

DEED OF CONVEYANCE

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

BETWEEN

(1) SRI SANJOY SHAW (PAN NO- BCLPS2438A), son of Late Nanda Dulal Shaw, by occupation – Business, residing at 86, Gopal Lal Thakur Road, Kolkata – 700036, P.S. & P.O. Baranagar, District – North 24 Parganas, **(2) (A) SRI GOPAL KUNDU (PAN NO- OBYPK7200P)**, son of Late Jagabandhu Kundu, by occupation – Business, **(2) (B) SRI BIJOY KUNDU (PAN NO- BRIPK0526K)**, son of Sri Gopal Kundu, by occupation – Business, **(2) (C) SMT. SWAPNA KUNDU (PAN NO- IYKPK2276Q)**, son of Sri Gopal Kundu, by occupation – Business, Sl. No. 2A to 2C all are residing at 86, Gopal Lal Thakur Road, Kolkata – 700036, P.S. & P.O. Baranagar, District – North 24 Parganas, **(3) SMT. SANTI MAJUMDER (PAN NO- ETAPM9879L)**, daughter of Late Nanda Dulal Shaw & wife of Sri Sakti Pada Majumder, by occupation – Housewife, residing at East Dhaniala, P.S. Amdanga, P.O. Masunda, District – North 24 Parganas, Pin – 743711, **(4) SMT. PADMA SHAW (PAN NO- MLSPS5699L)**, wife of Late Monilal Shaw, daughter-in-law of Late Nanda Dulal Shaw, by occupation – Housewife, **(5) SRI SANTOSH KUMAR SHAW (PAN NO- BLJPS0888M)**, son of Late Monilal Shaw & grandson of Late Nanda Dulal Shaw, by occupation – Service, Sl. No. 4 & 5 both are residing at 27C, Ramdhan Mitra Lane, Kolkata – 700004, P.S. Shyampukur, P.O. Shyambazar, **(6) SMT. SONALI SHAW (PAN NO- CTSPS7843C)**, daughter of Late Monilal Shaw & grand daughter of Late Nanda Dulal Shaw, by occupation – Business, residing at 42/B, Raja Raj Ballav Street, Kolkata – 700003, P.S. Shyampukur, P.O. Shyambazar, **(7) SRI SOMNATH GUPTA (PAN NO- BDHPG1985R)**, son of Late Manmohan Gupta & grandson of Late Nanda Dulal Shaw, by occupation – Service, **(8) SRI RAMA SHAW (PAN NO- BNWPS8808L)**, wife of Sk. Salim, daughter of Late Manmohan Shaw & grand daughter of Late Nanda Dulal Shaw, by occupation – Service, **(9) SMT. GAYATRI GUPTA (PAN NO- BJCPG0230Q)**, daughter of Late Manmohan Gupta, grand daughter of Late Nanda Dulal Shaw, by occupation – Housewife, all are by Faith – Hindu, by Nationality – Indian, Sl. No. 1, 3, 7, 8 and 9 are residing at 86, Gopal Lal Thakur Road, Kolkata – 700036, P.S. & P.O. Baranagar,

P. S. CONSTRUCTION

PARTNER

P. S. CONSTRUCTION
PARTNER

District – North 24 Parganas, hereinafter called and referred to as the **"LANDOWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, successors, representatives and assigns) of the **FIRST PART.**

The Owners herein duly represented by **M/S P S CONSTRUCTION, (PAN NO. AANFP7789C)**, a partnership firm, having its registered office at 193, Kashinath Dutta Road, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas, being represented by its Partners namely, **(1) SRI PRASENJIT DE (PAN NO- ADTPD1410F)**, son of Late Sudhin Kumar De, by occupation - Business, by faith - Hindu, by Nationality – Indian, residing at 10, Paramanick Ghat Lane, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas and **(2) SRI SHIB SHANKAR GUHA (PAN NO- AICPG8754H)**, son of Late Naresh Chandra Guha, by occupation – Business, by faith - Hindu, by Nationality – Indian, residing at 1/1H/5, Sristi Dhar Dey Lane, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas, by virtue of Development Agreement with Development Power of Attorney on 21st Day of September, 2023, which was registered in the office of the Additional District Sub Registrar at Cossipore, Dum Dum and recorded in Book – I, Volume Number 1506-2023, Page from 299265 to 299305, **Being No. 150610353 for the year 2023.**

AND

M/S P S CONSTRUCTION, (PAN NO. AANFP7789C), a partnership firm, having its registered office at 193, Kashinath Dutta Road, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas, being represented by its Partners namely, **(1) SRI PRASENJIT DE (PAN NO- ADTPD1410F)**, son of Late Sudhin Kumar De, by occupation - Business, by faith - Hindu, by Nationality – Indian, residing at 10, Paramanick Ghat Lane, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas, **(2) SRI SHIB SHANKAR GUHA (PAN NO- AICPG8754H)**, son of Late Naresh Chandra Guha, by occupation – Business, by faith - Hindu, by Nationality – Indian, residing at 1/1H/5, Sristi Dhar Dey Lane, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas and **(3) SMT. NAMITA CHAKRABORTY (PAN NO- AFFPC1311N)**, son of Sri Swapan Chakraborty, by occupation – Business, by faith - Hindu, by Nationality – Indian, residing at 69/2,

Kashi Nath Dutta Road, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas, Sl. No. 1 & 2 will represent the firm, hereinafter called as the **"DEVELOPER/CONFIRMING PARTY"** (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

SECOND 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 be deemed to mean and include the partners or partner for the time being of the said firm, 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 **THIRD PART**.

WHEREAS :

- A. Sri Nanda Dulal Shaw was the recorded owner of the B.L.R.O. owned and acquired of the landed property measuring about 0.4188 Acre and/or 25 (Twenty Five) Cottah 5 (Five) Chittack, 17.93 (Seventeen point Ninety Three) Sq. Ft. Bastu with Pond which is lying and situated at Mouza – Baranagar, J.L. No. 5, Touzi No. 1068/2833, comprised in R.S. Dag No. 6015, 6016 and 6029, R.S. Khatian No. 3857 the landed area of 0.1738 Acre and/or 10 (Ten) Cottah, 8 (Eight) Chittack, 10.73 (Ten point Seventy Three) Sq. Ft. more or less recorded as Bastu, R.S. Dag No. 6016, R.S. Khatian No. 3857 the landed area of 0.2125 Acre and/or 12 (Twelve) Cottah, 13 (Thirteen) Chittack, 31.5 (Thirty One point Five) Sq. Ft. more or less recorded as Pond and R.S. Dag No. 6029, R.S. Khatian No. 3857 the landed area of 0.0325 Acre and/or 1 (One) Cottah, 15 (Fifteen) Chittack, 20.7 (Twenty point Seven) Sq. Ft. more or less recorded as Pond, under the jurisdiction of the Baranagar Police Station, under the local limits of the Baranagar Municipality, Ward No. 3,

Holding No. 195, Premises No. 86, Gopal Lal Thakur Road, Kolkata – 700036,
District – North 24 Parganas.

- B. The said Sri Nanda Dulal Shaw owned and acquired of the aforesaid landed property and he mutated his name in the assessment record of the Baranagar Municipality and paying taxes in his name.
- C. The said Nanda Dulal Shaw seized and possessed of the aforesaid landed property without interruption from any corners and he died intestate on 18.01.1993 and leaving behind his only wife, four sons and three daughters namely Smt. Durga Shaw, Sri Monilal Shaw, Sri Ramchandra Shaw, Sri Dilip Shaw, Sri Sanjoy Shaw, Smt. Jayasree Kundu, Smt. Kamala Shaw, Smt. Santi Majumder as his legal heirs, heiresses and successors of all his moveable and immoveable properties by inheritance and/or under the Hindu Succession Act, 1956.
- D. The said legal heirs, heiresses and successors namely Smt. Durga Shaw, Sri Monilal Shaw, Sri Ramchandra Shaw, Sri Dilip Shaw, Sri Sanjoy Shaw, Smt. Jayasree Kundu, Smt. Kamala Shaw, Smt. Santi Majumder are the co-owners of the aforesaid property and they are the undivided 1/8th share holder of the aforesaid property.
- E. The said co-owners seized and possessed of the aforesaid landed property without interruption from any corners and the said co-owner Smt. Kamala Shaw died intestate on 28.03.2003 and leaving behind her one son and two daughters namely Sri Somanth Gupta, Rama Shaw and Gayatri Gupta as her legal heir, heiresses and successors of all her moveable and immoveable properties by inheritance and/or under the Hindu Succession Act, 1956. At the time of her death she was divorcee.
- F. The said co-owner Smt. Durga Shaw, Sri Dilip Shaw, Sri Monilal Shaw, Sri Ramchandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder all are the undivided 7/8th share holder, Sri Somnath Gupta, Sri Rama Shaw and Smt. Gayatri Gupta are the jointly undivided 1/8th share holder of the aforesaid landed property.



- G. The said co-owners seized and possessed of the aforesaid landed property without interruption from any corners and the said co-owner Sri Monilal Shaw died intestate on 05.10.2009 and leaving behind his only wife, one son and one daughter namely Smt. Padma Shaw, Sri Santosh Kumar Shaw and Smt. Sonali Show as his legal heir, heiresses and successors of all his moveable and immoveable properties by inheritance and/or under the Hindu Succession Act, 1956.
- H. The said co-owner Smt. Durga Shaw, Sri Dilip Shaw, Sri Ramchandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder all are the undivided $\frac{6}{8}$ th share holder, Sri Somnath Gupta, Smt. Rama Shaw and Smt. Gayatri Gupta are the jointly undivided $\frac{1}{8}$ th share holder, Smt. Padma Shaw, Sri Santosh Kumar Shaw and Smt. Sonali Show are the jointly undivided $\frac{1}{8}$ th share holder of the aforesaid landed property.
- I. The said co-owners seized and possessed of the aforesaid landed property without interruption from any corners and the said co-owner Sri Dilip Shaw died intestate on 17.02.2012 and leaving behind his only mother Smt. Durga Shaw at the time of his death he was unmarried.
- J. The said co-owner Smt. Durga Shaw was the $\frac{2}{8}$ th share holder of the aforesaid property and Sri Ramchandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder all are the undivided $\frac{4}{8}$ th share holder, Sri Somnath Gupta, Smt. Rama Shaw and Smt. Gayatri Gupta are the jointly $\frac{1}{8}$ th share holder, Smt. Padma Shaw, Sri Santosh Kumar Shaw and Smt. Sonali Show are the jointly undivided $\frac{1}{8}$ th share holder of the aforesaid landed property.
- K. The said co-owners seized and possessed of the aforesaid landed property without interruption from any corners and the said co-owner Smt. Durga Shaw died intestate on 01.01.2020 and leaving behind her two sons, two daughters, one predeceased daughter-in-law, two predeceased grandsons and three pre-deceased grand daughters namely Sri Ram Chandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder, Smt. Padma Shaw, Sri Somnath Gupta, Sri Santosh Kumar Shaw, Smt. Rama Shaw, Smt. Gayatri

Gupta and Smt. Sonali Show as her legal heirs, heiresses and successors of all his moveable and immoveable by inheritance and/or under the Hindu Succession Act, 1956.

- L. The said co-owner namely Sri Ramchandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder all are the undivided 4/6th share holder, Sri Somnath Gupta, Smt. Rama Shaw and Smt. Gayatri Gupta are the jointly undivided 1/6th share holder, Smt. Padma Shaw, Sri Santosh Kumar Shaw and Smt. Sonali Show are the jointly undivided 1/6th share holder of the aforesaid landed property.
- M. Thus, in the manner as stated above, by virtue of inheritance, said Sri Ram Chandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder, Smt. Padma Shaw, Sri Santosh Kumar Shaw, Smt. Sonali Show, Sri Somnath Gupta, Smt. Rama Shaw and Smt. Gayatri Gupta mutated their names in the Assessment Records of the Baranagar Municipality vide Municipal Holding No. Holding No. 195, Premises No. 86, Gopal Lal Thakur Road, Kolkata – 700036, under Ward No. 25, P.S. Baranagar and are paying relevant taxes up to date freely, uninterruptedly and free from all encumbrances having absolute right to transfer the said property in any manner as they deem fit and proper.
- N. Thus, said Sri Ram Chandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder, Smt. Padma Shaw, Sri Santosh Kumar Shaw, Smt. Sonali Show, Sri Somnath Gupta, Smt. Rama Shaw and Smt. Gayatri Gupta became the absolute joint and lawful owners of ALL THAT piece or parcel of landed property measuring about 0.4188 Acre and/or 25 (Twenty Five) Cottah, 5 (Five) Chittack, 17.93 (Seventeen point Ninety Three) Sq. Ft. more or less Bastu with pond together with tiles shaded structure standing thereon measuring about 2500 Sq. Ft. in which 1500 Sq. Ft. use in residential and 1000 Sq. Ft. used in commercial which is lying and situated at Mouza – Baranagar, J.L. No. 5, Touzi No. 1068/2833, comprised in R.S. Dag No. 6015, 6016 and 6029 and L.R. Dag No. 8960, 8961 and 8962, R.S. Khatian No. 3857 and L.R. Khatian No. 11623 as per record of B.L.R.O. in R.S. Dag No. 6015 and L.R. Dag No. 8960, R.S. Khatian No. 3857 and L.R. Khatian No. 11623 the landed area of 0.1738 Acre and/or 10 (Ten) Cottah, 8 (Eight)



Chittack, 10.73 (Ten point Seventy Three) Sq. Ft. more or less recorded as Bastu, R.S. Dag No. 6016 and L.R. Dag No. 8961, R.S. Khatian No. 3857 and L.R. Khatian No. 11623 the landed area of 0.2125 Acre and/or 12 (Twelve) Cottah, 13 (Thirteen) Chittack, 31.5 (Thirty point Five) Sq. Ft. more or less recorded as Pond and R.S. Dag No. 6029 and L.R. Dag No. 8962, R.S. Khatian No. 3857 and L.R. Khatian No. 11623 the landed area of 0.0325 Acre and/or 1 (One) Cottah, 15 (Fifteen) Chittack, 20.7 (Twenty point Seventy) Sq. ft. more or less recorded as Pond, under the jurisdiction of Baranagar Police Station, under the local limits of the Baranagar Municipality, Ward No. 25, Holding No. 195, Premises No. 86, Gopal Lal Thakur Road, Kolkata – 700036, District – North 24 Parganas, particularly mentioned and described in the First Schedule and is now seize and possess of and/or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the Owners shall think fit and proper.

- O. The said Sri Ram Chandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder, Smt. Padma Shaw, Sri Santosh Kumar Shaw, Smt. Sonali Show, Sri Somnath Gupta, Smt. Rama Shaw and Smt. Gayatri Gupta decided to construct a building on the said land as per plan to be obtained from the Baranagar Municipality after demolition of the existing building standing thereon and accordingly the said Owners herein entered into a registered Development Agreement dated **20th Day of October, 2020** with **M/S P S CONSTRUCTION, (PAN NO. AANFP7789C)**, a partnership firm, having its registered office at 193, Kashinath Dutta Road, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas, being represented by its Partners namely, **(1) SRI PRASENJIT DE (PAN NO- ADTPD1410F)**, son of Late Sudhin Kumar De, by occupation - Business, by faith - Hindu, by Nationality – Indian, residing at 10, Paramanick Ghat Lane, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas, **(2) SRI SHIB SHANKAR GUHA (PAN NO- AICPG8754H)**, son of Late Naresh Chandra Guha, by occupation – Business, by faith - Hindu, by Nationality – Indian,

residing at 1/1H/5, Sristi Dhar Dey Lane, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas and **(3) SMT. NAMITA CHAKRABORTY (PAN NO- AFFPC1311N)**, son of Sri Swapan Chakraborty, by occupation – Business, by faith - Hindu, by Nationality – Indian, residing at 69/2, Kashi Nath Dutta Road, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas as Developer i.e. the Developer herein for the development of the said property under certain terms & conditions as the Developer shall think, fit and proper and the same was duly registered before the office of the Additional Registrar of Assurances-II, Kolkata and recorded in Book – I, Volume Number 1902-2020, Page from 178426 to 178471, **Being No. 190203853 for the year 2020.**

- P. The said Sri Ram Chandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder, Smt. Padma Shaw, Sri Santosh Kumar Shaw, Smt. Sonali Show, Sri Somnath Gupta, Smt. Rama Shaw and Smt. Gayatri Gupta executed a registered Development Power of Attorney after registered Development Agreement dated **20th Day of October, 2020** and appointed **M/S P S CONSTRUCTION, (PAN NO. AANFP7789C)**, a partnership firm, having its registered office at 193, Kashinath Dutta Road, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas, being represented by its Partners namely, **(1) SRI PRASENJIT DE (PAN NO- ADTPD1410F)**, son of Late Sudhin Kumar De, by occupation - Business, by faith - Hindu, by Nationality – Indian, residing at 10, Paramanick Ghat Lane, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas, **(2) SRI SHIB SHANKAR GUHA (PAN NO- AICPG8754H)**, son of Late Naresh Chandra Guha, by occupation – Business, by faith - Hindu, by Nationality – Indian, residing at 1/1H/5, Sristi Dhar Dey Lane, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas and **(3) SMT. NAMITA CHAKRABORTY (PAN NO- AFFPC1311N)**, son of Sri Swapan Chakraborty, by occupation – Business, by faith - Hindu, by Nationality – Indian, residing at 69/2, Kashi Nath Dutta Road, P.O. & P.S. Baranagar, Kolkata – 700036, District – North 24 Parganas as Developer i.e. the Developer herein as their lawful attorney to act behalf of them and the same was duly registered before the office of the Additional Registrar of

P. S. CONSTRUCTION

PARTNER

Prasenjit De
PARTNER

Assurances-II, Kolkata and recorded in Book – I, Volume Number 1902-2020, Page from 179596 to 179636, **Being No. 190203887 for the year 2020.**

- Q. The said Sri Ram Chandra Shaw died intestate on 01.10.2023 leaving behind his only legal heirs brother & sister namely Sri Sanjoy Shaw & Smt. Santi Majumder as his legal heirs and successors.
- R. The said Smt. Joysree Kundu died intestate on 21.09.2023 leaving behind her only legal heirs husband and son namely Sri Gopal Kundu, Sri Bijoy Kundu & Smt. Swapna Kundu that besides the above legal heirs the deceased did not leave any other legal heirs or near relations at the time of her death.
- S. In the manner as stated above, said Sri Sanjoy Shaw, Sri Gopal Kundu, Sri Bijoy Kundu, Smt. Swapna Kundu, Smt. Santi Majumder, Smt. Padma Shaw, Sri Santosh Kumar Shaw, Smt. Sonali Show, Sri Somnath Gupta, Smt. Rama Shaw and Smt. Gayatri Gupta became the absolute joint and lawful owners of ALL THAT piece or parcel of landed property measuring about 0.4188 Acre and/or 25 (Twenty Five) Cottah, 5 (Five) Chittack, 17.93 (Seventeen point Ninety Three) Sq. Ft. more or less Bastu with pond together with tiles shaded structure standing thereon measuring about 2500 Sq. Ft. in which 1500 Sq. Ft. use in residential and 1000 Sq. Ft. used in commercial which is lying and situated at Mouza – Baranagar, J.L. No. 5, Touzi No. 1068/2833, comprised in R.S. Dag No. 6015, 6016 and 6029 and L.R. Dag No. 8960, 8961 and 8962, R.S. Khatian No. 3857 and L.R. Khatian No. 11623 as per record of B.L.R.O. in R.S. Dag No. 6015 and L.R. Dag No. 8960, R.S. Khatian No. 3857 and L.R. Khatian No. 11623 the landed area of 0.1738 Acre and/or 10 (Ten) Cottah, 8 (Eight) Chittack, 10.73 (Ten point Seventy Three) Sq. Ft. more or less recorded as Bastu, R.S. Dag No. 6016 and L.R. Dag No. 8961, R.S. Khatian No. 3857 and L.R. Khatian No. 11623 the landed area of 0.2125 Acre and/or 12 (Twelve) Cottah, 13 (Thirteen) Chittack, 31.5 (Thirty point Five) Sq. Ft. more or less recorded as Pond and R.S. Dag No. 6029 and L.R. Dag No. 8962, R.S. Khatian No. 3857 and L.R. Khatian No. 11623 the landed area of 0.0325 Acre and/or 1 (One) Cottah, 15 (Fifteen) Chittack, 20.7 (Twenty point Seventy) Sq. ft. more or less recorded as Pond, under the jurisdiction of Baranagar Police Station, under the local limits of the Baranagar Municipality,

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PARTNER

Pratik D.
PARTNER

Ward No. 25, Holding No. 195, Premises No. 86, Gopal Lal Thakur Road, Kolkata – 700036, District – North 24 Parganas, particularly mentioned and described in the First Schedule and is now seized and possessed of and/or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the Owners shall think fit and proper.

- T. To avoid future complication, said Sri Sanjoy Shaw, Sri Gopal Kundu, Sri Bijoy Kundu, Smt. Swapna Kundu, Smt. Santi Majumder, Smt. Padma Shaw, Sri Santosh Kumar Shaw, Smt. Sonali Show, Sri Somnath Gupta, Smt. Rama Shaw and Smt. Gayatri Gupta, the Owners herein entered into a registered Supplementary Development Agreement dated 8th Day of November, 2023 with the Developer herein for the purpose of continuation of development and construction work upon the below scheduled land under the certain terms and conditions more fully stated therein and the same was duly registered before the office of the Additional District Sub Registrar at Cossipore, Dum Dum and recorded in Book – I, Volume Number 1506-2023, Page from 365478 to 365501, **Being No. 190212930 for the year 2023.**
- U. The said Sri Sanjoy Shaw, Sri Gopal Kundu, Sri Bijoy Kundu, Smt. Swapna Kundu, Smt. Santi Majumder, Smt. Padma Shaw, Sri Santosh Kumar Shaw, Smt. Sonali Show, Sri Somnath Gupta, Smt. Rama Shaw and Smt. Gayatri Gupta, the Owners herein executed a registered Development Power of Attorney dated **8th Day of November, 2023** and appointed the Developer herein as their lawful attorney to act behalf of them and the same was duly registered before the office of the Additional District Sub Registrar at Cossipore, Dum Dum and recorded in Book – I, Volume Number 1506-2023, Page from 365454 to 365477, **Being No. 190212932 for the year 2023.**
- V. Thereafter as per terms and conditions of Development Agreement and Development Power of Attorney, the Developer herein constructed two Block – A (G+V storied) & B (G+III storied) building according to the sanctioned Plan being Plan No. P.W./B.S-128/25 dated 16.09.2021 issued by the


P. S. CONSTRUCTION

Baranagar Municipality upon the said piece and parcel of land measuring about 10 (Ten) Cottah, 8 (Eight) Chittack, 10.73 (Ten point Seventy Three) Sq. Ft., more or less (no construction has been done upon land 14 (Fourteen) Cottah, 13 (Thirteen) Chittack, 8 (Eight) Sq. Ft. more or less) morefully and particularly described in the FIRST SCHEDULE hereunder written.

- W. As per the allocation and/or allotment of Development Agreement dated 20th Day of October, 2020 & Supplementary Development Agreement dated 8th Day of November, 2023, the developer herein is seized and possessed of or otherwise well and sufficiently entitled the **SECOND SCHEDULE** hereunder written and/or given which is being part and parcel of **FIRST SCHEDULE** hereunder written and/or given and enjoying the right, title and interest thereof.
- X. The Promoter has registered the Project under the provisions of the Act with the West Bengal Real Estate Regulatory Authority **at KOLKATA on** **under registration no.**
- Y. The Developer herein has declared to sell the residential Flat within Developer's allocation 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 land owner and authority of the 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 Holding No. 195, Premises No. 86, Gopal Lal Thakur Road, Kolkata – 700036, District – North 24 Parganas, within the jurisdiction of Baranagar Police Station, within the local limits of Baranagar Municipality, Ward No. 25, under Additional District Sub Registration Office at Cossipore, Dum Dum 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 developer herein, has decided to sell out the said flat to and in favour of the PURCHASER herein.

- Z. By an Agreement for Sale dated the Owner/Vendor herein and the Developer herein have 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 Holding No. 195, Premises No. 86, Gopal Lal Thakur Road, Kolkata – 700036, District – North 24 Parganas, within the jurisdiction of Baranagar Police Station, within the local limits of Baranagar Municipality, Ward No. 25, under Additional District Sub Registration Office at Cossipore, Dum Dum 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** and the same was duly confirmed by the said Developer herein.

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 Developer herein (receipt whereof the 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/Vendor and the Developer herein doth hereby sell, transfer and convey unto and in favour of the PURCHASER herein **ALL THAT** one residential **Flat, being**

HEAD CONSTRUCTION

PARTNER

[Handwritten Signature]

P. S. CONSTRUCTION

Prasanna
OWNER

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 Holding No. 195, Premises No. 86, Gopal Lal Thakur Road, Kolkata – 700036, District – North 24 Parganas, within the jurisdiction of Baranagar Police Station, within the local limits of Baranagar Municipality, Ward No. 25, under Additional District Sub Registration Office at Cossipore, Dum Dum 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/Vendor to the said piece of land and over the premises hereby conveyed and every part thereof **TO HAVE AND TO 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/Vendor herein and Developer doth hereby covenants with the PURCHASER that:-

1. The Owner/Vendor and the Developer herein now have in themselves 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/Vendor and the Developer herein or their 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/Vendor and the 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/Vendor and the 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.
5. The PURCHASER shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of to 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/Vendor 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/Vendor, Developer/Confirming party 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/Vendor or their 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.

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 landed property measuring about 0.4188 Acre and/or 25 (Twenty Five) Cottah, 5 (Five) Chittack, 17.93 (Seventeen point Ninety Three) Sq. Ft. more or less Bastu with pond together with tiles shaded structure standing thereon measuring about 2500 Sq. Ft. in which 1500 Sq. Ft. use in

[Handwritten signature]

residential and 1000 Sq. Ft. used in commercial which is lying and situated at Mouza – Baranagar, J.L. No. 5, Touzi No. 1068/2833, comprised in R.S. Dag No. 6015, 6016 and 6029 and L.R. Dag No. 8960, 8961 and 8962, R.S. Khatian No. 3857 and L.R. Khatian No. 11623 as per record of B.L.R.O. in R.S. Dag No. 6015 and L.R. Dag No. 8960, R.S. Khatian No. 3857 and L.R. Khatian No. 11623 the landed area of 0.1738 Acre and/or 10 (Ten) Cottah, 8 (Eight) Chittack, 10.73 (Ten point Seventy Three) Sq. Ft. more or less recorded as Bastu, R.S. Dag No. 6016 and L.R. Dag No. 8961, R.S. Khatian No. 3857 and L.R. Khatian No. 11623 the landed area of 0.2125 Acre and/or 12 (Twelve) Cottah, 13 (Thirteen) Chittack, 31.5 (Thirty point Five) Sq. Ft. more or less recorded as Pond and R.S. Dag No. 6029 and L.R. Dag No. 8962, R.S. Khatian No. 3857 and L.R. Khatian No. 11623 the landed area of 0.0325 Acre and/or 1 (One) Cottah, 15 (Fifteen) Chittack, 20.7 (Twenty point Seventy) Sq. ft. more or less recorded as Pond, under the jurisdiction of Baranagar Police Station, under the local limits of the Baranagar Municipality, Ward No. 25, Holding No. 195, Premises No. 86, Gopal Lal Thakur Road, Kolkata – 700036, District – North 24 Parganas, West Bengal and the same is Butted and Bounded as follows:

ON THE NORTH	:	BY Property of Chittaranjan Pal;
ON THE SOUTH	:	BY Bengal Immunity Co.;
ON THE EAST	:	BY Property of Dhirendra Nath Dasgupta;
ON THE WEST	:	BY Gopal Lal Tagore 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 "**KOYEL TOWER**", measuring an area of **Square Feet 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 Holding No. 195, Premises No. 86, Gopal Lal Thakur Road, Kolkata – 700036, District – North 24

[Signature]

Parganas, within the jurisdiction of Baranagar Police Station, within the local limits of Baranagar Municipality, Ward No. 25, under Additional District Sub Registration Office at Cossipore, Dum Dum.

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.
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 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 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

P. S. CONSTRUCTION

[Signature]
PARTNER

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 developers supervision and every occupier will paid maintenance charges @ 60 paise per sq. ft. as per occupied area monthly within 10th 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.
- 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

P. S. CONSTRUCTION

[Signature]
PARTNER

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 developers and or associations.
- Neither party is allowed to use common area/open area within the campus of the building to use permanent nature of parking any of the vehicles.
- No roof garden is allowed.

Signature

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.

2.

SIGNATURE OF THE VENDORS

SIGNED SEALED AND DELIVERED

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

1.

2.

P. S. CONSTRUCTION


PARTNER

PARTNER

SIGNATURE OF THE DEVELOPER

SIGNED SEALED AND DELIVERED

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

1.

SIGNATURE OF THE PURCHASER

DRAFTED BY:

Advocate
High Court, Calcutta.
Enl. No.

RECEIPT

RECEIVED from the within named PURCHASER the within mentioned sum of **Rs. 00,00,000/- (Rupees.....) only** by way of total consideration money as per Memo below :-

MEMO OF CONSIDERATION

Cheque No.	Date	Bank & Branch Name	Amount
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Total **Rs.00,00,000/-**

(Rupees.....) only

SIGNATURE OF THE WITNESS

1.

P. S. CONSTRUCTION

2.

P. S. CONSTRUCTION
PARTNER

PARTNER

SIGNATURE OF THE DEVELOPER