 Sq.ft. lying and situated at Mouza- Gar Shyamnagar, J.L. No. 19, comprised in R.S. Dag No. 117/606, corresponding to L.R. Dag No. 849, P.S. Jagaddal, District- North 24 Parganas, within the jurisdiction of A.D.S.R.O. Naihati, under the local limits of Garulia Municipality from 1) Sri Subal Chakraborty and 2) Sri Narayan Chakraborty, both sons of Late Amrit Lal Chakraborty by virtue of a Deed of Sale and the same has been duly registered before the Office of A.D.S.R. Naihati, being Deed No. 01078 for the year 1987.

AND WHEREAS, by virtue of aforesaid separate two Deed of Sale said Alpana Deb became the absolute owner of **ALL**

THAT piece and parcel of Bastu land measuring more or less 02 (two) Cottahs 07 (seven) Chittaks 34 (thirty four) Sq.ft. lying and situated at Mouza- Gar Shyamnagar, J.L. No. 19, comprised in R.S. Dag No. 117/606, corresponding to L.R. Dag No. 849, P.S. Jagaddal, District- North 24 Parganas, within the jurisdiction of A.D.S.R.O. Naihati, under the local limits of Garulia Municipality and she applied and recorded her name before the Office of BL & LRO and got a new Khatian Number in respect of the aforesaid property being L.R. Khatian No. 160 under Mouza- Gar Shyamnagr, L.R. Dag No. 849, P.S. Jagaddal, Disrict- North 24 Parganas and she also mutated her name before the local Garulia Municipality and got a new holding being Holding No. 106 at Shantigarh Road, Ward No. 02, under Garulia Municipality and thereafter she has been possessing over the said property with her absolute right, title and interest.

AND WHEREAS, the present Owner/Vendor herein decided to develop **ALL THAT** piece and parcel of Bastu land measuring more or less 02 (two) Cottahs 07 (seven) Chittaks 34 (thirty four) Sq.ft. lying and situated at Mouza- Gar Shyamnagar, J.L. No. 19, comprised in R.S. Dag No. 117/606, corresponding to L.R. Dag No. 849, P.S. Jagaddal, District- North 24 Parganas, within the jurisdiction of A.D.S.R.O. Naihati, Ward No. 02, Holding No. 106 at Shantigarh Road, under the local limits of Garulia Municipality, TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto, morefully and

specifically described in the First Schedule of the property written hereunder, by raising construction of one multi storied residential building in accordance with the sanctioned Building Plan but due to lack of experience and/or incapacity of fund and/or time and/or technical conceptions she could not proceed further and finding no other alternative but to decide to appoint **DEVELOPER** who will be able to undertake the aforesaid job. The present Vendor/Landowner has expressed her desire to construct one multi storied residential building upon the First Schedule Land which is free from all sorts of encumbrances, liens, charges, lispendents, attachments by the Developer herein at the Developer's costs and expenses and under some mutual terms and conditions subject to the sanction of the building plan by the concerned appropriate authority. The Developer accepted the proposal of the Land Owner for construction of the said one multi storied residential building at its own costs and expenses in accordance with the sanctioned building plan.

AND WHEREAS, the present Vendor herein was desirous to develop her property for which she had entered into a Registered Development Agreement with the Second Part/Developer herein which was duly registered on 17/07/2023 before the Office of A.D.S.R. Naihati, recorded in Book No. I, being its Deed No. 07483 for the year 2023 under certain terms and condition mentioned therein and also the present Vendor herein empowered and appointed her Constituted Attorney **REENA SINGH (PAN-GIPPS6100A)** ,

Daughter of Nagendra Singh, by Faith : Hindu, by Nationality: Indian, by Occupation : Business, residing at 8/1, Natungram Road, P.O. Shyamnagar, P.S. Jagaddal, District-North 24 Parganas, Ward No. 23 of Bhatpara Municipality, under the State of West Bengal, **being the Proprietor of “SREE RAM ENTERPRISE,”** having its registered office at 8/1, Natungram Road, P.O. Shyamnagar, P.S. Jagaddal, District-North 24 Parganas, Ward No. 23 of Bhatpara Municipality, by dint of a Registered Development Power of Attorney, which was registered on 17/07/2023 before the Office of A.D.S.R. Naihati, copied in Book No. I, being its Deed No. 07493 for the year 2023 and empowering her to do all acts, deed, matters and things in her name and on her behalf.

AND WHEREAS, in accordance with the Development Agreement and Development Power of Attorney, the Developer herein prepared a Building Plan by an expert Engineer/Architect and submitted the same before the Garulia Municipality for approval and subsequently on the said plan, vide No. SWS-OBPAS/2112/2023/0362, was duly approved/sanctioned by the Garulia Municipality and the Developer herein constructed of the multi storied residential building, containing SEVERAL Residential flats/units, shop rooms, office and spaces strictly in accordance with the said building plan in or over the said land morefully described in the First Schedule hereunder written at its own costs, expenses and charges.

AND WHEREAS after completion of the same , the Vendor and the Developer hereby agreed to sell and the present Purchaser having been interested to purchase from **the ALL THAT one Residential Flat, being No. "A", on the Third (Top) Floor, at Left (North) Side, measuring carpet area of 549 Square feet, covered area of 611 square feet and super built up area of 764 square feet** be the same a little more or less of the multi storied building commonly known as **"DEBJANI APARTMENT"** more fully described in the **SECOND SCHEDULE** hereunder written and being satisfied regarding the title of the property and on going through and upon inspection of the deeds, papers, documents and the sanctioned Building Plan as well as the construction of the building, the Purchaser herein has agreed to purchase **ALL THAT** one residential flat/unit **on the Third (Top) Floor, at Left (North) Side,** of the Building, having **measuring carpet area of 549 Square feet, covered area of 611 square feet and super built up area of 764 square feet** be the same a little more or less of the multi storied building consisting of Two Bed Rooms, One Drawing cum Dining, One Kitchen, Two Toilets, One W.C. and Balcony, with Lift facility, together with undivided proportionate impartible and indivisible interest of the land pertaining to the land as described in First Schedule and right to use common areas and facilities of the said premises being Municipal Holding No. 106, Shantigarh Road, P.O. Shyamnagar, P.S. Jagaddal, District-North 24 Parganas, Pin-743127, West Bengal, Flat No. "A" ,

Ward No. 02, within the limits of Garulia Municipality more fully mentioned and described in the **SECOND SCHEDULE** hereunder written , shown in the annexed map of the floor and marked **RED** therein together with proportionate undivided share of interest in the land which fully mentioned in the **FIRST SCHEDULE** hereunder written along with easement and quasi easement rights over the common areas meant for the common use, occupation and enjoyment fully mentioned in the **THIRD SCHEDULE** hereunder written at or for the total price or consideration of **Rs,_____/- (Rupees_____)** only free from all encumbrances and attachments whatsoever.

AND WHEREAS on receiving the full and final consideration amount in respect of the said Flat under reference the Vendor and the Developer have agreed to execute and register the instant Deed of Conveyance in favour of the Purchaser herein.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

In pursuance of the said Agreement and in consideration of the said sum of **Rs._____ /- (Rupees_____)** **only** paid before the execution of these presents to the Vendor and the Developer by the Purchaser herein, the payment and receipt whereof the Vendor and the Developer do hereby admit and acknowledge and therefore the Vendor and the Developer do hereby grant and transfer by way of sale/conveyance in favour of the Purchaser forever **ALL THAT** the undivided proportionate share of interest in the land comprised in the said property

TOGETHERWITH a piece and parcel of the said residential **Flat No.A**, located at the Third Floor, at Left (North) Side of the Building , having built up area more or less **carpet area of 549 Square feet, covered area of 611 square feet and super built up area of 764 square feet** consisting of Two Bed Rooms, One Drawing cum Dining, One Kitchen, Two Toilets, One W.C. and Balcony, together with undivided proportionate impartible and indivisible interest of the land pertaining to the land as described in First Schedule and right to use common areas and facilities of the said premises being Municipal Holding No. 106, Shantigarh Road, P.O. Shyamnagar, P.S. Jagaddal, District-North 24 Parganas, Pin-743127, West Bengal, Flat No. "A" , Ward No. 02, within the limits of Garulia Municipality more fully mentioned and described in the **SECOND SCHEDULE** and as delineated in the sketch Plan thereof as annexed hereto and shown in **RED** colour boundary lines in the said Flat morefully and particularly described in **FIRST SCHEDULE** hereunder written TOGETHER with all the appurtenances belonging to or with the same or any part thereof usually held, used, occupied or enjoyed or known as part thereof an appurtenant thereto by the vendor.

AND the said Flat and all the estate, right, title interest, use inheritance, property, possession, benefit, claim and demand whatsoever of the Vendor and Developer out of or upon the said Flat of any part thereof **AND TO HAVE AND TO HOLD** the said Flat hereby granted sold or intended so to be with all

rights and appurtenances unto and to the use and benefit of the Purchaser forever to be held by her hereafter as heritable and transferable immovable property within the meaning of any law for the time being in force and/or the requisite declaration and / or by laws of the condominium and/or the rules and regulations and/or agreements lawfully made and/or as may be lawfully entered into hereafter subject to payment of all rents, taxes, assessment, rates, dues and/or duties now chargeable upon the same which may hereafter become payable in respect thereof to the Government of West Bengal and/or Garulia Municipality and/or other concerned Authority or Public Body.

AND the Vendor and the Developer doth hereby covenant with the Purchaser or declare that the Vendor and Developer now have in themselves good right , full power and absolute authority to grant and sell the said Flat hereby granted and sold or intended so to be unto and to the use of the Purchaser in manner aforesaid.

AND the Purchaser shall and may at all times hereafter openly , peaceably and quietly enter upon , hold , occupy , and enjoy the said Flat exclusively, together with its appurtenances including common areas excluding upper roof of the building and facilities and receive the rents, income and/or profits thereof for her own use and benefit without suffering any suit or lawful eviction or interruption and claim or demand whatsoever for or by in trust for the Vendor and/or all persons having or lawfully claiming any estate or right or interest

whatsoever at law or in equity in the said premises hereby granted and/or expressed so toe by from under or in trust for the Vendor.

AND the said Flat is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Vendor as well as the indemnified of from and against all former and other estate, title charge, encumbrances whatsoever made executed, occasioned or suffered by the Vendor or any person or persons lawfully claiming or to claim by from under or in Trust for the Vendor. AND the Vendor shall from time to time at all times hereafter, at the request and costs of the Purchaser do and execute or causes to be done and executed all such further and other lawful and/or reasonable acts , deed , things , matters , conveyances and assurances in law as well as in equity whatsoever for better and further and more perfectly and absolutely granting the said Flat hereby granted and sold unto and to the use by the Purchaser in manner aforesaid by the Purchaser or her counsel in law shall be required.

AND the Purchaser for herself, her heirs and/or successors and/or administrators and/or assigns doth hereby covenant with the Vendor and/or the other owners of the other units of the said building that.

- (a) The Purchaser shall abide by the bye-laws of the said condominium and shall bear and pay her

proportionate share or part in the common expenses as may be required of her to be paid as her share expenses.

- (b) The Purchaser shall use the said Flat or apartment for residential purpose and for no other purpose.
- (c) The Purchaser shall not do any work which would jeopardize the soundness or safety of the property of the building wherein the said Flat/apartment is situated or reduce the value thereof or impair any easement.
- (d) The Purchaser shall pay the Municipal rates and taxes as may be levied/charged or demanded in respect of the said Flat.
- (e) The Purchaser shall not do anything whereby the Vendor is prejudicially affected or not install any shed in front of Verandah/Balcony.
- (f) The Purchaser shall be allowed to install or affix any name plate, signboard in the place specified for the purpose in the said building.
- (g) The Purchaser have absolute right to sell, mortgage, gift, lease or any kind of transfer the said flat thereby sold, conveyed, granted, transferred including the super built-up area.
- (h) The Purchaser shall have the common right of use and enjoyment of the roof of the top floor of the building and The purchaser heirs, executors, administrators, representatives, assigns shall not claim any right for further construction on the roof for any purpose.

- (i) The Purchaser shall not cause any nuisance or annoyance to the other apartment owners in the building in the said land or at any other place therein.
- (j) The Purchaser shall not change the nature and character of the said premises in any manner whatsoever and not to display any Hording, Sign Board, Placards on the exterior of the said unit.

-: THE FIRST SCHEDULE REFERRED TO ABOVE :-

[DESCRIPTION OF THE ENTIRE PROPERTY]

ALL THAT piece and parcel of 'Bastu' land measuring more or less of an area of **02 (two) Cottahs 07 (seven) Chittaks 34 (thirty four) Sq.ft.** along with 400 square feet Pucca old structure situated and lying at Mouza-Gar Shyamnagar, J.L. No. 19, R.S. Dag No. 117/606, corresponding to L.R. Dag No. 849, L.R. Khatian No. 160, P.S. Jagaddal, District- North 24 Parganas under the jurisdiction of A.D.S.R.O. Naihati, within the local limits of Garulia Municipality, Ward No. 02, Holding No. 106, at Shantigarh Road, together with all easement rights and benefits appertaining thereto, and the said plot of land is butted and bounded in the manner as follows :-

ON THE NORTH: H/o. Dilip Chakraborty.

ON THE SOUTH: H/o. Dipankar Ghosh.

ON THE EAST: H/o. Kajal Rani Dutta.

ON THE WEST: 13' feet wide Municipal Road.

-: THE SECOND SCHEDULE REFERRED TO ABOVE :-

[DESCRIPTION OF THE FLAT HEREBY SOLD/CONVEYANCE]

ALL THAT piece and parcel of the residential flat/unit being No.”A”, **on the Third (Top) Floor, at Left (North) Side, Tiles Floor , measuring carpet area of 549 Square feet, covered area of 611 square feet and super built up area of 764 square feet** be the same a little more or less of the multi storied building consisting of Two Bed Rooms, One Drawing cum Dining, One Kitchen, Two Toilets, One W.C. and Balcony, of the Multi storied building commonly known as **“DEBJANI APARTMENT”** together with undivided proportionate impartible and indivisible interest of the land pertaining to the land as described in First Schedule and right to use common areas and facilities (with Lift Facility) of the said premises being Municipal Holding No. 106, Shantigarh Road, P.O. Shyamnagar, P.S. Jagaddal, District- North 24 Parganas, Pin-743127, within the limits of Ward No. 02, under Garulia Municipality together with proportionate right, title, interest and share in the land and all common areas utilities facilities and benefits attributable to the said residential flat/unit of the Building constructed, together

with all easement right and benefits in the sketch map or plan depicted with **RED** border boundary line Annexed hereto, being a part of this Deed of Conveyance.

BUTTED AND BOUNDED BY:

ON THE NORTH: Open to Sky.

ON THE SOUTH : Stair & Lift & Flat No.B.

ON THE EAST : Open to Sky.

ON THE WEST : Open to Sky.

THIRD SCHEDULE ABOVE REFERRED TO :

(common areas, common facilities & amenities)

- a) Boundary walls and main entrance for egress and ingress.
- b) Path, Passage, Stair, Staircase, landings, made for common use for flat owners on respect to each of their flat.
- c) Space for installation of pump motor space, generator room (if advised by the Electric Supply), Antenna, telephone lines etc. upto the flat and other electrical and other installations for common enjoyment.
- d) Common water pumps, water reservoir, water pipes, connected from overhead tank to each flat except the pipe connected inside the flat.
- e) Stair case on all terms and staircase landings on all floors and top of the roof.

- f) Tube well with water pump and machine room.
- g) Common Electrical rooms, electrical installations, wiring and assembles for lighting of the common parts and electric wiring from the electrical common space, sub-station to one point main gate and other places of the building for common enjoyment.
- h) Drains, sewers and all other pipes connection for discharging water commonly from overhead tank, roof from each flat to sanitary chamber, drain.
- i) Main Gate, Open Spaces on the Ground Floor etc. and all other things, which are necessary for common enjoyment of all flat owners of the building.

FOURTH SCHEDULE ABOVE REFERRED TO :
(Rights and Obligations of Purchaser)

1. That the Purchaser shall and will enjoy the said Flat of the said building.
2. That the Purchaser shall and will observe and perform the terms and conditions and bylaws and the rules and regulations of the said multistoried building.
3. That the plan or elevation of the said flat covered by the Purchaser shall not be altered in the property hereby sold and conveyed.
4. That the Purchaser shall have fully property rights and interest and shall be entitled to sell, mortgage, let out, lease out or transfer in any manner permitted by law without requiring to have or her heirs, successors or any other Owner or Owners of the building other than her own contained in the said building.
5. That the Purchaser undivided interest in the said soil or land described in the aforesaid Schedule hereinbefore written shall remain joint forever with the owners of the other shops/flats of the said building and the interest in the said soil or the said plot of land in impartible.
6. That the Purchaser will never create any obstacles in which the other flat owners and/or shop owners of the building may be prevented for smoothly use and enjoy to their respective flat.

FIFTH SCHEDULE ABOVE REFERRED TO :
(Common Expenses)

1. **Maintenance** : All expenses to maintaining, running operating white washing, painting, repairing, replacing and renovating the common portion including the outer wall or the building, maintain jointly with the other owners as per decision of the Shop/Flat owners association.
2. **Operational** : All expenses of running and operating all machinery equipment and installation comprised in the common portion including water pumps, electrical sub-stations, transformers and generators including the costs of repairing renovating and replacing the same.
3. **Insurance** : Cost of insuring the building and/or common portions.
4. **Staff** : The Salaries of and all other expenses of the staff to be employed for the common purposes including their salaries, bonus and other emoluments and benefits.
5. **Association** : Establishment and all other expenses of the association including its formation, office establishment and miscellaneous expenses and also similar expenses of looking, alter the common purpose until handing over the same to the Association.
6. **Electric Installation** : All Flat Owner have to share the Installation and Charges of Main Electric Point of the Building Except The Owner of The Property.
7. **Others** : All other expenses and/or outgoing as are incurred by the Association for the common purpose.

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

WITNESSES :

1.

SIGNATURE OF VENDOR

2.

SIGNATURE OF DEVELOPER

SIGNATURE OF PURCHASER

**On the basis of the information
Furnished by the parties herein
Drafted & Prepared by :**

**Advocate, Barrackpore Court.
Enrollment No.WB-688/2011**

/ / 20 / /

-: MEMO OF CONSIDERATION :-

Received the entire consideration money of
Rs._____ **/- (Rupees**_____ **) only** from the
Purchasers in the following manner :

TOTAL =Rs._____**/-**

(Rupees_____ **) only**

WITNESSES :

1.

SIGNATURE OF THE VENDOR

2.