

DEED OF CONVEYANCE

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

By and Between

SANMAN REALTECH LLP (PAN : AFDFS2510K) a partnership firm having its office at 46/1, Raja Rammohan Sarani, Kolkata - 700009, P.O.- Raja Rammohan Sarani, P.S.- Amherst, being represented by its partners, **1) Sri Santanu Mukherjee** (PAN AITPM8726C) son of Late Arun Mukharjee residing at 46/1, Raja Rammohan Sarani, Kol.-09, **2) Smt. Mandira Das (PAN ADSPD7196H)** daughter of Late Manik Lal Bose residing at 79A Regent Estate, Kol – 92, **3) Sri. Koushik Bose,(PAN AWKPB6735B)** son of Late Manik Lal Bose, residing at 177/6A Layalka Roypur, Kolkata – 700092, P.O.- Jadvpur, all are religion Hindu, occupation business, **C.A. of Mr. Soumen Sarkar (PAN – AVKPS3981P)** son of Late Sudhir Kumar Sarkar, by Nationality – Indian, by occupation Business residing at Nabagram, Garia, P.O.- Panchpota, P.S.- Nerendrapur, Kolkata – 700152 being represented by his true and lawful Constitute Attorney of at premises no. premises no. 482, Nabagram Panchpota, Holding no.- 482, ward no. - 04, under Rajpur Sonarpur Municipality, P.S. - Narendrapur old sonarpur, 2 no. Middle Block, Kolkata – 700152, WB, 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 Allotted 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 "Allotted" (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 Allotted 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 "Allotted" (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. _____, (Aadhar no. _____) son / Daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the "Allotted" (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. _____, (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 "Allotted" (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 Allotted shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS:

A. The Promoter is the absolute and lawful owner of [Please insert land details as per

laws in force]_____ totally admeasuring _____
square meters situated at in Mouza, Block & District _____
("Said Land") vide sale deed/ lease deed(s) dated _____ registered at
the office of the Registrar /Sub-Registrar/ Additional Registrar of Assurance _____
_____ in Book No _____ Voucher No _____
_____ Pages from _____ to _____
bearing being No _____ of the year _____
[OR]

_____ ("Owner") is the absolute and lawful owner of [Please
insert land details as per laws in force] _____ totally
admeasuring _____

B. _____ square meters situated at _____
_____ in Mouza, Block & District ("Said Land") vide sale deed/ lease deed(s)
dated _____ registered at the office of the Registrar
/Sub-Registrar/ Additional Registrar of Assurance _____ in
Book No _____ Voucher No _____
Pages from _____ to _____ bearing
being No _____ of the year _____,
The Owner and the Promoter have entered into a [collaboration/development/joint
development] agreement dated _____ registered at the office of the
Registrar /Sub-Registrar/ Additional Registrar of Assurance _____ in Book
No _____ Voucher No _____ Pages
from _____ to _____ bearing being No _____
_____ of the year _____

C. The Said Land is earmarked for the purpose of building a [commercial/residential/any
other purpose] project, comprising _____ multistoried apartment buildings
and [insert any other components of the Projects] 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 Projects] and the said project shall be known
as ' _____ ' ("Project"):

AND WHEREAS the seller is sound and disposing mind, without undue 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 WITNESSETH 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, 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 purchase in all relevant revenue 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 sort of encumbrances such as sale, mortgage, litigation, 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 the purchaser.

9. That the purchaser has borne all expenses of stamp duty, Registration fees 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 the plot 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 named shall have a right to reconstruct the same and he shall have right to raise pillars, beams 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 neighbors and the other Plots of the Project. PROVIDED ALWAYS AND it is hereby agreed that wherever and whenever such interpretation would be requisite to give the 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 hereinabove 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

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allotee (Including Joint Buyers)

1.

2.

_____ on _____ in the presence of

**Affix Photo
and Cross
Sign the
same**

**Affix
Photo and
Cross Sign
the same**

SIGNED AND DELIVERED BY THE WITHIN NAMED

1. Promoter _____
(Authorised Signatory)

**Affix Photo
and Cross
Sign the
same**

Witness:

1. Signature:

Name:

Address:

2. Signature:

Name:

Address:

For SANMAN REALTECH LLP
M. K. Borse
Koushik Borse
Santanu
Partner

SCHEDULE 'A'

(Description of the Flat/Property)

Being Flat No at the Project Named at on the

Floor with Garage No AND/OR Closed Parking No.....

of Total Sq ft of Carpet Area

On The North:

On The South:

On The East:

On The West:

SCHEDULE 'B'

(Floor Plan of the Apartment)

ALL THAT one self-contained Residential Flat no....., consist of Bedrooms, one Dinning cum drawing space, Two balconies, one kitchen,Toilets admeasuring an area of more or lesssquare feet more or less as Carpet Area and which is more or lesscovered area located atfloor in Block building in the project of the said namely “.....” without/along with garage no....., measuring an area of more or less square feet in Block in the project which will be treated as 'the Apartment'/'the Single Indivisible Unit upon said land along with garage/car parking space in the project **SANMAN REALTECH LLP** the undivided proportionate variable share in the common parts, portions, areas, facilities, privileges, advantages, benefits and amenities in said complex **SANMAN REALTECH LLP** the undivided proportionate variable importable share in the said land underneath G+III storied building, attributable thereto.

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/QR payments, as mentioned hereunder:

Sl No.	Cheque No.	Date	Amount

For SANMAN REALTECH LLP
Mandates.
Koushik Bose
Santann
Partner