

## 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)

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 Mr. Prasanta Ghosh, as Constituted Attorney of the landowners under a registered Power of Attorney dated 30.12.2024, registered in the office of the Additional District Sub-Registrar, Burdwan as Deed No. 02405 of 2025, Book No. 1, Volume No. 0203-2025, Pages 62977 to 63008.

(Hereinafter called the “Vendor”)

### B. THE CONFIRMING PARTIES (LANDOWNERS)

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 called the “Confirming Parties”)

### C. THE PURCHASER

Mr./Mrs. \_\_\_\_\_, resident of  
\_\_\_\_\_.

(Hereinafter called the “Purchaser”)

### RECITALS

A. The Confirming Parties are the absolute owners of land situated at:

Mouza – Bhatchala, J.L. No. 37, R.S. Plot Nos. 565, 565/598, 565/599 and 567; L.R. Plot No. 1489; L.R. Khatian Nos. 436, 465, 3185, 3186 and 3187; Ward No. 18, Mahalla Bhatchala, Holding No. 606/1, under Burdwan Municipality, P.S. Bardhaman, District Purba Bardhaman.

B. The Confirming Parties executed a registered Development Agreement dated 18.11.2024, registered as Deed No. I-07452 of 2024, Book No. 1, Volume No. 0203-2024, Pages 188741 to 188793, in favour of the Vendor.

C. Pursuant thereto, the Confirming Parties executed a registered Power of Attorney dated 30.12.2024, registered as Deed No. 02405 of 2025, Book No. 1, Volume No. 0203-2025, Pages 62977 to 63008, authorising the Vendor to sell flats and execute conveyances.

D. The Vendor has developed a residential project named “PRATIMA REGENCY” on the said land.

E. The Purchaser has paid the entire consideration for the flat described herein.

### OPERATIVE CLAUSES

## 1. Transfer

The Vendor, as attorney of the Confirming Parties, hereby grants, conveys, transfers and assures unto the Purchaser all rights, title and interest in the property described in Schedule "B" hereto.

## 2. Consideration

The total consideration of ₹ \_\_\_\_\_ (Rupees \_\_\_\_\_ only) has been fully paid by the Purchaser, receipt whereof is hereby acknowledged.

## 3. Possession

Vacant and peaceful possession of the said flat has been handed over to the Purchaser on execution of this Deed.

## 4. Indemnity

The Vendor and Confirming Parties jointly and severally indemnify the Purchaser against any loss arising out of defect in title or non-compliance.

## 5. Association of Apartment Owners

The Purchaser shall become a member of the Association / Society of Apartment Owners to be formed and shall abide by its bye-laws.

## 6. Governing Law and Jurisdiction

This Deed shall be governed by Indian law and courts at Purba Bardhaman shall have jurisdiction.

## 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 and 567; L.R. Plot No. 1489; L.R. Khatian Nos. 436, 465, 3185, 3186 and 3187; Ward No. 18, Mahalla Bhatchala, Holding No. 606/1, under Burdwan Municipality, P.S. Bardhaman, District Purba Bardhaman.

## SCHEDULE – B (FLAT DESCRIPTION)

Flat No. \_\_\_\_, Block \_\_\_\_, Floor \_\_\_\_, having carpet area of \_\_\_\_ sq.ft., together with proportionate undivided share in land and common areas in the residential project known as "PRATIMA REGENCY."

IN WITNESS WHEREOF, the parties have executed this Deed on the date first written above.

Vendor  
For Brookfield Infra & Developer  
Authorized Signatory:

*Prenada Ghosh*

Confirming Parties

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Purchaser  
Signature: \_\_\_\_\_

Witnesses:

1. \_\_\_\_\_
2. \_\_\_\_\_