

DEED OF CONVEYANCE

THIS INDENTURE made this _____ day of _____ Two Thousand

By and Between

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this _____ day of _____, 20 _____,

By and Between

(1) SRI SEKHAR NATH CHAKRABORTY [PAN: AOQPC3601K], son of Late Taraknath Chakraborty, by faith Hindu, by Nationality Indian, by occupation self employed, **(2) SRI SOMNATH CHAKRABORTI** [PAN: AFBPC5638J], son of Late Taraknath Chakraborty, by faith Hindu, by Nationality Indian, by occupation retired, **(3) SRI SUBHMOY CHAKRABORTI** [PAN: ADBPC2295D], son of Late Diptimoy Chakraborti, by faith Hindu, by Nationality Indian, by occupation service, **(4) SRI SAMINDRA CHAKRABORTY** [PAN: AITPC4559K], son of Late Shibnath Chakraborty, by nationality Indian, by faith Hindu, by occupation service, **(5) SRI SOUMEN CHAKRABORTY** [PAN: AFCPC7229N], son of Late Shibnath Chakraborty, by faith Hindu, by Nationality Indian, by occupation service, **(6) SRI SHOBHAN CHAKRABORTY** [PAN: BFOPC1918M], son of Late Shibnath Chakraborty, by faith Hindu, by Nationality Indian, by occupation service, **(7) SMT. SHUKLA CHAKRABORTY** [PAN: BHKPC0875M], wife of Late Santimoy Chakraborty by faith Hindu, by Nationality Indian, by occupation housewife, **(8) SRI SOUBHIK CHAKRABORTY** [PAN: BMYPC7196Q], son of Late Santimoy Chakraborty, by faith Hindu, by Nationality Indian, by occupation service student, **(9) SRI NIMAI PROSAD DUTTA** [PAN: ACTPD5477B], son of Late Bibhuti Bhusan Dutta, by faith Hindu, by Nationality Indian, by occupation Buisness, at present all are residing at premises No: 68/1/391/1, Raja Subodh Chandra Mullick Road. P.O: Regent Estate, P.S: Jadavpur now Netaji Nagar, Kolkata: 700092 represented by their constituent attorney "**M/S. SUJAN'S**" a Partnership firm, having its office at 3/61, Bijoygarh, P.O: Jadavpur University, P.S: Jadavpur, Kolkata: 700032, represented by its partners namely **(1) SRI SUJOY DEY** [PAN: ACSPD2767R] son of Late Sachindra Lal Dey, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at 3/61F, Bijoygarh, P.O: Jadavpur University, P.S: Jadavpur, Kolkata: 700032, **(2) SRI KAJAL MUKHERJEE** [PAN: AEBPM2200B], son of Late Subodh Ranjan Mukherjee, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at 7/39C, Bijoygarh, P.O: Jadavpur

University, P.S: Golf Green, Kolkata: 700032, **(3) SRI ANJAN BANIK** [PAN: AEGPB4489J] son of Late Dr. Dharendra Chandra Banik, by Nationality: Indian, by faith: Hindu, by occupation: Business residing at 3/61, Bijoygarh, P.O: Jadavpur University, P.S: Jadavpur, Kolkata: 700032, authorized vide Development Power Of Attorney dated 8th July, 2024 registered at the office of the District Sub-Registrar – IV, South 24 Parganas and recorded in Book No: I, Volume No: 1604-2024, Pages from 232073 to 232099 bearing No: 160407582 for the year 2024 hereinafter jointly referred to as the **"OWNERS"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in respect of the companies their respective successor or successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the **FIRST PART**;

AND

"M/S. SUJAN'S" a Partnership firm, having its office at 3/61, Bijoygarh, P.O: Jadavpur University, P.S: Jadavpur, Kolkata: 700032, represented by its partners namely **(1) SRI SUJOY DEY** [PAN: ACSPD2767R] son of Late Sachindra Lal Dey, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at 3/61F, Bijoygarh, P.O: Jadavpur University, P.S: Jadavpur, Kolkata: 700032, **(2) SRI KAJAL MUKHERJEE** [PAN: AEBPM2200B], son of Late Subodh Ranjan Mukherjee, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at 7/39C, Bijoygarh, P.O: Jadavpur University, P.S: Golf Green, Kolkata: 700032, **(3) SRI ANJAN BANIK** [PAN: AEGPB4489J] son of Late Dr. Dharendra Chandra Banik, by Nationality: Indian, by faith: Hindu, by occupation: Business residing at 3/61, Bijoygarh, P.O: Jadavpur University, P.S: Jadavpur, Kolkata: 700032, hereinafter referred to as the **"PROMOTER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) 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 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhar 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, executors, administrators and permitted assignees) of the **THIRD PART**;

[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 _____), represented by its authorized partner, _____, (Aadhar no. _____) 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 its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the **THIRD PART**;

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), 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 assignees) of the **THIRD PART**;

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar 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 _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees) of the **THIRD PART**.

[Please insert details of other allottee(s), in case of more than one allottee]

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS:

- A. One Dhirendra Nath Mandal was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner, amongst other Properties to ALL THAT piece and parcel of land containing an area of 34 Decimal equivalent to 20 (Twenty) Cottahs 9 (Nine) Chittacks 5 (Five) Square feet more or less situate lying at and being R.S. Dag No: 847 recorded in R.S. Khatian No: 609 in Mouza: Baishnabghata, J.L. No: 28, in the then P.S: Jadavpur (now Patuli), in the then District of 24 Parganas (now South 24 Parganas) (hereinafter referred to as "the said Larger Property"), absolutely and forever.
- B. Smt. Jogomaya Devi alias Smt. Jogomaya Chakraborty became the absolute and lawful owner of land admeasuring 4 Cottahs 13 Chittaks equivalent to 3465 Square Feet equivalent to 321.906 Square Meter lying and situated at Mouza: Roypur, J.L. No: 33, E.P. No: 1(W), S.P. No: 541, C.S. Plot No: 827, P.O: Jadavpur, P.S: Jadavpur (now Netaji Nagar), Kolkata: 700092, within the limits of Ward No: 99, Borough No: X, Kolkata Municipal Corporation by virtue of a Deed of Gift dated 7th day of May, 1988 executed by Governor of the State of West Bengal as Donor of One Part and Smt. Jogomaya Devi (Chakraborty) as Donee of Other Part which was registered at the office of the Additional District Registrar, Alipore, South 24 Parganas and recorded in Book No: I, Volume No: XVI, Pages from 41 to 44 bearing No: 1136 of the year 1988.
- C. Said Smt. Jogomaya Devi mutated her name in the records of Kolkata Municipal Corporation under Assessee No: 210990537367 and the said land was known and numbered as Premises No: 68/1/391/1, Raja Subodh Chandra Mullick Road.
- D. Smt. Jogomaya Devi died intestate on 16.06.1999 leaving behind her four sons namely 1. Shibnath Chakraborty, 2. Sekhar Nath Chakraborty, 3. Santimoy Chakraborty, and 4. Somnath Chakraborti and five daughters namely 1. Smt. Aarti Chakraborty, 2. Smt. Kalyani Chakraborty, 3. Smt. Aparna Bhattacharya, 4. Smt. Uma Chakraborty and 5. Smt. Anjali Chakraborty and 1 grandson namely Subhamoy Charaborti son of predeceased son Diptimoy Chakraborty who died on 10.10.1997 as his legal heirs as per the provisions of the Hindu Succession Act, 1956 and become the lawful joint owners of the aforesaid property.

- E. Smt. Aparna Bhattacharya died intestate on 20.09.2009 leaving behind her 2 daughters namely 1. Suparna Dey and 2. Sreeparna Bakshi and 2 grandsons namely Sayanta Mukherjee and Akash Mukherjee both are sons of predeceased daughter Smt. Nita Mukherjee who died on 17.05.2006 as her only legal heirs who inherit the entire share over the aforesaid property of Late Aparna Bhattacharya.
- F. Smt. Kalyani Chakraborty died intestate on 25/4/2013 as issueless leaving behind her four brothers namely 1. Shibnath Chakraborty, 2. Sekhar Nath Chakraborty, 3. Santimoy Chakraborty and 4. Somnath Chakraborti and three sisters namely 1. Smt. Aarti Chakraborty, 2. Smt. Uma Chakraborty and 3. Smt. Anjali Chakraborty as her only legal heirs who inherit the entire share over the aforesaid property of Late Kalyani Chakraborty.
- G. Sri Shibnath Chakraborty died intestate on 06.03.2017 leaving behind his three sons namely 1. Samindra Chakraborty, 2. Soumen Chakraborty and 3. Shovan Chakraborty as his only legal heirs who inherit the entire share over the aforesaid property of Late Shibnath Chakraborty.
- H. Smt. Arati Chakraborty died intestate on 05.12.2019 as a spinster leaving behind her three brothers namely 1. Sekhar Nath Chakraborty, 2. Santimoy Chakraborty and 3. Somnath Chakraborti and two sisters namely 1. Uma Chakraborty and 2. Anjali Chakraborty as her only legal heirs who inherit the entire share over the aforesaid property of Late Arati Chakraborty.
- I. Smt. Uma Chakraborty died intestate on 06.12.2019 leaving behind her two sons namely 1. Suhas Chakraborty and 2. Mithun Chakraborty and one daughter namely Smt. Shampa Chakraborty as her only legal heirs who inherit the entire share over the aforesaid property of Late Uma Chakraborty.
- J. Sri Santimoy Chakraborty died intestate on 18.07.2022 leaving behind his wife namely Smt. Shukla Chakraborty and one son namely Soubhik Chakraborty as his only legal heirs who inherit the entire share over the aforesaid property of Late Santimoy Chakraborty.

- K. Smt. Anjali Chakraborty died intestate on 09.02.2024 leaving behind her two sons namely 1. Samik Chakraborty and 2. Avik Chakraborty as her only legal heirs who inherit the entire share over the aforesaid property of Late Anjali Chakraborty.
- L. Said Sekhar Nath Chakraborty, Somnath Chakraborti, Subhamoy Charaborti, Suparna Dey, Sreeparna Bakshi, Sayanta Mukherjee, Akash Mukherjee, Samindra Chakraborty, Soumen Chakraborty, Shovan Chakraborty, Suhas Chakraborty, Mithun Chakraborty, Shampa Chakraborty, Shukla Chakraborty, Soubhik Chakraborty, Samik Chakraborty and Avik Chakraborty are thus becoming the absolute and lawful owner of land admeasuring 4 Cottahs 13 Chittaks equivalent to 3465 Square Feet equivalent to 321.906 Square Meter lying and situated at Mouza: Roypur, J.L. No: 33, E.P. No: 1(W), S.P. No: 541, C.S. Plot No: 827, P.O: Jadavpur, P.S: Jadavpur (now Netaji Nagar), Kolkata: 700092, within the limits of Ward No: 99, Borough No: X, Kolkata Municipal Corporation under Assessee No: 210990537367.
- M. Thereafter said Suparna Dey, Sreeparna Bakshi, Sayanta Mukherjee, Akash Mukherjee, Suhas Chakraborty, Mithun Chakraborty, Shampa Chakraborty, Samik Chakraborty and Avik Chakraborty sold their entire share over the aforesaid property to Nimai Prosad Dutta by virtue of a Deed of Conveyance vide no: 160203608 for the year 2024 which was registered at the office of the District Sub-Registrar - II, South 24 Parganas and recorded in Book No: I, Volume No: 1602-2024, Pages from 110196 to 110233.
- N. Thus, Sri Sekhar Nath Chakraborty, Sri Somnath Chakraborti, Sri Subhamoy Chakraborti, Sri Samindra Chakraborty, Sri Soumen Chakraborty, Sri Shoban Chakraborty, Smt. Shukla Chakraborty, Sri. Soubhik Chakraborty and Sri Nimal Prosad Dutta are becoming the absolute and lawful owner of land admeasuring 4 Cottahs 13 Chittaks equivalent to 3465 Square Feet equivalent to 321.906 Square Meter lying and situated at Mouza: Roypur, J.L. No: 33, E.P. No: 1(W), S.P. No: 541, C.S. Plot No: 827, P.O: Jadavpur, P.S: Jadavpur (now Netaji Nagar), Kolkata: 700092, within the limits of Ward No: 99, Borough No: X, Kolkata Municipal Corporation under Assessee No: 210990537367 ("Said Land").

- O. The Owner and the Promoter have entered into a Development Agreement, dated 8th July, 2024 registered at the office of the District Sub-Registrar –IV, South 24 Parganas and recorded in Book No: I, Volume No: 1604-2024, Pages from 180984 to 181019 bearing No: 160407574 for the year 2024.
- P. Subsequently the Owner, in favour of the Developer, executed Development Power of Attorney dated 8th July, 2024 registered at the office of the District Sub-Registrar – IV, South 24 Parganas and recorded in Book No: I, Volume No: 1604-2024, Pages from 232073 to 232099 bearing No: 160407582 for the year 2024.
- Q. The Owners/Vendors caused to be obtained various permissions approvals and/or consents for undertaking a Building named **“SUJAN-NEER”** on the entirety of the said land and also caused a map or plan which was sanctioned Building Plan No: 2024100164 dated 05.10.2024 (hereinafter referred to as the said PLAN) sanctioned by the Kolkata Municipal Corporation for undertaking the construction of the said Project.
- R. The Promoter has registered the Real Estate Project with the Regulatory Authority appointed under the West Bengal Housing Industry Regulation Act 2017 having Registration No: _____ dated _____.
- S. Pursuant to Application made by the Allottee dated ____ and the Promoter granted allotment by a Booking Confirmation Letter dated _____ was issued to the allottee. Thereafter by an Agreement for Sale dated _____ and recorded in Book No: I, Volume No.____ , Pages _____ to _____ , Being No._____ for the year _____ the Promoter agreed to sell and the Allottee agreed to purchase ALL THAT the Unit No..... on the floor of Type - the situation whereof is shown in the master plan annexed hereto and bordered in Red, containing by admeasuring Sq. Ft. carpet area corresponding to _____ Sq.Ft Built Up area TOGETHER WITH the pro-rata share in the common parts, portions, areas, facilities, and amenities working out to Sq. Ft. Super Built-up area TOGETHER WITH the Right to use Dependent/Independent car(s) parking Space more fully and particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter referred to as the SAID UNIT AND THE PROPERTIES APPURTENANT THERETO) at or for a consideration of

Rs..... (Rupees only) more fully described in the **THIRD SCHEDULE** hereunder written.

T. The Allottee has: -

- 1) Fully satisfied himself/herself/ itself as to the title of the Owners/Vendors and the right of the Promoters in respect of the said land.
- 2) Inspected the said Development Agreements cum General Power of Attorney entered into between the Owners/Vendors and the Promoter.
- 3) Inspected the plan sanctioned by the authorities concerned in respect of the building constructed by the Promoter and agreed not to raise any objection with regard thereto.
- 4) Verified the location and site of the Unit including the egress and ingress hereof, specifications of the Unit and of the complex and also the area of the Unit and agreed not to dispute the same.
- 5) Confirmed that the right of the Allottee shall remain restricted to the said Unit and the Properties Appurtenant Thereto.
- 6) Examined and satisfied himself/herself/itself about the General Terms and Conditions as contained in the Agreement for Sale dated _____ and agrees to abide by it.
- 7) Confirmed that the Owners/Vendors shall be entitled to change and/or alter and/or modify the said Plan including change of use of any part or portion of the buildings to be constructed erected and completed on the said land and in that event the Allottee shall have no objection to the application of common facilities to various extensions of the Project.
- 8) Satisfied himself/herself/itself as to the carpet/built-up area to comprise in the said Unit and also the common parts/portions which would be common for all the residents/occupants of the various Units comprised in the said building and has agreed not to challenge or dispute the same in any manner whatsoever or howsoever.
- 9) Structural stability of the Building.
- 10) Construction of the Building and the Unit.
- 11) The fittings and fixtures installed at the said Unit and the Building.
- 12) Completion and finishing of the Unit and the Building.
- 13) The situation of car parking space.
- 14) The supply of water and electricity to the Unit and the Building.

15) The common facilities and amenities of the Building.

- U. The words defined in the Agreement for Sale shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

NOW THIS INDENTURE WITNESSETH that pursuant to the said Agreement for Sale and in consideration of the sum of Rs. /-(Rupeesonly). of the lawful money of the Union of India well and truly paid by the Allottee to the Promoter (the receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said Unit and properties appurtenant thereto) the Owners/Vendors doth hereby grant, transfer, convey, assign and assure and the Promoter doth hereby confirm and assure unto and in favour of the Allottee All that the said Unit No on the Floor, Unit Type-___ in the Building containing carpet area of _____ Sq.Ft corresponding to a built-up area of Sq. Ft. be the same a little more or less corresponding to _____ Sq.Ft. Super Built-Up area more fully and particularly described in the Second Schedule hereunder written but excepting the Reserved and Excluded areas and reserving the easement and other rights and other measures as specified in the Application Form, Booking Confirmation Letter and Agreement for Sale (all of which are here to fore as well as hereinafter collectively referred to as the SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever AND TOGETHER WITH the right to use the common areas installations and facilities in common with the Co-Allottees and the other lawful occupants of the Building AND TOGETHER WITH all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Unit And the Rights And Properties Appurtenant thereto TO HAVE AND TO HOLD the said Unit and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

AND THE OWNERS /VENDORS AND THE PROMOTER DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE ALLOTTEE AS FOLLOWS:

- a. Notwithstanding any act deed matter or thing whatsoever by the Owners/Vendors or the Promoters done or executed or knowingly suffered to the contrary the Owners/Vendors is or the Promoters are

now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Unit And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

- b. Notwithstanding any act deed or thing whatsoever done as aforesaid the Owners/Vendors and the Promoter now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Unit And The Rights And Properties Appurtenant thereto hereby conveyed transferred or expressed so to be unto and to the use of the Allottee in the manner as aforesaid.
- c. The said Unit And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed or intended so to be is now free from all claims, demands, encumbrances, liens, attachments, leases and trust made or suffered by the Owners/Vendors or the Promoter or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Owners/Vendors or the Promoters.
- d. The Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Unit And The Rights And Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Owners/Vendors or the Promoters or any person or persons having or lawfully or equitably claiming as aforesaid.
- e. The Allottee shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created occasioned or made by the Owners/Vendors or the Promoters or any person or persons lawfully or equitably claiming as aforesaid.
- f. AND FURTHER THAT the Owners/Vendors or the Promoter and all persons having or lawfully or equitably claiming any estate or interest in the Said Unit And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Owners/Vendors or the Promoter shall and will from time to time and at all times hereafter at the request and cost of the Allottee make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Unit And The rights And Properties Appurtenant thereto and

every part thereof unto and to the use of the Allottee in the manner as aforesaid as shall or may be reasonably required.

- g. The Owners/Vendors and the Promoter have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and the Said Unit And the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.
- h. The Promoter doth hereby further covenant with the Allottee that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee shall produce or cause to be produced to the Allottee or to his/her/its attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Unit and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other true copies or extracts therefrom as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same un-obliterated and un-cancelled.

AND THE ALLOTTEE SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE OWNERS/VENDORS AND THE PROMOTERS AS FOLLOWS:

- a. To observe, perform, comply with and fulfill the obligations, covenants and conditions on his/her/its/their part to be observed and performed contained in the Application Form, the Booking Confirmation Letter and the Agreement for Sale as part and parcel of these presents.
- b. To become member and/or share holder, as the case may be, of the Unit Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organisation to be formed as be deemed necessary and expedient by the Promoters and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the Promoters and/or the holding Organisation for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organisation and to do all the necessary acts deed and things.

- c. Not to hold the Promoter liable for rendering any accounts or explanation of any expenses incurred by it in its acts relating to the Common Purposes or to furnish any vouchers, bills, documents etc. in any manner and the Allottee as well as the Holding Organisation shall remain liable to indemnify and keep indemnified the Promoters and/or any person or persons nominated, appointed and/or authorized by the Promoters for all liabilities due to non-fulfillment of their respective obligations contained herein by the Allottee and/or the Holding Organisation.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(THE PROJECT)**

ALL THAT piece and parcel of land admeasuring 4 Cottahs 13 Chittaks equivalent to 3465 Square Feet equivalent to 321.906 Square Meter lying and situated at Premises No: 68/1/391/1, Raja Subodh Chandra Mullick Road, Mouza: Roypur, J.L. No: 33, E.P. No: 1(W), S.P. No: 541, C.S. Plot No: 827, P.O: Jadavpur, P.S: Jadavpur (now Netaji Nagar), Kolkata: 700092, within the limits of Ward No: 99, Borough No: X, Kolkata Municipal Corporation under Assessee No: 210990537367 butted and bounded as follows:

On the North : By Part of E.P. No: 2,
On the South : By Part of E.P. No: 870 & E.P. No: 871,
On the East : By Part of E.P. No: 18,
On the West : By 31 feet wide K.M.C. Road

**THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID UNIT)**

ALL THAT the Unit No.____ on the ____ Floor of the Building admeasuring ____ Sq.Ft (Carpet Area/Chargeable Area) corresponding to ____ Sq.Ft (Built Up Area) and ____ Sq.Ft (Super Built Up Area) in the project named **“SUJAN-NEER”** under construction on the Land mentioned in the First Schedule demarcated in the floor plan annexed hereto and externally bordered in **RED** and marked **ANNEXURE-2 Together with** the right to use ____ Car Parking Space Covered(Dependent/Independent) located on the Ground Floor of the Building and pro-rata share in the Common areas.

**THE THIRD SCHEDULE ABOVE REFERRED TO
(PAYMENT PLAN BY THE ALLOTTEE)**

MODE OF PAYMENT	DATE	CHEQUE/RTGS/NEF T/UPI/OTHER	AMOUNT
TOTAL			

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kolkata in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED

ALLOTTEE: (INCLUDING JOINT BUYERS)

(1) _____

(2) _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

PROMOTER:

(1) _____

(Authorized Signatory)

WITNESSES:

1. Signature _____

Name _____

Address _____

2. Signature _____

Name _____

Address _____