

DEED OF
CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made, effected, instrumented and/or
executed at Purulia this _____ day of _____, Two Thousand
Twenty Four(2025) A.D.

TRINITY REALTY & DEVELOPERS LLP


Partner

BY AND BETWEEN

TRINITY REALTY & DEVELOPERS LLP (PAN-AAXFT2261R), having its registered office at Room No.70E, 7th Floor, Mani Square Mall, 164/1, Maniktala Main Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata- 700054 represented by one of its Partner namely **SUKHDEO KAYAL** (PAN-AEUPK7049D) (Aadhaar No. 9118 8059 2816), son of Late Om Prakash Kayal, by faith- Hindu, by nationality- Indian, by occupation- Business, resident of Silver Spring Apartment, Block-IX, Flat- 3AB, 5, JBS Halder Avenue, P.O. Dhapa, P.S. Pragati Maidan, Kolkata- 700105, West Bengal, , **the Vendor-Developer herein**) hereinafter jointly called the "**VENDOR-OWNERS/FIRST PARTY/DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context or subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, and assigns) of the **FIRST PART.**

AND

(1) _____ (PAN: _____, AADHAAR NO. XXXX XXXX 1234) wife of _____, By Occupation - _____

(2) _____ (PAN: _____, AADHAAR NO. XXXX XXXX 1234) wife of _____, By Occupation - _____ both are By faith - _____, By Nationality- _____, Residing at _____, P.O.- _____, P.S.- _____, Kolkata - _____, Dist- _____, West Bengal, hereinafter referred to as the "**PURCHASER (S) / ALLOTEE**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/his/their successor or successors, successors in office, successors in interest, and/or permitted assigns) of the **SECOND PART.**

The Developer / Promoter and Purchaser (s) / Allottee (s) shall hereinafter collectively be referred to as the Parties” and individually as a “Party”

BACK GROUND:

WHEREAS The Promoter is the absolute and lawful owner of totally admeasuring 33 dec. situated at in Mouza, Raghampur Block & District Purulia ("Said Land") and said owner of the land as well as promoter purchased the schedule land by way of sale deed being no. 733 for 2025, at ADSR Purulia, Registered in book no.1, Vol. no. 1402-2025, page from 13153 to 13182, executed by Kushal Bharat Equipments& Infrastructure Private Limited represented by Rahul Agarwal in favour of Trinity Realty & Developers LLP represented by Sukhdeo Kayal dated 06/03/2025 and sale deed being no. 5440 for 2010, at DSR Purulia, Registered in book no.1, CD. Vol. no.19, page from 5074 to 5094, executed by Banshi Badan Banerjee in favour of Advantage Vinimay Pvt. Ltd Gandhi House director Srikanta Halder dated 30/11/2010. The schedule land is recorded in the name of present owner. For the benefit of the owners of the land owners of the land intends to construct a multistored building in the schedule land and as per sanction building plan no.....approved by chairman Purulia Municipality and after WBRERA Registration vendor of this deed constructed the schedule unit and the said project known as ' **THE SIGNATURE** ' ("Project");

AND WHEREAS by a Agreement dated made between the said developer/land owner and purchaser , it was agreed by and between the parties that in lieu of the total consideration in cash of Rs. (Rupees only) and balance consideration in kind by way of allotment and delivery of possession of fully completed **the following flats /units** as per sanctioned building plan including the proportionate undivided interest or share in the land and in the common areas and facilities of the said building that is to say (i) one (1) number of self-contained fully complete flat covering entire floor of the proposed building, morefully and particularly described in the Schedule B thereunder written;

AND WHEREAS the Vendor-Developer started construction of the building on the demised premises at his own costs;

AND WHEREAS in terms of the Agreement and **Plan"** and other specification whatsoever have satisfied himself desire to purchase one self-contained residential Flat being No. _____ on the _____ **Floor** (_____ **Side**), measuring Carpet area of _____ (_____) Sq. ft. more or less corresponding to super built up area of _____ (_____) sq. ft. more or less along with One **Covered Car Parking Space, being No. _____** on the **Ground Floor** (_____ **Side**), measuring super built up area of _____ (_____) Sq. ft. more or less, at or for the price of **Rs. _____/-** (_____ **Lakh**) only, together with undivided proportionate share or interest in the land morefully and particularly mentioned in the first schedule and Second schedule hereunder written and the purchases have agreed to purchase the same free from all encumbrance, charges liens lispence, attachment, acquisition and requisition and all other liability whatsoever.

Vendors/Owners and the Purchasers entered into an Agreement for Sale :: In terms and conditions of the above Agreement for Sale made between the Vendors/Owners herein as the First Part and the Developer herein as the Second Part and the Purchasers herein as the Third Part, the Vendors/Owners and The Developer have agreed to sell and the Purchasers has agreed to purchase the **ALL THAT**one self-contained residential Flat being No. _____ on the _____ **Floor** (_____ **Side**), measuring Carpet area of _____ (_____) Sq. ft. more or less corresponding to super built up area of _____ (_____) sq. ft. more or less along with One **Covered Car Parking Space, being No. _____** on the **Ground Floor** (_____ **Side**), measuring super built up area of _____ (_____) Sq. ft. more or less, of the said building including undivided impartible proportionate share or interest in the land or ground together with undivided common rights on the terrace and parapet walls, all common amenities and facilities appended thereto the said building, more fully mentioned and described in the **SECONDSCHEDULE** hereunder in the said for the total price of consideration of **Rs. _____/-** (_____) only free from all encumbrances and liabilities whatsoever.

On the request of the Purchasers, the Vendors/Owners/Developer have agreed to execute and register a Deed of Conveyance in favour of the Purchasers in respect of the said Flat mentioned herein below, of the said building including undivided impartible proportionate share or interest in land, together with undivided common rights on the terrace and parapet walls with all common amenities and facilities appended thereto the said building and premises more fully mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the price or consideration money free from all encumbrances and liabilities whatsoever absolutely and forever.

TOGETHER WITH the land, whereupon or on part whereof, the same is erected and built and premises, that are part and parcel thereof, together with all rights, liberties, privileges, easements, profits and appendages, right of ingress and egress and right of air and light, that are belonging thereunto and/or reputed so to belong and all muniments of title documentation, that are in the custody, power and possession of the Vendors/Owners, relating to the demised premises and all rents, issues, profits and usufructs there from, for the Purchasers TO HAVE AND TO HOLD, the same for an indefeasible title, in fee simple, free from all encumbrances whatsoever, absolutely and forever, doth hereby covenants, with the Purchasers, that notwithstanding, any act, deed or thing done by them, or their predecessor-in-interest, they the Vendors/Owners, have in their good, rightful, power and absolute authority, to grant, sell, convey, transfer, assign and assure, the demised premises, unto the Purchasers, as is being done by this instrument and that there is no latent or patent defect of title of the Vendors/Owners in the same, or any latent or patent defect of title of the Purchasers i.e. being obtained through this instrument and further that there is no clog on the title of the Vendors/Owners and further there is no impediment, or bar for the Vendors/Owners to absolutely sell the demised premises as Vendors/Owners thereof, either under any law, or statute, or under any order of Court, or any other statutory forum, or Municipality or under any contract and the Vendors/Owners, hereby further covenant with the Purchasers, that the demised premises and every part thereof, is totally free from all encumbrances

whatsoever and the Vendors/Owners hereby keeps the Purchasers sufficiently harmless and indemnified against the same and the Vendors/Owners hereby further covenant with the Purchasers, that all municipal taxes, electric bills, maintenance charges and all other outgoings, in respect of the demised premises, shall be borne by the Vendors/Owners till the month, date or quarter in which this conveyance is being executed or vacant and peaceful possession is taken, whichever is earlier, as shall be applicable and thereafter the same shall be paid by the Purchasers and the Vendors/Owners hereby further mutually covenant with the Purchasers, that the Purchasers shall be free to use, occupy, enjoy, possess and absolutely own the same, without any let or hindrance, claim, question or demand, being raised by the Vendors/Owners or any one claiming through or under them, or in trust or in equity and the Vendors/Owners further covenant with the Purchasers, that on request of the Purchasers, they will be bound to do, all and every act and to sign, execute and register if necessary, all deeds, documents, applications and papers, for more perfectly assuring the title, of and in the demised premises AND the parties doth hereby mutually covenant with one another, that all of them shall at all times in future, duly comply with all the terms and conditions contained in this conveyance.

THE VENDORS/OWNERS CUM DEVELOPERDOETH HEREBY FURTHER COVENANT WITH THE PURCHASERS AS FOLLOWS: -

1. The interest which the Vendors professed to transfer, subsist and the Vendors have good, rightful power and absolute authority and indivisible title to grant, convey, transfer, assign and assure unto the Purchasers and every part or parts thereof respectively unto the Purchasers and the Vendors/Owners have not at any time hereto before done, omitted, committed, suffered or been party or privy to any act, deed or thing whereby they may be prevented from granting conveying transferring assigning or assuring the said demised premises which is morefully and specifically mentioned and/or described in the Schedule.
2. It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon the said demised premises which is morefully and specifically described in First Schedule hereunder and thus the demised premises is

hereby sold, conveyed and transferred unto the Purchasers and every part thereof and to enjoy the said demised premises which is morefully and specifically described in Schedule hereunder, without any interruption claim or demand whatsoever by the Vendors/Owners or any person or persons claiming through under or in trust for the Vendors.

3. The said demised premises which is morefully and specifically described in Second Schedule is hereby sold conveyed and transferred unto the Purchasers and freed and discharged from or otherwise by the Vendors/Owners sufficiently indemnified against all and all manner of encumbrances claims and demands whatsoever caused, created, occasioned and / or made by the Vendors/Owners or any person or persons claiming or to claim through under or in trust for the Vendors/Owners.

4. The Vendors/Owners or every person or persons under or representing them, lawfully claiming any estate, right, title or interest into or upon the said demised premises which is more fully and specifically described in the Schedule hereunder, hereby sold conveyed and transferred unto the Purchasers or any part thereof through under or in trust for the Vendors/Owners shall and will at all times hereafter upon every reasonable request and at the cost of the Purchasers make, do, acknowledge, execute and perfect all such further and other lawful and reasonable acts, deeds, assurances, matters and things whatsoever for the further better and more perfectly assuring the said premises unto the Purchasers or shall or may be reasonably required.

5. The Vendors/Owners promise, declare, undertake and covenant with and to the Purchasers that they shall attend and/or present themselves before any Forum and/or Court and/or Govt. Authority and/or Organization and/or statutory body including South Dum Dum Municipality, CESE for and/or on behalf of and at the request of the Purchasers in order to answer, clarify, if any question, query and / or dispute is raised by the above authorities i.e. to corroborate, pass on and/or transfer better title to, for and in favour of the Purchasers the Vendors/Owners shall attend to any authority at any time at the request of the Purchasers.

6. That the Vendors/Owners hereby undertake and indemnify to pay all dues and/or arrears till the date of execution of these presents to and for the Purchasers or vacant and peaceful possession is taken, whichever is earlier, on account of municipal taxes, levies, electricity bills etc.
7. That the Vendors/Owners are the joint, exclusive and absolute Vendors/Owners of the property and/or otherwise well and sufficiently entitled to the said property (which is morefully and specifically mentioned and/or described in the Schedule).
8. That the Vendors/Owners hereby declares, that the properties appurtenant thereto is free from all encumbrances, mortgages (including mortgage by deposit of title deeds or anomalous mortgage under the Transfer or property Act), charges, liens, lispendens, annuity, right of residence or maintenance under any testamentary disposition, settlement or other documents or under any law, debutters, wakf, trusts, benami transactions, adverse possession, attachments, decree or order including any injunction or prohibitory order, acquisition, requisition, vesting, alignment, claims, demands and liabilities of whatsoever or howsoever nature and that the Vendors/Owners have and hold clear, undisputed, undisturbed, marketable and authentic title to the same.
9. The Vendors/Owners have actual, undisturbed, undisputed, exclusive, and absolute Ownership and khas physical possession of the said premises (which is morefully and specifically mentioned and/or described in the Schedule).
10. The Vendors/Owners also declare that the entire First Scheduled property is neither affected by and/or included under any law suit and/or proceedings nor affected by and under the (Urban Land Ceiling Regulation) Act., and/or scheme related to such Act or any other Law in force for the time being.
11. The Vendors/Owners have not entered into any Agreement for Sale, Lease, License, Tenancy and or any sort of Agreement and/or Contract with anybody, person and/or organization in respect of and/or regarding the Scheduled property other than the abovementioned Purchasers.

12. The Vendors/Owners have not mortgaged this Scheduled property to any person and/or organization and/or body Corporate and/or bank etc.
13. The Vendors/Owners declare that there is no Title Suit pending and/or active in any Court and/or Tribunal etc. in respect of and regarding this scheduled property.
14. The Vendors/Owners also vehemently declare that neither any declaration nor any undertaking, in respect of and in regard to the Scheduled property, have been given, and/or declared and/or announced to anybody corporate, bank, person, organization etc. which holds and/or causes and/or effects any encumbrance and/or charge to the Scheduled property and/or affects the title of the Scheduled property.
15. The Vendors/Owners neither have received any notice for Acquisition and/or Requisition, nor any process and/or proceeding for Acquisition and/or Requisition under any law or laws for the time being in force, is active and /or pending and /or under process and/or in motion in any Court, Tribunal and/or Administrative office and offices in respect of and with regard to the Scheduled property and the area appurtenant thereto or any part or portions thereof.
16. That it is hereby further agreed that the Purchasers hereto as the absolute owners of the said flat shall have all right to sell, gift, transferred and assign the said flat in any manner and the Developer/vendors or any co-owners shall have no objection to any such transferred.

FIRST SCHEDULE (the LAND) -

District Purulia, Police Station- Purulia(T), under Mouza Raghobpur J.L. No. 66, R.S. Khatian No. 1011, R.S. Plot No. 3815(P) bastu land area measuring more or less 33 dec. within the limits of the Purulia Municipality, under Ward No. 03, being Holding No. 991/A,991/B , comprised in L.R. Dag No.3815, under L.R. Khatian No. 7191 , situated on North Lake Road, classification of Land commercial .

ON THE NORTH : Railway Land.

ON THE SOUTH : North Lake Road (Purulia–Ranchi Road)

ON THE EAST : Land of Aniruddha Paul

ON THE WEST : Ajoy Kumar Adhikary.

- THE SECOND SCHEDULE ABOVE REFERRED TO -

(Description of Flat)

ALL THAT one self-contain Residential Flat on the _____ Floor being No. _____, _____ side measuring carpet area of _____ (_____) Sq. Ft. more or less corresponding to super built up area measuring _____ (_____) Sq. Ft. more or less consisting of _____ Bed Room, _____ Dining cum Drawing, _____ Toilets, _____ Kitchen, _____ Balcony together with one car Parking Space / Garage being No. _____, on the **Ground** Floor, _____ Side measuring an area of _____ (_____) Sq. Ft. more or less of the “**THE SIGNATURE**” together with all doors, windows fixtures and fittings in sanitary and electrical points together with undivided proportionate share of interest in the land and in the common area and common service area of the said building on the first schedule mentioned property, along with undivided proportionate share of land and including rights of users of the common areas in the building.

Bounded by in the

North -

South -

East -

West -

CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B' - FLOOR PLAN OF THE APARTMENT

SCHEDULE 'C' - PAYMENT PLAN BY THE ALLOTTEE

THE THIRD SCHEDULE ABOVE REFERRED TO

[Common Parts and Portions]

1. The foundation columns, girds, beams, supports, main walls, corridors, lobbies, stairs, roof, stairways entrance to and exist from the building intended for common use.
2. Common rights on the passages and lobbies on the Ground Floor excepting for other saleable spaces.
3. Water pump and electrical panels, wirings, switches and all electrical installations in common portions.
4. Overhead water tank, water pipes and other common plumbing installations and pump appended therein.
5. Windows, doors, grills and other fittings of the common areas of the said premises and/or the said building.
6. Electrical machine parts, electrical wiring, motors and fittings excluding those as are installed for any particular flat or unit in the said building.
7. All drains, sewers, drainage rain water pipes, septic tank, underground deep tube well with boring therein,
8. Such other common parts, areas, equipment's, installations, fixtures, fittings and spaces in or about the said premises and/or building as are necessary for passage to or user and occupancy of the said unit or flat in common and expressly to be the common parts of the building and premises.

9. Including common rights to use the roof terrace of the said building with other co-owners.
10. Outside Paved periphery of the building stair. Lobby, Landing, entrance can't be used for parking of Motorcycle, cycle.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Common Expenses]

1. All costs of maintenance, replacing, repairing, white washing, painting, re-building, reconstructing, decorating, re-decorating and lighting the common parts and the portions and the common areas and also the outer walls of the said building and parking spaces.
2. The costs of cleaning and lighting the passage, landings, staircase and all other parts of the building including the open compound.
3. Insurance premium for insuring the said building against earthquake fire, lightening, mob-damages, civil commotion etc.
4. The salaries of clerks, Caretaker, sweepers, electricians, plumbers and all other persons employed for the same purpose.
5. All charges and deposits for supplies of common utilities to the co-owners in common.
6. Municipal Taxes and other outgoing expenses those as are separately assessed on the respective flat or unit.
7. Cost and charges of establishment for maintenance of the said building and for watch and ward staff.
8. All litigation expenses for protecting the title of the said land and building.
9. The office expenses incurred for maintenance of the office for common purpose.
10. Costs of establishment and operation of the Association upon its formation relating to common purposes.
11. All such other expenses and outgoings as are deemed by the Vendors/Owners and/or of the Association to be necessary for or incidental thereto.
12. All expenses referred to above shall be borne and paid proportionately by the co-Purchasers on and from the date of taking over the Possession of their respective

flats or units but the Vendors/Owners shall be liable to bear such charges in respect of flats or units not taken by any Purchasers.

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

SIGNED, SEALED AND DELIVERED

In presence of the following

Witnesses:

1.

SIGNATURE OF THE VENDORS/OWNERS

(Constitute attorney of Owners)

2.

DRAFTED BY:-

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED from the above named Purchasers the within-mentioned consideration money being the sum of Rs. _____/- (Rupees _____) only as full and final settlement of consideration money as per the Memo of Consideration mentioned below:

IN THE PRESENCE OF:

1.

2.

SIGNATURE OF THE DEVELOPER

TRINITY REALTY & DEVELOPERS LLP


Partner