

DEED OF CONVEYANCE

This Deed of Conveyance is made and executed on this ____ day of _____ 2026 at **Burdwan, District Purba Bardhaman, West Bengal.**

BETWEEN

A. THE VENDOR (PROMOTER AS CONSTITUTED ATTORNEY)

M/s BROOKFIELD INFRA & DEVELOPER, a Partnership Firm having its principal place of business at Holding No. 644/1, Bongpur More, Alamganj Road, Ward No. 18, Burdwan Municipality, P.S. Bardhaman, District Purba Bardhaman – 713103, acting through its authorised partner **Sri Prasanta Ghosh**, being duly authorised and acting as **Constituted Attorney of the landowners** under:

- Registered Development Agreement dated **18.11.2024** (Deed No. I-07452 of 2024)
- Registered Power of Attorney dated **30.12.2024**

(Hereinafter referred to as the “Vendor”)

B. THE CONFIRMING PARTIES (LAND OWNERS)

1. Sri Gouri Sankar Roy, S/o Late Kali Krishna Roy, resident of Telimari Para, Near Durga Mandir, P.O. Burdwan Sadar, Dist. Purba Bardhaman – 713103.
2. Sri Chandra Nath Roy, S/o Late Kali Krishna Roy, resident of Telimari Para, Near Durga Mandir, P.O. Burdwan Sadar, Dist. Purba Bardhaman – 713103.
3. Smt. Sumati Roy, D/o Late Kali Krishna Roy, resident of Telimari Para, Near Durga Mandir, P.O. Burdwan Sadar, Dist. Purba Bardhaman – 713103.
4. Smt. Sadhana Hazra, W/o Dilip Kumar Hazra, resident of Jagatber (North), P.O. Sripally, Dist. Purba Bardhaman – 713103.
5. Smt. Bandana Samanta, W/o Debkumar Samanta, resident of Jagatber (North), P.O. Sripally, Dist. Purba Bardhaman – 713103.

(Hereinafter collectively referred to as the “Confirming Parties”)

C. THE PURCHASER

Mr./Mrs. _____
Address: _____

(Hereinafter referred to as the “Purchaser”)

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RECITALS

- A. The Confirming Parties are the absolute owners of land more fully described in **Schedule–A**.
- B. The Confirming Parties entered into a Development Agreement dated **18.11.2024** in favour of the Vendor.
- C. A Power of Attorney dated **30.12.2024** was executed authorising the Vendor to sell flats and execute conveyances.
- D. The Vendor has developed a residential project named “**PRATIMA REGENCY**”.
- E. The Vendor and the Purchaser entered into an **Agreement for Sale dated ____ executed in accordance with the provisions of the** Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder.
- F. The Project is registered with WBRERA under Registration No. _____.
- G. The Purchaser has paid the entire sale consideration as per the Agreement for Sale.
- H. The Completion Certificate for the said building has been obtained from the competent authority.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. CONVEYANCE

The Vendor, acting as Constituted Attorney of the Confirming Parties, **hereby grants, conveys, transfers and assures** unto the Purchaser:

- All that residential flat described in **Schedule–B**,
- Together with proportionate **undivided share of land**,
- Along with rights in **common areas and facilities**,

TO HAVE AND HOLD the same absolutely and forever.

2. CONSIDERATION

The total consideration of ₹ _____ (Rupees _____ only):

- Has been fully paid by the Purchaser
- Received as per the Agreement for Sale

The Vendor hereby acknowledges receipt in full.

3. POSSESSION

- Vacant and peaceful possession of the said flat has been delivered
- Possession is given **after obtaining Completion Certificate**

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4. TITLE & ASSURANCE

The Vendor and Confirming Parties jointly declare:

- They have **clear and marketable title**
- Property is **free from encumbrances**
- No litigation pending

5. INDEMNITY

The Vendor and Confirming Parties shall **jointly and severally indemnify** the Purchaser against:

- Defect in title
- Any loss arising out of non-compliance

6. COMPLIANCE WITH RERA

This conveyance is executed in compliance with:

- Real Estate (Regulation and Development) Act, 2016
- Agreement for Sale executed between the parties

7. ASSOCIATION OF ALLOTTEES

- The Purchaser shall become a member of the Association/Society
- Shall abide by its rules and bye-laws

8. EASEMENTS & COMMON RIGHTS

The Purchaser shall have:

- Right of access
- Use of common facilities
- Subject to proportionate maintenance charges

9. GOVERNING LAW & JURISDICTION

This Deed shall be governed by:

- Laws of India
- Jurisdiction:
 - Courts at Purba Bardhaman
 - WBRERA

SCHEDULE – A (LAND DESCRIPTION)

All that piece and parcel of land situated at:

- Mouza – Bhatchala
- J.L. No. 37
- R.S. Plot Nos. 565, 565/598, 565/599, 567

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- L.R. Plot No. 1489
- L.R. Khatian Nos. 436, 465, 3185, 3186, 3187
- Ward No. 18, Burdwan Municipality

BOUNDARIES (IMPORTANT – ADD FROM JV DEED)

- North: Open land / Municipal Road
- South: Oil Mill
- East: Shiv Mandir
- West: 30 ft Bhatchala Municipal Road

SCHEDULE – B (FLAT DESCRIPTION)

- Flat No.: ____
- Block: ____
- Floor: ____
- **Carpet Area:** ____ sq.ft.

Together with:

- Proportionate undivided share in land
- Right to common areas
- Parking (if applicable): ____

IN WITNESS WHEREOF

The parties have executed this Deed on the day, month and year first above written.

VENDOR

For Brookfield Infra & Developer
Authorized Signatory

CONFIRMING PARTIES

- 1.
- 2.
- 3.
- 4.
- 5.

PURCHASER

Signature: _____

WITNESSES

- 1.
- 2.

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