

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is executed on this the _____ day of _____, **TWO THOUSAND AND TWENTY-FOUR(2024)**.

-BETWEEN-

(1) CHANDAN SAHA, (PAN No. ANMPS2027A), son of Late Chittaranjan Saha, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at DC-103, Narayantala Road (West), Post Office - Deshbandhu Nagar, Police Station - Baguiati, Kolkata - 700 059, District - North 24 Parganas, West Bengal, **(2) HARIKESH PRASAD GUPTA (PAN No. ADTPG7295B)** son of Sri. Ramraj Gupta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 27A, Belgachia Road, Post Office - Belgachia, Police Station - Tala Park, Kolkata - 700 037, District - North 24 Parganas, West Bengal, **(3) MD. MURTOOZA (PAN No. CKFPM9679C)** son of Late Abdul Rashid, by Faith - Religion, by Occupation - Business, by Nationality - Indian, residing at 27A, Belgachia Road, Post Office - Belgachia, Police Station - Tala Park, Kolkata - 700 037, District - North 24 Parganas, West Bengal, **(4) KRISHNA PADA MONDAL (PAN No. ADTPG7295B)** son of Late Nitya Gopal Mondal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-112, Block - A, Bangur Avenue, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District - North 24 Parganas, West Bengal, **(5) SMT. TAIMUL BEGUM (PAN No. AWIPB4209N)** daughter of

Abdul Sattar and wife of Late NurulHoda, by Faith - Muslim, by Occupation - Housewife, by Nationality - Indian, residing at P-253/1,Block - B, Bangur Avenue, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District - North 24 Parganas,West Bengal, **(6) MD. NAZMUL HODA (PAN No. AERPH4115C)**sonof Late Mohammad NurulHoda alias Late NurulHoda, by Faith - Muslim, by Occupation - Service, by Nationality - Indian, residing at P-253/1,Block - B, Bangur Avenue, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District - North 24 Parganas,West Bengal, **(7) PARVEZ AHMED (PAN No. AQNPA1622P)**daughter of Late Mohammad NurulHoda alias Late NurulHoda, by Faith - Muslim, by Occupation - Bussiness, by Nationality - Indian, residing at P-253/1,Block - B, Bangur Avenue, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District - North 24 Parganas,West Bengal, **(8) SAYARA BEGUM (PAN No. AOUPB7233C)**daughter of Late Mohammad NurulHoda alias Late NurulHoda and wife of Md. Akhtar Ali, by Faith - Muslim, by Occupation - Housewife, by Nationality - Indian, residing at Amrut Bagan, Zail Chowk Town, Village - Mujaffarpur, Anchal - Mushari, Pincode - 842001, District - Mujaffarpur, State - Bihar, **(9) SHABNAM JAHAN (PAN No. AZNPJ4146Q)**daughter of Late Mohammad NurulHoda alias Late NurulHoda and wife of Zahid Ali, by Faith - Muslim, by Occupation - Housewife, by Nationality - Indian, residing at Amrut Bagan, Zail Chowk Town, Village - Mujaffarpur, Anchal - Mushari, Pincode - 842001, District - Mujaffarpur, State - Bihar, **(10) MADHUSUDAN PATRA, (PAN No. AHVPP0053A)**, son of Late Durlab Chandra Patra,by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 394, Jessore Road, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District - North 24 Parganas,West Bengal and **(11) ANINDA PATRA, (PAN No. AHYPD5406A)**, son of Late Bimal Kumar Dutta,by Faith - Hindu, by Occupation - Business, by Nationality - Indian,

residing at 507/25A, Jessore Road, Post Office – Motijheel, Police Station – Dumdum, Kolkata – 700 074, District – North 24 Parganas, West Bengal, hereinafter referred to as the “**OWNERS**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART**.

AND

MAA TARA CONSTRUCTION (PAN No. ACZFS8504Q) a proprietorship firm having its office at GC-18/2, Narayantala Road [West], Post Office – Deshbandhu Nagar, Police Station – Baguiati, represented by its sole proprietor namely **CHANDAN SAHA, (PAN No. ANMPS2027A)**, son of Late Chittaranjan Saha, by Faith - Hindu, by Occupation - Business, by Nationality – Indian, residing at DC-103, Narayantala Road (West), Post Office – Deshbandhu Nagar, Police Station – Baguiati, Kolkata – 700 059, District – North 24 Parganas, West Bengal, hereinafter referred to as the “**DEVELOPERS**” (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-interest and assigns) of the **OTHER 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, _____, (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, executors, administrators and permitted assignees).

[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, _____, (Aadhaar 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).

[OR]

[If the Allottee is an Individual]

Mr./Ms. _____, (Aadhaar 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).

[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 _____), 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**.

WHEREAS :-

PART - A

1. By a Deed of Conveyance dated 13th March, 2018, registered in the office of A.R.A. -IV, Kolkata and recorded in Book No. I, Volume No. 1904-2018, Pages from 125702 to 125745, being No. 190402809 for the year 2018, Jagir Singh, Avtar Singh, Jagttar Singh, Lakhweer Kaur represented by her Constituted Attorney namely Aninda Dutta, Kasi Sharma alias Kashi Sharma represented by his Constituted Attorney namely Aninda Dutta, Sajahan Khan alias SajahanKha represented by the Constituted Attorney namely Aninda Dutta, JaoserKha alias Jamshed Khan represented by the Constituted Attorney namely Aninda Dutta sold and transferred **ALL THAT** piece and parcel of land measuring 6 chittack 5 sq. ft. more or less together with constructed portion of one storied pucca structure measuring 35 sq. ft. more or less (net cement) standing thereon which is the undivided and un-demarcated 5% of total plot of Bastu land measuring 7 cottah 10 chittack more or less together with one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza - Krishnapur, now under Mouza - Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag No. 236 and 237 corresponding to R.S. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dum Dum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt

Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal to Madhusudan Patra.

2. By a Deed of Conveyance dated 23rd March, 2018, registered in the office of A.R.A. –IV, Kolkata and recorded in Book No. I, Volume No. 1904-2018, Pages from 139931 to 139963, being No. 190403084 for the year 2018, Madhusudan Patra **ALL THAT** piece and parcel of land measuring chittack 2.5 sq. ft. more or less together with constructed portion of one storied pucca structure measuring 18 sq. ft. more or less (net cement) standing thereon which is the undivided and un-demarcated 2.5% of total plot of Bastu land measuring 7 cottah 10 chittack more or less together with one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza – Krishnapur, now under Mouza – Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag Nos. 236 and 237 corresponding to R.S. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dumdum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal to Aninda Dutta.
3. Madhusudan Patra and Aninda Dutta, as the owners therein and Maa Tara Construction, as the Developer therein, entered into a Development Agreement dated 22nd September, 2018, registered in the office of A.R.A. –IV, Kolkata and recorded in Book No. I, Volume No. 1904-2018, Pages from 411622 to 411672, being No. 190410491 for the year 2018 for the purpose of constructing a multi-storied building in respect of **ALL THAT** piece and parcel of land measuring 6 chittack 5 sq. ft. more or less together with constructed portion of one storied pucca structure measuring 35 sq. ft. more or less standing thereon which is undivided and un-demarcated 5% of total plot of Bastu land

measuring 7 cottah 10 chittack more or less together with one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza – Krishnapur, now under Mouza– Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag Nos. 236 and 237 corresponding to R.S. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dumdum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal.

4. By virtue of a Development Power of Attorney after registered Development Agreement dated 22nd September, 2018, registered in the office of A.R.A. – III, Kolkata and recorded in Book No. IV, Volume No. 1903-2018, Pages from 172668 to 172693, being No. 190306033 for the year 2018, Madhusudan Patra and Aninda Dutta appointed their constituted Attorney namely Maa Tara Construction in respect of **ALL THAT** piece and parcel of land measuring 6 chittack 5 sq. ft. more or less together with constructed portion of one storied pucca structure measuring 35 sq. ft. more or less standing thereon which is undivided and un-demarcated 5% of total plot of Bastu land measuring 7 cottah 10 chittack more or less together with one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza – Krishnapur, now under Mouza – Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag No. 204 corresponding to R.S. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dumdum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-

Registrar at Bidhannagar [Salt Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal.

PART – B

5. By an Indenture dated 8th March, 1996, registered in the office of A.D.S.R., Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. 56, Pages 87 to 94, being No. 2466 for the year 1996, Kamal Kumar Chowdhury sold and transferred **ALL THAT** his undivided one-third shares and his/their entire right and title and interest in the piece and parcel of RaiyatSthitiban of the demarcated portion of shed and structure of the said property and land thereunto covering an area of 7 cottah 10 chittack more or less in Mouza – Krishnapore, Touzi Nos. 228 and 29, Police Station – Lake Town, Additional Sub-Registrar, Salt Lake under South Dumdum Municipality, Premises No. 512, Jessore Road, Holding No. 901, J.L. No. 17, R.S. No. 180, Dag No. 236 and 237, Khatian No. 204 to HarikeshProsad Gupta, Nurul Huda, Mohammad Murtooza, Jagir Singh, Krishna PadaMondal, Amarjeet Singh, Kashi Sharma, ShahjahanLhan and Jamshed Khan.
6. By an Indenture dated 8th March, 1996, registered in the office of A.D.S.R., Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. 56, Pages 79 to 86, being No. 2465 for the year 1996, Sulekha Chowdhury and Aninda Chowdhury sold and transferred **ALL THAT** their undivided one-third shares and his/their entire right and title and interest in the piece and parcel of RaiyatSthitiban of the demarcated portion of shed and structure of the said property and land thereunto covering an area of 7 cottah 10 chittack more or less in Mouza – Krishnapore, Touzi Nos. 228 and 29, Police Station – Lake Town, Additional Sub-Registrar, Salt Lake under South Dumdum Municipality, Premises No. 512, Jessore Road, Holding No. 901, J.L. No. 17, R.S. No. 180, Dag No. 236 and 237, Khatian No. 204 to HarikeshProsad Gupta, Nurul Huda, Mohammad Murtooza, Jagir

Singh, Krishna PadaMondal, Amarjeet Singh, Kashi Sharma, ShahjahanLhan and Jamshed Khan.

7. By an Indenture dated 8th March, 1996, registered in the office of A.D.S.R., Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. 56, Pages 95 to 102, being No. 2467 for the year 1996, Shyamal Chowdhury Chowdhury sold and transferred **ALL THAT** his undivided one-third shares and his/their entire right and title and interest in the piece and parcel of RaiyatSthitiban of the demarcated portion of shed and structure of the said property and land thereunto covering an area of 7 cottah 10 chittack more or less in Mouza – Krishnapore, Touzi Nos. 228 and 29, Police Station – Lake Town, Additional Sub-Registrar, Salt Lake under South Dumdum Municipality, Premises No. 512, Jessore Road, Holding No. 901, J.L. No. 17, R.S. No. 180, Dag No. 236 and 237, Khatian No. 204 to HarikeshProsad Gupta, Nurul Huda, Mohammad Murtooza, Jagir Singh, Krishna PadaMondal, Amarjeet Singh, Kashi Sharma, Shahjahan Khan and Jamshed Khan.
8. Thereafter, Amarjeet Singh died intestate on 24th December, 2001, leaving behind his two sons namely Avtar Singh and Jagtar Singh and one daughter namely Lakhweer Kaur as his only legal heirs and successors.
9. NurulHoda alias NuralHoda died intestate on 16th December, 2012, leaving behind his wife namely Taimul Begum and two sons namely Md. NazmulHoda and Parvez Ahmed and two daughters namely Shayara Begum and Shabnam Jahan as his legal heirs and successors.
10. By a General Power of Attorney dated 23rd February, 2018, registered in the office of A.D.S.R., Bidhannagar and recorded in Book No. IV, Volume No. 1504-2018, Pages from 400 to 419, being No. 150400024 for the year 2018, Smt. Lakhweer Kaur, Kasi Sharma alias Kashi Sharma, SajahanKha alias Sajahan Khan and Jaoser Khan alias Jamshed Khan appointed their constituted Attorney namely Aninda

Dutta in respect of ALL THAT piece and parcel of land measuring 1 cottah 5 chittack 37.54 sq. ft. together with constructed portion of shed and structure measuring 125 sq. ft. more or less (net cement) standing thereon which is the undivided and un-demarcated 18% of total plot of Bastu land measuring 7 cottah 10 chittack more or less together with one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza – Krishnapur, now under Mouza – Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag No. 236 and 237 corresponding to R.S. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dumdum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal.

11. By a Deed of Conveyance dated 13th March, 2018, registered in the office of A.R.A. – IV, Kolkata and recorded in Book No. I, Volume No. 1904-2018, Pages from 125746 to 125790, being No. 190402808 for the year 2018, Jagir Singh, Avtar Singh, Jagttar Singh, Lakhweer Kaur represented by her Constituted Attorney namely Aninda Dutta, Kasi Sharma alias Kashi Sharma represented by his Constituted Attorney namely Aninda Dutta, Sajahan Khan alias SajahanKha represented by the Constituted Attorney namely Aninda Dutta, JaoserKha alias Jamshed Khan sold and transferred **ALL THAT** piece and parcel of land measuring 3 cottah 35 sq. ft. more or less together with constructed portion of one storied pucca structure measuring 280 sq. ft. more or less (net cement) standing thereon which is the undivided and un-demarcated 40% of total plot of Bastu land measuring 7 cottah 10 chittack more or less together with one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza – Krishnapur, now under Mouza

– Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag No. 236 and 237 corresponding to R.S. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dumdum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal to ChandanSaha.

12. Harikesh Prasad Gupta, Taimul Begum, Md. NazmoolHooda, Parvez Ahmed, Shayara Begum, Shabnam Jahan, Mohammad Murtooza alias Mohammad Murtuza and Krishna PadaMondal, as the owners therein and Maa Tara Construction, as the developer therein, entered into a Development Agreement dated 7th April, 2018, registered in the office of A.R.A. –IV, Kolkata and recorded in Book No. I, Volume No. _____, Pages from _____ to _____, being No. 190403690 for the year 2018 for the purpose of constructing a multi-storied building in respect of **ALL THAT** piece and parcel of land measuring 4 cottah 3 chittack 5 sq. ft. more or less together with constructed portion of one storied pucca structure measuring 385 sq. ft. more or less standing thereon which is undivided and un-demarcated 55% of total plot of Bastu land measuring 7 cottah 10 chittack more or less together with one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza – Krishnapur, now under Mouza – Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag Nos. 236 and 237 corresponding to R.S. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dumdum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt

Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal.

13. By virtue of a Development Power of Attorney after registered Development Agreement dated 7th April, 2018, registered in the office of A.R.A. – III, Kolkata and recorded in Book No. IV, Volume No. _____, Pages from _____ to _____, being No. _____ for the year 2018, Harikesh Prasad Gupta, Taimul Begum, Md. NazmoolHooda, Parvez Ahmed, Shayara Begum, Shabnam Jahan, Mohammad Murtooza alias Mohammad Murtuza and Krishna PadaMondal appointed their constituted Attorney namely Maa Tara Construction in respect of **ALL THAT** piece and parcel of land measuring 4 cottah 3 chittack 5 sq. ft. more or less together with constructed portion of one storied pucca structure measuring 385 sq. ft. more or less standing thereon which is undivided and un-demarcated 55% of total plot of Bastu land measuring 7 cottah 10 chittack more or less together with one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza – Krishnapur, now under Mouza – Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag Nos. 236 and 237 corresponding to R.S. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dumdum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal.

PART - C

14. Harikesh Prasad Gupta, Taimul Begum, Md. NazmoolHooda, Parvez Ahmed, Shayara Begum, Shabnam Jahan, Mohammad Murtooza alias Mohammad Murtuza and Krishna PadaMondal, as the owners therein and Maa Tara Construction, as the developer therein, entered into a Development Agreement dated 7th April, 2018, registered in the office

of A.R.A. –IV, Kolkata and recorded in Book No. I, Volume No. _____, Pages from _____ to _____, being No. 190403690 for the year 2018 for the purpose of constructing a multi-storied building in respect of **ALL THAT** piece and parcel of land measuring 4 cottah 3 chittack 5 sq. ft. more or less together with constructed portion of one storied pucca structure measuring 385 sq. ft. more or less standing thereon which is undivided and un-demarcated 55% of total plot of Bastu land measuring 7 cottah 10 chittack more or less together with one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza – Krishnapur, now under Mouza – Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag Nos. 236 and 237 corresponding to R.S. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dum Dum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal.

15. By virtue of a Development Power of Attorney after registered Development Agreement dated 7th April, 2018, registered in the office of A.R.A. – III, Kolkata and recorded in Book No. IV, Volume No. _____, Pages from _____ to _____, being No. _____ for the year 2018, Harikesh Prasad Gupta, Taimul Begum, Md. NazmoolHooda, Parvez Ahmed, Shayara Begum, Shabnam Jahan, Mohammad Murtooza alias Mohammad Murtuza and Krishna PadaMondal appointed their constituted Attorney namely Maa Tara Construction in respect of **ALL THAT** piece and parcel of land measuring 4 cottah 3 chittack 5 sq. ft. more or less together with constructed portion of one storied pucca structure measuring 385 sq. ft. more or less standing thereon which is undivided and un-demarcated 55% of total plot of Bastu land measuring 7 cottah 10 chittack more or less together with

one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza – Krishnapur, now under Mouza – Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag Nos. 236 and 237 corresponding to R.S. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dumdum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal.

16. Krishnapada Mondal died intestate on 16th March, 2019, leaving behind his wife namely Smt. Sandhya Mondal and two sons namely Krishnendu Mondal and Sri. Dibyendu Mondal as his legal heirs and successors.
17. By a Deed of Gift dated 4th April, 2019, registered in the office of A.R.A. – IV, Kolkata and recorded in Book No. I, Volume No. 1904-2019, Pages from 168505 to 168539, being No. 190403538 for the year 2019, Dibyendu Mondal gifted and transferred an area of land measuring 6 chittack 27.375 sq. ft. more or less together with constructed portion of one storied pucca structure measuring 37.92 sq. ft. more or less standing thereon which is undivided and undemarcated 5.4167% of total plot of Bastu land measuring 7 cottah 10 chittack more or less together with one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza – Krishnapur, now under Mouza – Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag Nos. 236 and 237 corresponding to R.S. / L.R. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dumdum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional

District Sub-Registrar at Bidhannagar [Salt Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal to Smt. Sandhya Mondal and Sri. KrishnenduMondal.

18. Smt. Sandhya Mondal and Sri. KrishnenduMondal, as the owners therein and Maa Tara Construction, as the developer therein entered into a Supplementary Development Agreement dated 20th March, 2020, registered in the office of A.R.A. – IV, Kolkata and recorded in Book No. I, Volume No. 1904-2020, Pages from 156380 to 156411, being No. 190402546 for the year 2020, for the purpose of construction of multi-storied building in respect of **ALL THAT** piece and parcel of land measuring 1 cottah 3 chittack 37.125 sq. ft. more or less together with constructed portion of one storied pucca structure measuring 113.75 sq. ft. more or less standing thereon which is undivided and un-demarcated 16.25% of total plot of Bastu land measuring 7 cottah 10 chittack more or less together with one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza – Krishnapur, now under Mouza – Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag Nos. 236 and 237 corresponding to R.S. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dumdum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal.
19. By virtue of a Development Power of Attorney after registered Development Agreement dated 3rd September, 2020, registered in the office of A.R.A. – III, Kolkata and recorded in Book No. I, Volume No. 1904-2020, Pages from 232322 to 232356, being No. 190403917 for the year 2020, Smt. Sandhya Mondal and Sri. KrishnenduMondal appointed their constituted Attorney namely Maa Tara Construction in

respect of **ALL THAT** piece and parcel of land measuring 1 cottah 3 chittack 37.125 sq. ft. more or less together with constructed portion of one storied pucca structure measuring 113.75 sq. ft. more or less standing thereon which is undivided and un-demarcated 16.25% of total plot of Bastu land measuring 7 cottah 10 chittack more or less together with one storied pucca structure measuring about 700 sq. ft. more or less standing thereon lying and situated at Mouza – Krishnapur, now under Mouza – Shyamnagar, J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229, comprised in C.S. Dag Nos. 236 and 237 corresponding to R.S. Dag Nos. 188 and 189, appertaining to C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, Ward No. 20 of South Dumdum Municipality, Municipal Holding No. 901 (old), 1051/1 (new), Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, West Bengal.

20. Hence, the Owners herein became the joint and absolute owners of **ALL THAT** piece and parcel of land measuring 7 cottahs 10 chittacks more or less comprised in C.S. Dag No. 236 and 237 corresponding to R.S. Dag No. 188 and 189, under C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, lying and situated at Mouza – Shyamnagar, J.L. No. 17, Holding No. 1051/1, Cal Jessore Road, Premises No. 512, Cal Jessore Road, Ward No. 20 of South Dumdum Municipality, Police Station – Lake Town, District – North 24 Parganas, West Bengal, and hereinafter referred to as “**the said Premises**” and more fully and particularly mentioned and described in the **First Schedule** hereunder written and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corner whatsoever and paying usual rents and taxes to the proper authorities concerned in their own names as the absolute owners and possessors and have the absolute power of ownership and also entitle to sell, gift, lien, mortgage, assign

the same to anybody else in any way as they will think fit and proper. The Owners state that the said Premises has a good and marketable title and the Owners are exercising all rights of ownership thereupon free from all encumbrances, charges, liens, lispendens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

21. The Owners and the Developer pursuant to the Development Agreement duly commenced the construction of multi-storied buildings consisting of several commercial apartments, in accordance with the building **Sanction Building Plan No. 452 dated 03.03.2020**, duly issued by South Dum Dum Municipality, in respect of the project known as ‘_____’.
19. The Developer has registered the Project under the provisions of the Act with the West Bengal Real Estate Regulatory Authority **at KOLKATA on _____ under registration no. _____**.
20. While in the course of construction the Developer invited offers for purchase of self-contained units/apartments and the Purchasers herein offered to purchase **ALL THAT** the **APARTMENT NO. _____**, on the _____ **Floor** of the building being **Block-_____**, containing by estimation an area of _____ (**_____**) **Square Feet** more or less (**Carpet Area**) excluding balcony area of _____ (**_____**) **Square Feet** more or less appertaining to _____ (**_____**) **Square Feet** more or less

(Super Built Up Area), flooring _____, situate at the Project known as ‘_____’, hereinafter referred to as the said **“UNIT”** more particularly described in the **SECOND SCHEDULE** hereunder written, constructed on the premises stated in the First Schedule hereunder written TOGETHERWITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other units in the building at and for a total consideration of the said unit sum of **Rs.** _____/-(**Rupees** _____)**only.**

21. The said Unit is now since completed and the Purchasers have duly satisfied themselves as to the constructions, measurements, materials used, workmanship, the scheme of the Project and upon such satisfaction have now proceeded to have the Deed of Conveyance executed in their favour.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

In total consideration of the sum of **Rs.** _____/- (**Rupees** _____) **only** paid by the Purchasers herein to the Developer (receipt whereof the Developer hereby by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the Purchasers) the Owners and Owner and/or Developer doth hereby sell, transfer and convey unto and in favour of the Purchasers herein the said Unit purchased **ALL THAT** the **APARTMENT NO.** _____, on the _____ **Floor** of the building being **Block-**_____, containing by estimation an area of _____ (_____) **Square Feet** more or less (**Carpet Area**) excluding balcony area of _____ (_____) **Square Feet** more or less appertaining to _____ (_____) **Square Feet** more or less (**Super Built Up Area**), flooring _____, situate at the Project known as

‘ _____’, constructed on the premises stated in the First Schedule hereunder written TOGETHERWITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other units in the building (morefully and more particularly described in the **SECOND SCHEDULE**) lying and situated at and upon the Premises described in the **FIRST SCHEDULE** hereunder written **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 Owners and/or Developer 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 Purchasers 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 Owners and/or Developer assure that The Purchasers shall be entitled to the rights, benefits and privileges attached to the said unit and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in common areas (excluding the roof/terrace) and common facilities in the building for the use occupation and enjoyment of the said unit as detailed in **THIRD SCHEDULE** hereunder written and/or describe and the Purchaser/s shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of maintenance, repair, renew, redecoration etc. of the common spaces as detailed in the **FOURTH SCHEDULE** hereunder written AND FURTHER that The Purchasers shall be entitled to the common easements and quasi easements affecting and

attached to the Said Unit and/or Unit are as detailed in the **FIFTH SCHEDULE** hereunder written and/or described.

THE OWNERS and/or DEVELOPER COVENANT WITH THE PURCHASERS AS FOLLOWS:-

1. The Purchasers may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Unit and/or Unit and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for their own uses and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from the Owners and/or Developer herein or their successors 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.
2. The Purchasers shall hold the said Unit and/or Unit free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owners and/or 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 Owners and/or Developer herein or by any other person or persons claiming or to claim by, from, under or in trust for them.
3. The Purchasers shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to anyone without the consent of the Owners and/or Developer 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 Purchasers under the terms of this conveyance.
4. The Owners and/or Developer doth hereby further covenant with the Purchasers that the Purchasers may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy

the said Unit and/or Unit and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Owners and/or Developer or their heirs or anyone of them or by any person or persons claiming or to claim, from, under or in trust for him or anyone of them.

5. The Owners and/or Developer and all persons having or claiming any estate, right, title or Interest In the said Unit and/or Unit and premises hereby conveyed or any part thereof by, from under or in trust for the Owners and/or Developer 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 Purchasers 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 Purchasers in the manner aforesaid as by the Purchasers, their heirs, executors or administrators and assigns shall be reasonably required.

THE PURCHASERS COVENANT/S WITH THE OWNERS AND/OR DEVELOPER AS FOLLOWS:-

1. The Purchasers admits and accepts that the **OWNERS AND/OR DEVELOPER** and/or their employees and/or agents and/or contractors shall be entitled to use and utilize the Common Portions and the building Common Portions for movement of building materials and for other purposes as may become necessary for completing the Construction of the building thereof and the Purchasers shall not raise any objection in any manner whatsoever with regard thereto.
2. The Purchasers consents to be a member of the Association of Unit Owners to be formed by the Owners of **UNIT AND/OR UNIT** in the building for which Purchasers agrees and covenants:

- i) To Co-Operate with The Other Co-Purchaser/s and the **OWNERS AND/OR DEVELOPER** /and /or the Association of Unit Owners in The Management and Maintenance of The Block/Complex/Project.
- ii) **TO OBSERVE** the rules framed from time to time by the **OWNERS AND/OR DEVELOPER** and /or the Association of Unit Owners for quiet and peaceful enjoyment of the Complex as a decent place for living.
- iii) **TO ALLOW** the **OWNERS AND/OR DEVELOPER** and /or the Association of Unit Owners with or without workmen to enter into the said **UNIT AND/OR UNIT** for the purpose of maintenance and repairs.
- iv) **TO PAY** and bear the common expenses and other outgoings and expenses since the date of possession and also the rates and taxes for and/or in respect of the said building including those mentioned in the **FOURTH SCHEDULE** hereunder written proportionately for the building and/or common parts/areas and wholly for the said **UNIT AND/OR UNIT** and/or to make deposit on account thereof in the manner mentioned hereunder to or with the **OWNERS AND/OR DEVELOPER** and upon the formation of the association of Unit Owners. Such amount shall be deemed to be due and payable on and from the **DATE OF POSSESSION** irrespective of the Purchasers taking actual possession of the said **UNIT AND/OR UNIT** at a later date or the said **UNIT AND/OR UNIT** has been taken possession of or not by the Purchasers.
- v) **TO DEPOSIT** the amounts reasonably required with the **OWNERS AND/OR DEVELOPER** and upon the formation with the association of Unit Owners as the said case may be towards the liability for the rates and taxes and other outgoings.
- vi) **TO PAY** charges for electricity in or relating to the said **UNIT**

AND/OR UNIT wholly and proportionately relating to the **COMMON PORTIONS**.

- vii) NOT TO** sub-divide the said **UNIT AND/OR UNIT**.
- viii) NOT TO** do any act deed or thing or obstruct the further construction or completion of the said building in any manner whatsoever and notwithstanding any temporary construction in the Purchasers enjoyment of the said **UNIT AND/OR UNIT**.
- ix) NOT TO** throws dirt, rubbish or other refuse or permits the same to be thrown or accumulated in the said building and/or compound or any portion of the building.
- x) NOT TO** store or bring and allow to be stored and brought in the said **UNIT AND/OR UNIT** any goods or hazardous or combustible nature or which are so heavy as to affect or endanger the structures of the building or any portion of the building, any fittings or fixtures thereof including windows, floors etc. in any manner.
- xi) NOT TO** hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage the construction of the building or any part thereof.
- xii) NOT TO** fix or install air conditions in the said **UNIT AND/OR UNIT** save and except at the places which have been specified in the said **UNIT AND/OR UNIT** for such installation.
- xiii) NOT TO** do or cause anything to be done in or around the said **UNIT AND/OR UNIT** which may cause or tend to cause or that amount to cause or affect any damage to any flooring or ceiling of the said **UNIT AND/OR UNIT** or adjacent to the said **UNIT AND/OR UNIT** or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.

- xiv) NOT TO** damage or demolish or cause to be damaged or demolished the said **UNIT AND/OR UNIT** or any part thereof or the fittings and fixtures affixed thereto.
- xv) NOT TO** close or permit the closing of verandahs or lounges or balconies or lobbies and common parts and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, lounges or any external walls or the fences, of external doors and windows of the said **UNIT AND/OR UNIT** which in the opinion of the **OWNERS AND/OR DEVELOPER** differs from the colour scheme of the building or deviation or which in the opinion of the **OWNERS AND/OR DEVELOPER** may affect the elevation in respect of the exterior walls of the said building.
- xvi) NOT TO** install grill the design of which have not been suggested or approved by the Architect of the Developer.
- xvii) NOT TO** do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said **UNIT AND/OR UNIT** or any part of the said building or cause increased premium to be payable in respect thereof if the building is insured.
- xviii) NOT TO** raise any objection whatsoever to the **OWNERS'/DEVELOPER'S** dealing with all the unsold and open areas in the Complex in the manner as deemed fit and proper by the **OWNERS AND/OR DEVELOPER** subject to approval by the concerned authority.
- xix) NOT TO** make in the said **UNIT AND/OR UNIT** any structural addition and/or alteration such as beams, columns, partition walls etc. or improvement of a permanent nature except with the prior approval in writing of the **OWNERS AND/OR DEVELOPER** and/or any concerned authority.

- xx)** **NOT TO** raise any objection as and when the Owners and/or Developer erects, install, fix, mount hoarding, neon sign board, signage, mobile towers etc at any place /location/roof of any block within the project and not to claim any right over the revenue arising out of such erection, installation, fixing, mounting of hoardings, neon sign boards, signages, mobile towers etc and for the purpose not to block the free access to any/all such installations.
- xxi)** **NOT TO claim** any right whatsoever over and in respect of the **COMMON PARTS AND PORTIONS** in other Block/s and/or **COMMON PARTS AND PORTIONS** in the Complex.
- xxii)** **TO ABIDE** by such building rules and regulations as may be made applicable by the **OWNERS AND/OR DEVELOPER** before the formation of the and /or the Association of Unit Owners and after the and /or the Association of Unit Owners is formed.
- xxiii)** **NOT TO** make or cause, any objection interruption interference hindrance, obstruction or impediment for any reason or in any manner whatsoever relating to the Project or the construction and completion of the Building/s by the Owners and/or Developer herein including any further constructions, additions or alterations that may be made from time to time.
- xxiv)** **NOT TO** claim partition of its undivided right, title and interest in the land attributable to the said **UNIT AND/OR UNIT**.
- xxv)** **NOT TO** claims any right over and in respect of any other Units and/or the roof and/or open spaces and/or Common Parts and Portions of other Block/s and not to object to the Owners and/or Developer exercising its right to deal with the same.
- xxvi)** **NOT TO** place any signboard, hoarding, and signage on the outer and / or inner wall except a reasonably sized nameplate outside the main door to the **UNIT AND/OR UNIT**.

xxvii) To pay GST at the applicable rates and /or any enhancement thereof at any point in time in addition to the consideration amount.

THE FIRST SCHEDULE ABOVE REFERRED TO:
DESCRIPTION OF THE SAID PREMISES

ALL THAT piece and parcel of land measuring 7 cottahs 10 chittacks more or less comprised in C.S. Dag No. 236 and 237 corresponding to R.S. Dag No. 188 and 189, under C.S. Khatian No. 204 corresponding to R.S. Khatian No. 750, lying and situates at Mouza – Shyamnagar, J.L. No. 17, Holding No. 1051/1, Cal Jessore Road, Premises No. 512, Cal Jessore Road, Ward No. 20 of South Dumdum Municipality, Police Station – Lake Town, District – North 24 Parganas, West Bengal which is butted and bounded as follows:-

NORTH : _____;
SOUTH : _____;
EAST : _____;
WEST : _____.

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

ALL THAT the **APARTMENT NO.** _____, on the _____ **Floor** of the building being **Block-**_____, containing by estimation an area of _____ (**_____**) **Square Feet** more or less (**Carpet Area**) excluding balcony area of _____ (**_____**) **Square Feet** more or less appertaining to _____ (**_____**) **Square Feet** more or less (**Super Built Up Area**), flooring _____, situate at the Project known as ‘ _____ ’, constructed on the premises stated in the First Schedule hereunder written TOGETHERWITH undivided,

impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other units in the building as delineated and demarcated in the appended Map or Plan and highlighted in RED colours.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(COMMON FACILITIES AND AMENITIES)

FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

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 **OWNERS, DEVELOPER and**
PURCHASERS at _____ in the
presence of:

WITNESS:

1.

SIGNATURE OF THE OWNERS

2.

SIGNATURE OF THE DEVELOPER_____
SIGNATURE OF THE PURCHASERS**RECEIPT**

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

MEMORANDUM OF CONSIDERATION

Sl.No.	Date	Cheque No.	Bank	Amount (in Rs.)
			TOTAL	_____ /-

(Rupees _____)only.

WITNESS:

1.

SIGNATURE OF THE DEVELOPER

2.

Deed prepared and Drafted by:-