

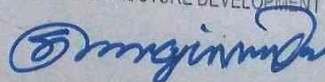
## DEED OF CONVEYANCE

1. **Date :**
2. **Place : Kolkata**
3. **Parties :**
  - 3.1 **BISWAJIT MAJUMDAR [PAN : AOQPM5108K], [AADHAAR NO. 894741112658], [D.O.B. : .....] & [MOBILE NO. ....],** son of Binod Chandra Majumdar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at A.B. 375, Samar Pally, Milan Bazar, P.O. Milan Bazar, P.S. Baguiati, Kolkata - 700102, District North 24 Parganas, West Bengal.
  - 3.1.1 **ASHISH KUMAR DANDAPAT [PAN : AGRPD2491H], [AADHAAR NO. 742280866536], [D.O.B. : .....] & [MOBILE NO. ....],** son of Ajit Kumar Dandapat, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Baragadra P.O. Baragarrh, P.S. Seranga, Pin - 722150, District Bankura, West Bengal.
  - 3.1.2 **SANJAY BANGAL [PAN : AKCPB2486N], [AADHAAR NO. 228252965419], [D.O.B. : .....] & [MOBILE NO. ....],** son of Late Ajit Kumar Bangal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Tehsil, Bankura, Kulmara, P.O. Keshiakole, P.S. Bankura, Pin - 722155, District Bankura, West Bengal.

The Landowners (3.1 to 3.1.2) herein, jointly represented by their constituted attorney, **SHREE SAI INFRASTRUCTURE DEVELOPMENT [PAN : AEMFS2371A] & [DATE OF INCORPORATION .....],** having its registered office at CE/1/A/9, Street No. 214, Action Area - I, New Town, P.O. & P.S. New Town, Kolkata - 700156, District North 24 Parganas, West Bengal, Developer herein, as their constituted attorney, by executing the Registered Development Power of Attorney After Registered Development Agreements. The said Registered Development Power of Attorney After Registered Development Agreements was registered on 25.04.2025, registered in the office of the A.R.A. - IV, Kolkata, and recorded in Book No. I, Volume No. 1904-2025, Page from 262793 to 262812, being Deed No. 190406205 for the year 2025.

Hereinafter jointly called and referred to as the **"LANDOWNERS/VENDORS"** (which expression shall unless excluded by or repugnant to the context be

SHREE SAI INFRASTRUCTURE DEVELOPMENT



Partner



deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

**AND**

3.2 ..... [PAN : .....], [AADHAAR NO. ....],  
[D.O.B. : .....] & [MOBILE NO. ....], son/daughte/wife of  
....., by faith - ....., by occupation - ....., by  
nationality - Indian, residing at ....., P.O. ....,  
P.S. ...., District - ....., Pin - ....., State - .....

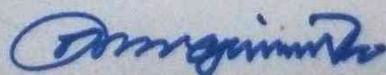
Hereinafter called and referred to as the **"PURCHASER"** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **SECOND PART**.

**AND**

3.3 **SHREE SAI INFRASTRUCTURE DEVELOPMENT [PAN : AEMFS2371A] & [DATE OF INCORPORATION .....]**, having its registered office at CE/1/A/9, Street No. 214, Action Area - I, New Town, P.O. & P.S. New Town, Kolkata - 700156, District North 24 Parganas, West Bengal, represented by its partners, (1) **BISWAJIT MAJUMDAR [PAN : AOQPM5108K], [AADHAAR NO. 894741112658], [D.O.B. : .....] & [MOBILE NO. ....]**, son of Binod Chandra Majumdar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at A.B. 375, Samar Pally, Milan Bazar, P.O. Milan Bazar, P.S. Baguiati, Kolkata - 700102, District North 24 Parganas, West Bengal, (2) **ASHISH KUMAR DANDAPAT [PAN : AGRPD2491H], [AADHAAR NO. 742280866536], [D.O.B. : .....] & [MOBILE NO. ....]**, son of Ajit Kumar Dandapat, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Baragadra P.O. Baragarrh, P.S. Seranga, Pin - 722150, District Bankura, West Bengal & (3) **SANJAY BANGAL [PAN : AKCPB2486N], [AADHAAR NO. 228252965419], [D.O.B. : .....] & [MOBILE NO. ....]**, son of Late Ajit Kumar Bangal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Tehsil, Bankura, Kulmara, P.O. Keshiakole, P.S. Bankura, Pin - 722155, District Bankura, West Bengal.

Hereinafter called and referred to as the **"DEVELOPER/CONFIRMING PARTY"** (which expression shall unless excluded by or repugnant to the

SHREE SAI INFRASTRUCTURE DEVELOPMENT



Partner



context be deemed to mean and include its/his heirs, executors, administrators, representative, and assigns) of the **THIRD PART**.

Landowners/Vendors, Purchaser and the Developer/Confirming Party collectively Parties and individually Party.

**NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-**

**4. Subject Matter of Conveyance :**

**4.1 Transfer of Said Flat & Appurtenances :**

**4.1.1 Said Flat/Said Property : ALL THAT** piece and parcel of one independent and complete residential flat, being **Flat No. '.....'**, on the **..... Floor, .....** **Side**, in **'Block- ....'**, measuring **..... (.....)** **Square Feet be the same a little more or less of super built up area corresponding to ..... (.....) Square Feet be the same a little more or less of carpet area**, lying and situated in the building/complex namely **"....."**, morefully described in the Second Schedule hereunder written, lying and situate on the plot of land, which is morefully described in the First Schedule hereinafter written, together with undivided proportionate share of land, common areas, common amenities and common facilities of the said flat, lying in the said building/complex **[SOLD PROPERTY/SAID PROPERTY]**.

**5. BACKGROUND, REPRESENTATIONS AND COVENANTS :**

**5.1 Representations Regarding Title :** The Landowners/Vendors and the Developer/Confirming Party have made the following representation to the Purchaser regarding title.

**5.1.1 CHAIN AND TITLE REGARDING ABSOLUTE JOINT OWNERSHIP OF (1) BISWAJIT MAJUMDAR, (2) ASHISH KUMAR DANDAPAT & (3) SANJAY BANGAL, LANDOWNERS HEREIN, IN RESPECT OF FIRST SCHEDULE PROPERTY, IS AS FOLLOWS :**

**5.1.1.1 Purchased by (1) Biswajit Majumdar, (2) Ashish Kumar Dandapat & (3) Sanjay Bangal from one (1) Chittaranjan Mondal, (2) Moni Mondal & (3) Abhishek Mondal under Deed No. 190417486 for the year 2024 : One (1) Biswajit Majumdar, (2) Ashish Kumar Dandapat & (3) Sanjay Bangal (Landowners herein) jointly purchased ALL THAT piece and parcel of land measuring 14 Decimals more or less out of land measuring 22 Decimals**



more or less, comprised in R.S. Dag No. 3210, under R.S. Khatian No. 64, lying and situated at Mouza - Krishnapur, J.L.No. 17, P.S. Baguiati, within the local limit of Bidhannagar Municipal Corporation (Formerly Rajarhat Gopalpur Municipality) in Ward No. 25, in the District North 24 Parganas, by purchasing the same from one, (1) Chittaranjan Mondal, son of Late Nilmoni Mondal, (2) Moni Mondal, wife of Late Monindra Nath Mondal & (3) Abhishek Mondal, son of Arabinda Mondal, by the strength of a Registered Deed of Conveyance, which was registered on 20.11.2024, registered in the office of Additional Registrar of Assurances-IV, Kolkata, and recorded in Book No. I, Volume No. 1904-2024, Pages 884265 to 884294, being Deed No. 190417486 for the year 2024.

**5.1.1.2 Again Purchased by the said (1) Biswajit Majumdar, (2) Ashish Kumar Dandapat & (3) Sanjay Bangal from the said Chittaranjan Mondal, under Deed No. 190417001 for the year 2024 :** The said (1) Biswajit Majumdar, (2) Ashish Kumar Dandapat & (3) Sanjay Bangal (Landowners herein) again jointly purchased ALL THAT piece and parcel of land measuring 10.53 Decimals more or less out of land measuring 40 Decimals more or less, comprised in R.S. Dag No. 3210/4665, under R.S. Khatian No. 64, lying and situated at Mouza - Krishnapur, J.L.No. 17, P.S. Baguiati, within the local limit of Bidhannagar Municipal Corporation (Formerly Rajarhat Gopalpur Municipality) in Ward No. 25, in the District North 24 Parganas, by purchasing the same from the said Chittaranjan Mondal, son of Late Nilmoni Mondal, by the strength of a Registered Deed of Conveyance, which was registered on 20.11.2024, registered in the office of Additional Registrar of Assurances-IV, Kolkata, and recorded in Book No. I, Volume No. 1904-2024, Pages 882378 to 882400, being Deed No. 190417001 for the year 2024.

**5.1.1.3 Total absolute joint ownership of (1) Biswajit Majumdar, (2) Ashish Kumar Dandapat & (3) Sanjay Bangal under (1) Deed No. 190417486 for the year 2024 & (2) Deed No. 190417001 for the year 2024 :** Thus on the basis of the aforementioned two Registered Deeds of Conveyance, bearing (1) Deed No. 190417486 for the year 2024 & (2) Deed No. 190417001 for the year 2024, the said (1) Biswajit Majumdar, (2) Ashish Kumar Dandapat & (3) Sanjay Bangal (Landowners herein), are the absolute joint owners of ALL THAT piece and parcel of land measuring 24.53 (Twenty Four Point Five Three) Decimals more or less, equivalent to land measuring 14 (Fourteen) Cottahs 13 (Thirteen) Chittacks 20 (Twenty) sq.ft be the same a little more or less, comprised in R.S. Dag Nos. 3210 & 3210/4665, under R.S. Khatian No. 64, lying and situated at Mouza - Krishnapur, J.L.No. 17,



P.S. Baguiati, A.D.S.R.O. Rajarhat, New Town, within the local limit of Bidhannagar Municipal Corporation, in Ward No. 25, in the District North 24 Parganas, which is morefully described in the First Schedule hereunder written.

5.1.1.4 **L.R. Records :** After having absolute joint ownership and absolute possession over the aforementioned total properties, the said (1) Biswajit Majumdar, (2) Ashish Kumar Dandapat & (3) Sanjay Bangal (Landowners herein), duly recorded their names in the record of the L.R. Settlement, under L.R. Khatian Nos. 1739 (in the name of Biswajit Majumdar, Landowner No. 3.1), 1740 (in the name of Ashish Kumar Dandapat, Landowner No. 3.1.1 herein) & 1741 (in the name of Sanjay Bangal, Landowner No. 3.1.2 herein), all in L.R. Dag No. 5673.

5.1.1.5 **Municipal Record before Bidhannagar Municipal Corporation :**  
.....

5.1.1.6 **Sactioned of Building Plan :** The said (1) Biswajit Majumdar, (2) Ashish Kumar Dandapat & (3) Sanjay Bangal (Landowners herein), duly sactioned a building plan in respect of the aforesaid plot of land, which is morefully described in the First Schedule hereunder written, from the concerned Bidhannagar Minicipal Corporation, vide Sanctioned Building Permit No. SWS-OBPAS/2109/2025/0337 dated 23.04.2025.

5.1.2 **REGISTERED DEVELOPMENT AGREEMENT & DEVELOPMENT POWER OF ATTORNEY :**

5.1.2.1 **Registered Development Agreement :** The said (1) Biswajit Majumdar, (2) Ashish Kumar Dandapat & (3) Sanjay Bangal (Landowners herein) jointly entered into a Registered Development Agreement with one Shree Sai Infrastructure Development, Developer herein, for developing their aforesaid joint plot of land, which is morefully described hereinabove and also described in the First Schedule of the said Development Agreement, with some terms and conditions mentioned therein. The said Development Agreement was registered 25.04.2025, registered in the office of the A.R.A. - IV, Kolkata, and recorded in Book No. I, Volume No. 1904-2025, Page from 262853 to 262892, being Deed No. 190406183 for the year 2025.



5.1.2.2 **Registered Development Power of Attorney :** On the basis of the Registered Development Agreement, the said (1) Biswajit Majumdar, (2) Ashish Kumar Dandapat & (3) Sanjay Bangal (Landowners herein), jointly executed a Registered Development Power of Attorney After Registered Development Agreement, wherein, the said owners, duly appointed and nominated the said Shree Sai Infrastructure Development, Developer herein, as their constituted attorney, with power to sell, transfer and convey all the units in the project. The said Registered Development Power of Attorney After Registered Development Agreement was registered on 25.04.2025, registered in the office of the A.R.A. - IV, Kolkata, and recorded in Book No. I, Volume No. 1904-2025, Page from 262793 to 262812, being Deed No. 190406205 for the year 2025.

5.1.4 **CONSTRUCTION OF BUILDING COMPLEX :**

5.1.4.1 **Construction of Building/Complex :** In accordance with the said sanctioned building Permit No. SWS-OBPAS/2109/2025/0337 dated 23.04.2025 sanctioned by the concerned Bidhanagar Municipal Corporation, the said Developer constructed a multi storied building complex namely **"MIRAGE TOWER"** on the said entire plot of land and the said entire plot of land is morefully described in the First Schedule hereunder written, consisting its two blocks/towers, being 'Block/Tower-A' & 'Block/Tower-B', respectively.

5.1.5 **DESIRE OF PURCHASE & ACCEPTANCE AND CONSIDERATION :**

5.1.5.1 **Desire of Purchaser for purchasing a Flat from Landowners' and Developer's Allocation :** The Purchaser herein perused and inspected Title Deed/s, Registered Development Agreements, Registered Development Power of Attorney, Building Sanctioned Plan and other related documents in respect of the schedule mentioned property including its amenities and facilities and areas and satisfied himself in regards thereto and approached to the said Landowners/Vendors and and Developer/Confirming Party herein, to purchase **ALL THAT** piece and parcel of one independent and complete residential flat, being **Flat No. '.....'**, on the **..... Floor, ..... Side**, in **'Block-.....'**, measuring **..... (.....) Square Feet** be the same a little more or less of super built up area corresponding to **..... (.....) Square Feet** be the same a little more or less of carpet area, lying and situated in the said building/complex namely **"MIRAGE TOWER"**, morefully



described in the Second Schedule hereunder written, lying and situate on the said plot of land, which is morefully described in the First Schedule hereunder written, together with undivided proportionate share of land, common areas, common amenities and common facilities of the said property, lying in the said building/complex, **[Hereinafter called and referred to as the SAID FLAT/SAID PROPERTY]**.

5.1.5.2 **Acceptance by Developer :** The said Landowners/Vendors and Developer/Confirming Party herein accepted the aforesaid proposal of the Purchaser herein and agreed to sell the **SAID FLAT/SAID PROPERTY**, which is morefully described in the Second Schedule hereunder written, together with land share and share in common portion.

5.1.5.3 **Consideration :** The total sale consideration of the **SAID FLAT/SAID PROPERTY** is **Rs..... (Rupees .....)** only, subsequently the Purchaser herein already paid the same to the said Developer/Confirming Party herein as per memo attached herewith.

5.1.6 **LAND SHARE & SHARE IN COMMON PORTIONS :**

5.1.6.1 **Land Share :** Undivided, impartible, proportionate and variable share in the land comprised in the Said Property as is attributable to the Said Flat morefully described in the Part-I of the Third Schedule hereinafter written (**Land Share**). The Land Share is/shall be derived by taking into consideration the proportion which the super built-up area of the Said Flat bears to the total super built-up area of the Said Building/Complex.

5.1.6.2 **Share In Common Portions :** Undivided, impartible, proportionate and variable share and/or interest in the common areas, amenities and facilities of the Said Building/Complex is attributable to the Said Flat (**Share In Common Portions**), the said common areas, amenities and facilities being described in the Part-II of the Third Schedule below (**collectively Common Portions**). The Share in Common Portions is/shall be derived by taking into consideration the proportion which the super built-up area of the Said Flat bears to the total super built-up area of the Said Building/Complex.

6. **REPRESENTATIONS AND COVENANTS REGARDING ENCUMBRANCES :**

The Landowners/Vendors and Developer/Confirming Party herein, hereby represent and covenant regarding encumbrances as follows :



- 6.1 **No Acquisition/Requisition :** The Landowners/Vendors and Developer/Confirming Party have not received any notice from any authority for acquisition, requisition or vesting of the Said Flat and/or any part of the property in which the building/complex is lying and declare that the Said Flat is not affected by any scheme of the concerned authority/authorities or Government or any Statutory Body.
- 6.1.1 **No Encumbrance :** The Landowners/Vendors and Developer/Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Flat or any part thereof can or may be impeached, encumbered or affected in title.
- 6.1.2 **Right, Power and Authority to Sell :** The Landowners/Vendors and Developer/Confirming Party have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Flat to the Purchaser herein.
- 6.1.3 **No Mortgage :** No mortgage or charge has been created by the Landowners/Vendors and the Developer/Confirming Party in respect of the Said Flat or any part thereof.
- 6.1.4 **No Personal Guarantee :** The Said Flat is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 6.1.5 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Landowners/Vendors and Developer/Confirming Party from selling, transferring and/or alienating the Said Flat or any part thereof.

7. **BASIC UNDERSTANDING :**

- 7.1 **Agreement to Sell and Purchase :** The Purchaser herein has approached to the Landowners/Vendors and Developer/Confirming Party and offered to purchase the **SAID FLAT/SAID PROPERTY**, which is morefully described in the Second Schedule hereunder written, and the Purchaser based on the representations, warranties and covenants mentioned hereinabove (collectively Representations), has agreed to purchase the Said Flat from



the Landowners/Vendors and Developer/Confirming and in this regard, an Agreement for Sale has already been executed in between the parties herein on .....

8. **TRANSFER :**

8.1 **Hereby Made :** The Landowners/Vendors and Developer/Confirming Party hereby sell, convey and transfer the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the **SAID FLAT/ SAID PROPERTY**, which is morefully described in the Second Schedule hereinafter written, together with proportionate undivided share of land morefully described in the Part-I of the Third Schedule (**said land share**) and also together with all easement rights for egress and ingress of all common spaces, amenities and facilities (**said common portion**) in the said building/complex, described and referred in the Part-II of the Third Schedule hereinafter written.

8.1.1 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs..... (Rupees .....)** only paid by the Purchaser to Developer/Confirming Party herein, receipts of which the Developer/Confirming Party hereby and by the Memo and Receipts hereunder written admits and acknowledges.

9. **TERMS OF TRANSFER :**

9.1 **Salient Terms :** The transfer being effected by this Conveyance is :

9.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.

9.1.2 **Absolute :** Absolute, irreversible and perpetual.

9.1.3 **Free from Encumbrances :** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispens, uses, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever.



- 9.2 **SUBJECT TO :** The transfer being effected by this Conveyance is subject to :
- 9.2.1 **Indemnification :** Indemnification by the Landowners/Vendors and Developer/Confirming Party about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Landowners/Vendors and Developer/Confirming Party about the correctness of their title and the representation and authority to sell, which if found defective or untrue at any time, the Landowners/Vendors and Developer/Confirming Party shall at the cost of the purchaser, forthwith take all necessary steps to remove and/or rectify.
- 9.2.2 **Transfer of Property Act :** All obligations and duties of Landowners/Vendors and Developer/Confirming Party and the Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 9.2.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Flat has been handed over by the Landowners/Vendors and Developer/Confirming Party to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 9.2.4 **Outgoings :** All statutory revenue, cess, taxes, surcharges, outgoings and levies of or on the Said Flat relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Landowners/Vendors and Developer/Confirming Party with regard to which the Landowners/Vendors and Developer/Confirming Party hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 9.2.5 **Holding Possession :** The Landowners/Vendors and Developer/Confirming Party hereby covenant that the Purchaser and his heirs, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Flat and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or



expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Landowners/Vendors and Developer/Confirming Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Landowners/Vendors and Developer/Confirming Party.

- 9.2.6 **No Objection to Mutation** : The Landowners/Vendors and Developer/Confirming Party declare that the Purchaser can fully be entitled to mutate his name in the record of the concerned Bidhannagar Municipal Corporation and/or in other respective authority/authorities and to pay tax or taxes and all other impositions in his own name. The Landowners/Vendors and Developer/Confirming Party undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Flat in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**[Description of Entire Plot of Land & Premises]**

**ALL THAT** piece and parcel of a demarcated plot of Bastu land measuring **24.53 (Twenty Four Point Five Three) Decimals more or less equivalent to land measuring 14 (Fourteen) Cottahs 13 (Thirteen) Chittacks 20 (Twenty) sq.ft be the same a little more or less**, lying and situate at Mouza - Krishnapur, J.L.No. 17, P.S. Baguiati, comprised in R.S. Dag Nos. 3210 & 3210/4665, **L.R. Dag No. 5673**, under R.S. Khatian No. 64, **L.R. Khatian Nos. 1739, 1740 & 1741**, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 135/2233(17/2233), Block - M, having Assessee No. ...., in Ward No. ...., [Krishnapur Road, Kolkata - 700.....], in the District North 24 Parganas, in the State of West Bengal. The said entire plot of land is butted & bounded as follows :-

ON THE NORTH : By R.S. Dag Nos. 3222 and 3221 of Mouza Krishnapur.  
ON THE SOUTH : By Remaining portion of R.S. Dag No. 3210/4665 of  
Mouza Krishnapur.



ON THE EAST : By R.S. Dag Nos. 3211 of Mouza Krishnapur.

ON THE WEST : By 30 feet wide public road namely Krishnapur Main Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**[Description of Flat]**

**[Sold Property/Said Property]**

**ALL THAT** piece and parcel of one independent and complete Tiles flooring residential flat, being **Flat No.** '.....', on the ..... **Floor**, ..... **Side**, in '**Block-.....**', measuring ..... (.....) **Square Feet** be the same a little more or less of **super built up area** corresponding to ..... (.....) **Square Feet** be the same a little more or less of **carpet area**, consisting ..... Bed Rooms, ..... Drawing-cum-Dining, ..... Kitchen, ..... Toilet/s & ..... Balcony/ies, lying and situated in the said building/complex namely "**MIRAGE TOWER**", lying and situated at Mouza - Krishnapur, J.L.No. 17, P.S. Baguiati, comprised in R.S. Dag Nos. 3210 & 3210/4665, **L.R. Dag No. 5673**, under R.S. Khatian No. 64, **L.R. Khatian Nos. 1739, 1740 & 1741**, P.S. Baguiati, comprised in R.S. Dag Nos. 3210 & 3210/4665, **L.R. Dag No. 5673**, under R.S. Khatian No. 64, **L.R. Khatian Nos. 1739, 1740 & 1741**, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 135/2233(17/2233), Block - M, having Assessee No. ...., in Ward No. ...., [Krishnapur Road, Kolkata - 700.....], in the District North 24 Parganas, in the State of West Bengal, lying and situated on the said plot of land, which is morefully described in the First Schedule hereinabove written, together with undivided proportionate share of land, common areas, common amenities, common facilities of the said flat, lying in the said building/complex. A Floor Plan of the said property is enclosed herewith and the said floor plan is/will be treated as part and parcel of this present Deed of Conveyance. The said flat is butted & bounded as follows :-

ON THE NORTH : .....

ON THE SOUTH : .....

ON THE EAST : .....

ON THE WEST : .....



**THE THIRD SCHEDULE ABOVE REFERRED TO**

**Part-I**

**[Description of share of land]**

**ALL THAT** piece or parcel of proportionate impartiable share of land morefully and specifically described in the First Schedule hereinbefore.

**Part - II**

**[Description of share of common areas & common amenities]**

**ALL THAT** piece or parcel of proportionate impartiable share of common areas and common amenities morefully and specifically described in the Fourth & Fifth Schedule hereinafter.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**[Common Areas & Amenities]**

**Building Level :**

- :: Lobbies on all floors and staircase of the said building complex.
- :: Lift machine room and lift well of the said building complex.
- :: Water reservoirs/tanks of the said building complex. Water supply, pipeline in the said building complex (save those inside any Unit).
- :: Drainage and sewage pipeline, Septic Chambers, Pits etc. in the said building complex (save those inside any Unit). Wiring, fittings and accessories for lighting of lobbies, staircase and other common portions of the said building complex.
- :: Space for Electricity meters. Lights and fittings in the common area and spaces.
- :: Right of common passage in common portion, installation of T.V. Antena, A.C. Outdoor units. Elevators and allied machinery in the said building complex.
- :: Ultimate roof of the building will be treated as common space.



**Complex Level :**

- :: Water Filter System & 24 hour water supply arrangement. Water pump/s and motor/s.
- :: Central drainage and sewage pipeline and connection with Municipal Authority.
- :: Wiring, fittings and accessories for lighting of common portions. Installations for receiving and distributing electricity from supply agency.
- :: C.C. T.V. & Generator/Inverter facilities. Boundary walls and main gates.
- :: Other such common areas, fittings and installations as may be specified by the developer/association to be common areas fittings and installations/equipments.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**[Common Expenses / Maintenance Charges]**

1. Common Utilities : All charges and deposits for supply, operation and maintenance of common utilities of the building/complex.
2. Electricity : All charges for the electricity consumed for the operation of the common machinery and equipment of the building/complex.
3. Fire Fighting : Cost of operating and maintaining the fire-fighting equipments and personnel deputed for the building, if any.
4. Association : Establishment and all other capital and operational expenses of the Association of the flat owners of the building/complex.
5. Litigation : All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions of the building/complex.
6. Maintenance : All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the common portions [including the exterior or interior (but not inside any unit) walls of the said building/complex].



7. Insurance : Insurance of the building/complex against earth-quake, fire, mob, violence, riots and other natural calamities if any.
8. Operational : All expenses for running and operating all machinery, equipments and installations comprised in the common portions, including changeover switches, pumps and other common installations including their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the common portions of the building/complex.
9. Rates and Taxes : Municipal Tax, Surcharge, Water Tax and other levies in respect of the said building/complex save those separately assessed on the buyer/s.
10. Staff : The salaries of and all other expenses on the staff to be employed for the common purposes, viz. manager, caretaker, clerks, security personnel, sweepers, plumbers, electricians, etc. including their perquisites, bonus and other emoluments and benefits of the building/complex.

**THE SIXTH SCHEDULE ABOVE REFERRED TO**  
**[Rights and obligations of the purchaser]**

**Absolute User Right :**

The purchaser shall have full, complete and absolute rights of use in common with the other owners and/or occupiers of the different flats of the building complex :

1. The common areas and amenities as described in the Fourth & Fifth Schedule herein before.
2. Keeping, raising, inserting, supporting and maintaining all beams, gutters and structures on and to all walls, supporting the said property including all boundaries and/or load bearing or dividing and/or separating and/or supporting walls, the purchaser shall have to maintain the floor of the said property, so that it may not cause leakage or slippage to the floor underneath.



3. Obtaining telephone connection to the said flat as well as the right of fixing television antenna and/or Radio Serials on the roof of the said property and for this purpose, the purchaser shall have the right of digging, inserting and for fixing plug and supporting clumps in all portions of the said property provided always that the purchaser shall restore forthwith such dug up holes or excavations at his own costs and expenses.
4. Maintaining, repairing, white washing or painting of the door and windows of the said property in any part of the said property provided any such work does not cause any nuisance or permanent obstructions to the other occupants of the said property.
5. Mutating his name as owner of the said property in the records of the Government or local Authority and/or have the said property separately numbered and assessed for taxes.
6. Absolute proprietary rights such as the vendors/developer derives from their title save and except that of demolishing or committing waste in respect of the said property described in schedule in any manner, so as to effect the vendors/developer or other co-owners, who have already purchased and acquired or may hereafter purchase or acquire similar property rights as covered by this conveyance.
7. Sell, mortgage, gift, lease or otherwise alienate the said property hereby conveyed.

**Obligations :**

1. The purchaser shall not store any inflammable and/or combustible articles in the said property, but excluding items used in kitchen and personal purpose.
2. The purchaser shall not store any rubbish or any other things in the stair case not to the common areas and/or parts causing inconveniences and also disturbances to other owners and occupiers of the building complex.
3. The purchaser shall not make any additions and alterations in the said



property, whereby the main building/complex may be damaged, but the purchaser shall be entitled to erect wooden partition in the said flat for the purpose of his family requirement.

4. The purchaser shall also pay his proportionate share for insurance of the building/complex for earthquake, fire, mob, violence and commotion alongwith maintenance charges as decided by the members of the Society with all required proposal and consent. The purchaser shall pay maintenance charges of the said property per month (as decided by the developer) from the date of final registration of the said property, to the developer, till the date of formation of association of the building.
5. Not to make any objection for fixation of hoardings, banners, dish antennas, mobile towers in the part of the ultimate roof of the building/complex by the developer and also not to make any objection to the developer and/or its associates for constructing any further floor over the existing floor of the building/complex.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO**  
**[Easements and Quassi Easements]**

1. The right of common parts for ingress in and egress out from the unit or building/complex or premises.
2. The right in common with the other purchasers to get electricity, water connection from and to any other unit or common parts through pipes, drains, wires connection lying or being in under through or over the said unit as far as may be reasonably necessary for the beneficial use and occupation of the respective unit and/or parts and/or common areas.
3. The right of protection for other common parts of the building/complex by all parts of the unit as far as it is necessary to protect the same.
4. The right of the enjoyment of the other common parts of the building/complex.
5. The right with or without workmen and necessary materials to enter from



time to time upon the unit for the purpose of repairing as far as may be necessary for repairing.

6. Such pipes, drains, wires and as aforesaid provided always that save in cause of the emergency purchaser shall be given prior notice in writing of the intention for such entry as aforesaid.

**THE EIGHTH SCHEDULE ABOVE REFERRED TO**  
**[Management & Maintenance of the Common Portions]**

1. The co-owners of the flats shall form an association/society for the common purposes including taking over all obligations with regard to management control and operation of all common portions of the said building under West Bengal Ownership Apartment Act, 1972.

Upon the purchaser fulfilling his obligations and covenants under and upon its formation the Association, shall manage, maintain and control the common portions and do all acts, deeds and things as may be necessary and/or expedient for the common purposes and the purchaser shall co-operate with the vendors/developer till the Association/Society may frame rules regulations and bye laws from time to time for maintaining quiet and peaceful enjoyment of the said building/complex.

2. Upon formation of the Association/Society, the vendors/developer shall transfer all its rights and obligations as also the residue of the remaining of the deposits made by the purchaser or otherwise after adjusting all amounts his/her remaining due and payable by the purchaser and the amounts so transferred henceforth be so held the Association/Society under the account of purchaser for the purpose of such deposit.

3. The Association/Society upon its formation and the co-owners shall however, remain liable to indemnify and keep indemnified the vendors/developer for all liabilities due to non fulfillment of his/her respective obligations by the co-owners and/or the Association/Society.



**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the parties at Kolkata

In presence of :-

1.

Ashish Kumar Dandapat for self and as Constituted Attorney of  
Biswajit Majumdar  
Sanjay Bangal  
and partners of  
Shree Sai Infrastructure Development  
**Landowners/Vendors**

.....  
**Purchaser**

Biswajit Majumdar,  
Ashish Kumar Dandapat,  
Sanjay Bangal,  
Partners of Shree Sai Infrastructure Development  
**Developer/Confirming Party**



## MEMO OF CONSIDERATION

Received with thanks from the above named purchaser, a sum of **Rs.....**  
**(Rupees .....)** **only** towards the total consideration of the said flat,  
 which is morefully described in the Second Schedule hereinabove written, together  
 with undivided proportionate share of land morefully mentioned in the First Schedule  
 hereinbefore written as per money receipts given to the purchaser.

### Mode of Payment

DateBank & Branch

Amount

**TOTAL :** Rs.....

**Witnesses :**

1.

2.

Biswajit Majumdar  
Ashish Kumar Dandapat  
Sanjay Bangal  
Partners of Shree Sai Infrastructure Development  
**Developer/Confirming Party**



DATED THE       DAY OF       2025

**DEED OF CONVEYANCE**

**BETWEEN**

Biswajit Majumdar  
Ashish Kumar Dandapat  
Sanjay Bangal

**Landowners/Vendors**

.....

**Purchaser**

Shree Sai Infrastructure Development  
**Developer/Confirming Party**



**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the parties at Kolkata

In presence of :-

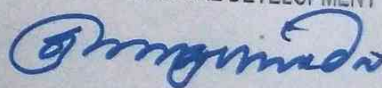
1.

Ashish Kumar Dandapat for self and as Constituted Attorney of  
Biswajit Majumdar  
Sanjay Bangal  
and partners of  
Shree Sai Infrastructure Development  
**Landowners/Vendors**

.....  
**Purchaser**

Biswajit Majumdar,  
Ashish Kumar Dandapat,  
Sanjay Bangal,  
Partners of Shree Sai Infrastructure Development  
**Developer/Confirming Party**

SHREE SAI INFRASTRUCTURE DEVELOPMENT



Partner



### MEMO OF CONSIDERATION

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**(Rupees .....)** **only** towards the total consideration of the said flat,  
which is morefully described in the Second Schedule hereinabove written, together  
with undivided proportionate share of land morefully mentioned in the First Schedule  
hereinbefore written as per money receipts given to the purchaser.

| <u>Mode of Payment</u> | <u>Date</u> | <u>Bank &amp; Branch</u> | <u>Amount</u> |
|------------------------|-------------|--------------------------|---------------|
|------------------------|-------------|--------------------------|---------------|

**TOTAL :** Rs.....

Witnesses :

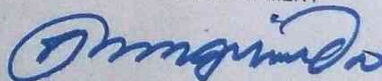
1.

2.

Biswajit Majumdar  
Ashish Kumar Dandapat  
Sanjay Bangal

Partners of Shree Sai Infrastructure Development  
Developer/Confirming Party

SHREE SAI INFRASTRUCTURE DEVELOPMENT



Partner



DATED THE      DAY OF      2025

**DEED OF CONVEYANCE**

**BETWEEN**

Biswajit Majumdar  
Ashish Kumar Dandapat  
Sanjay Bangal  
**Landowners/Vendors**

.....  
**Purchaser**

Shree Sai Infrastructure Development  
**Developer/Confirming Party**