

DRAFT COPY OF DEED OF CONVEYANCE

This Deed of Conveyance ("Conveyance Deed") executed on this day
of..... 20.....

By and Between

M/s Roy Construction & Developer of the proposed Project "**SHILA**" at Mouza - Tentulberia , J.L. No. - 44, ,L R Dag No 99 , R S Dag No 94 , R S Khatian No 448 , L R Khatian No 171 under Rajpur Sonarpur Municipality being Holding No 589 , Sreenagar, under Ward no 22, PS Sonarpur, Kolkata 700094 P.O. - Panchasayar Dist. - 24 Pargs. (South), West Bengal, India.

M/s Roy Construction (Proprietor ship Firm) ((PAN NO AGWPR8314A)) having its principal place of business at Garia Station Road PO Garia, PS Sonarpur ,Dist. - 24 Pargs. (South), West Bengal, India. & represented by its Proprietor **SOUMIK ROY** Son of Late Tushar Kantu Roy, residing at Garia Station Road, PS Sonarpur, PO Garia, District South 24 Parganas, Kolkata 700084 Dist. - 24 Pargs. (South), West Bengal, India ,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).

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 authorised signatory,(Adhar no.) duly authorised 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 successors-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.....), (Aadhaar no.....) represented by its authorised vide, authorised 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.).

For M/s ROY CONSTRUCTION


Roy Construction
Proprietor

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OR

(if the Allottee is an individual)

Mr./Ms.....(Adhar 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., (Addhaar no.) son of
.....aged aboutfor self and as the Karta of the Hindu
Joint Mitakshara Family known asHUF, having its palce of business
/ residence at....., (PAN), hereinafter referred to as the
"Allottees" (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).

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

WHEREAS:

(3)

A The Promoter is the absolute and lawful owner of (Please insert land details as per laws in force).....totally admeasuringsquare meters situated at in Mouza, block & District.....("Said Land") vide sale deed / lease deed(s) datedregistered at the office of the Registrar /Sub-registrar/ additional Registrar of assurancein Book No.....Voucher No.....Pages from.....to.....bearing being no.....of the year.....

OR

A.square meters situated atin Mouza, Block & District ("Said Land") vide sale deed/ lease deed(s) datedregistered at the office of the Registrar /Sub-Registrar/ Additional Registrar of assurancein book NoVoucher No.....Pages fromto.....bearing being No.....of the year.....

The Owner and the Promoter have entered into a (collaboration/ development/joint development) agreement datedregistered at the office of the Registrar/ Sub-Registrar/ additional registrar of Assurancein Book No.....Voucher No.....pages fromto.....bearing being No.....of the year.....

B. The Said Land is earmarked for the purpose of building a (commercial/ residential/ any other purpose) project, comprising.....multi-storeyed

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apartment buildings and(insert any other components of the Project) and the said project shall be known as:-,,,,,,,,,,,,,(Project)

OR

THE SAID LAND is earmarked for the purpose of plotted development of a (commercial/residential/any other purpose) project, comprising.....plots and (insert any other components of the Project) and the said project shall be known as.....(project)

AND WHEREAS the seller is sound and disposing mind, without under influence, coercion or fraud and for legal requirements and necessities has agreed to sell and transfer the said Plot unto the purchaser for a total sale consideration of Rs.)/- (.....Rupees) and the purchaser has also agreed to purchase of above said Plot for the above mentioned sale consideration.

NOW THIS SALE DEED WITNESSTH AS HEREUNDER:

1. That the entire sale consideration amount of the above said Plot amounting to Rs.....has been received by the Seller from the Purchaser, as full and final sale consideration of the above said Plot , prior to the execution of this sale deed, the receipt of which is hereby admitted and acknowledged by the Seller. The details of the payment is given as hereunder:
2. That the Seller has handed over the actual, physical, vacant possession of the said Plot unto the purchase and the purchaser has taken the possession and he/she is in possession of the same.
3. That in consequences of the aforesaid consideration, the said plot is hereby conveyed to the purchaser and purchaser shall hereinafter hold,

(5)

possess use, utilize the said plot hereby conveyed as absolute owner thereof at all time and from time to time without any interruption by the Seller or any other person claiming through or under the Seller.

4. That the Seller hereby undertake and agree to get the above said Plot mutated in the name of purchaser in all relevant recorded and / or in any other records of any authority concerned and the Seller shall sign any or all documents required in this behalf and / or the purchaser get mutation at his own level on the basis of this sale deed even in the absence of the Seller.
5. That the said Plot sold hereby is free from all sorts of encumbrances such as sale, mortgage, litigations, disputes, attachment, acquirement, charges. Claim etc. And the Seller has subsisting right to sell, transfer and convey the same in any or all manners,
6. That the Seller hereby undertakes to indemnify the purchaser in case any defect in the title of the Seller is found of the above said plot.
7. That the Purchaser has right to use in common any or all casement rights, common path, common stairs, common passage, common sewage, drainage etc.
8. That the Seller is liable to pay all taxes and charges of the said Plot up to the date of registration of the sale deed and thereafter all such taxes and charges shall be paid and borne by then Purchaser
9. That the purchaser has borne all expenses of stamp duty. Registration fee and legal charges in respect of this sale deed.
10. That has right to use, utilize, hold, sell and transfer the said Plot in any or all the manners and the purchaser has right to use in all manners.
11. That the purchaser has the proportionate right in the land and the event of any natural calamity like fire, earthquake, flood and the said building collapse or is materially, damaged, then in that event the purchaser above

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named shall have a right to reconstruct the same and he shall have right to raise pillars , became etc. from the land and/ the said Plot and the Seller, his legal heirs, other transfers or assigns shall have no right to object in any manner whatsoever it may be.

12. That the PURCHASER shall have every right to get new electric, water, sewer connection(s) or may get transferred and /or changed in his / their own name in the records of Department /Authority concerned on the basis of this deed without any further consent of the Seller.

13. The Purchaser shall not do any illegal activities in the above said plot which are against the rules which may cause damages/ loss to the neighbours and the other plots of projects. PROVIDED ALWAYS AND it is hereby agreed that wherever and whenever such interpretation would be requisite to give fuller possible scope and effect or any contract or covenant herein contained. The expression, seller and purchaser include their heirs, executors, administrators, legal representatives and assigns language and it is hereby declared by both the parties that in any case the interpretations of this sale deed in considered necessary the English Language drafting shall prevail of all intents and purposes.

14. DISPUTE RESOLUTION: All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through an Official Arbitrator under Arbitration and Reconciliation Act, 1996.

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

(7)

SIGNED AND DELIVERED BY THE WITHIN NAMED

Alottee (Including Joint Buyers)

1.

Affix Photo &
Cross sign on it

Affix Photo &
Cross sign on it

2.

.....on.....in the presence of.

SIGNED AND DELIVERED BY THE WITHIN NAMED

1. Promoter.....
(Authorised Signatory)

Affix Photo &
Cross Sign on it

Witness

1) Signature

Name

Address

2) Signature

Name

Address

For M/s ROY CONSTRUCTION

Roy Construction

Proprietor

(8)

SCHEDULE-"A"

(Description of the Flat /Property)

Being Flat Noat the Project Namedat.....on the.....
Floor.....with Garage No.....and/or closed parking no.....
of TotalSq. Ft. of Carpet Area.

On the North :

On the South :

On the East :

On the South :

SCHEDULE-"B"

(Floor Plan of the Apartment)

ALL THAT one self-contained Residential Flat No.....consist of, Bedrooms,
one Dining cum drawing space, Balconies, one kitchen ,.....Toilets
admeasuring an area of more or less.....square feet more or less Carpet
Area and which is more or lesscovered area located at.....floor
in Block..... building in the project of the Said namely"....."
without / along with garage no.....measuring an area more or less
.....square feet in Block.....building in project which will be
treated as "The Apartment/the Single Indivisible Unit Upon said land along with
garage/ car parking space in the project TOGETHER WITH the undivided
proportionate variable share in the common parts, portions, areas, facilities,
privileges, advantages, benefits and amenities in said complex TOGETGHER
WITH the undivided proportionate variable impartibly share in the said land
underneath G+3 storied building, attributable thereto.

For M/s ROY CONSTRUCTION

Roy Construction

Proprietor

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Memo of Consideration

Received an amount of Rs,on and from the within mentioned purchaser the within mentioned consideration money of Rs.....Vide several Cheques/RTGS/NEFT/Online Payment/OR Payment, as mentioned hereunder:

SL NO	CHEQUE NO	DATE	AMOUNT

For M/s ROY CONSTRUCTION

Roy Construction

Proprietor