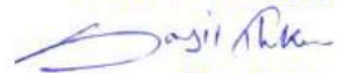


DEED OF CONVEYANCE

THIS INDENTURE made this the day of January, **2026 (Two Thousand Twenty Six) A.D.**

B E T W E E N

SANJIB THAKUR



Proprietor

(1) **SMT. SABITA SHAW, (PAN-AMAPS3837M)**, wife of Sri Shankar Prasad Shaw, by faith- Hindu, Nationality- Indian, by occupation- Housewife, **residing at 1/2, Vivekananda Park, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070** (2) **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070**, Hereinafter called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART** represented by their constituted attorney **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070** by virtue of a **Development power of attorney** registered at the office of **DSR- III at Alipore and entered in Book no. I, Volume No. 1603-2025, Pages 456436 to 456450, Deed No. 16871** for the year **2025**.

AND

M/S SANJIB THAKUR (PAN NO- AFKPT7772F), Regd. office at **62, H.L Sarkar Road, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070** Represented by its sole proprietor **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070**, Hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

(1) (**PAN NO.**) (**AADHAR NO.**), Son of, by faith-, Nationality- Indian, by occupation- resisting at, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless and excluded by or repugnant to the context be deemed to mean and include his/her heirs, administrators, executors, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS One **Ratna Sarkar**, wife of Sudhir Sarkar of **3/63, Azadgarh, P.S- Jadavpur, Kolkata- 700040** purchased **ALL THAT** piece and parcel of land measuring **3 Cottah 0 Chittak 0 sq.ft. with 300 sq.ft.** tile shed structure standing thereon, situated at Mouza- Bansdrone, J.L. No. 45, Pargana-Magura, R.S. No. 381, Touzi No. 63 & 64, comprised in R.S. Dag No. 1509, appertaining to C.S. Khatian No. 287 corresponding to R.S. Khatian No. 1009, under P.S. Regent Park now Bansdrone, now within the limits of the Kolkata Municipal Corporation, Ward No. 113, Kolkata- 700070, Sub-Registry/A.D.S.R. at Alipore, within the District of 24 PGS (s) from its previous owners Khandekar Rahaman Shovan & another, by virtue of a registered Sale deed on **14/03/1997** registered in the office of **Additional District Sub-Register Office at Alipore 24 pgs(s)** and recorded in **Book No. I, Volume No. 89, Pages from 385 to 392, Being No. 2436 for the Year 1997.**

WHEREAS said **Ratna Sarkar**, wife of Sudhir Sarkar of **3/63, Azadgarh, P.S- Jadavpur, Kolkata- 700040** due to urgent need of money sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring **3 Cottah 0 Chittak 0 sq.ft. with 300 sq.ft.** tile shed structure standing thereon, situated at Mouza- Bansdrone, J.L. No. 45, Pargana-Magura, R.S. No. 381, Touzi No. 63 & 64, comprised in R.S. Dag No. 1509, appertaining to C.S. Khatian No. 287 corresponding to R.S. Khatian No. 1009, under P.S. Regent Park now Bansdrone, now within the limits of the Kolkata Municipal Corporation, Ward No. 113, Kolkata-700070, Sub-Registry/A.D.S.R. at Alipore, in the District of South 24- Parganas in favour of **SABITA SHAW** (Owner no. 1 herein), by virtue of a registered Sale deed on **03/08/2001** registered in the office of **Additional District Sub-Register Office at Alipore 24 pgs(s)** and recorded in **Book No. I, Volume No. 157, Pages from 379 to 386, Being No. 4558 for the Year 2001.**

AND WHEREAS said **SABITA SHAW** (Owner no. 1 herein) after purchase above land recorded said land in the records of BL&LRO being **L.R Dag No. 1509, L.R Khatian No. 5132** AND said land is forever free from all encumbrances.

AND WHEREAS by virtue of a Deed of Sale dated **29/09/1999** which was registered in the office of **Addl. District Registrar at Alipore**, recorded in **Book No. I, Volume No. 122, Pages 1 to 12, Being No. 3273, for the year 1999** the then lawfull owners **1. Mainak Banerjee** and **2. Mayukh Banerjee** both sons of Late Manik Banerjee, of **Flat No. 3/A, 32/35, Chandi Ghosh Road, Kolkta- 700040** sold, transferred and conveyed in favour of **SANJIB THAKUR** (Owner No. 2 herein) as fully described therein **ALL THAT** piece and parcel of **Bastu** land measuring **2 Cottahs** more or less comprising **Mouza- Bansdrone, J.L no- 45, Touzi no. 63 with 64, Pargana- Magura, R.S Dag no. 1509, R.S Khatian no. 1009, P.S- previously regent park now Bansdrone, in the District South 24-Parganas** and after

purchase **Owner No. 2** herein mutated the said land in his name being **KMC Premises No. 470, New Shibtala Road, Kolkata- 700070.**

AND WHEREAS said **SANJIB THAKUR (Owner No. 2** herein) after purchase above land recorded said land in the records of BL&LRO being **L.R Dag No. 1509, L.R Khatian No. 5137** AND said land is forever free from all encumbrances.

AND WHEREAS SABITA SHAW (Owner no. 1 herein) by virtue of a **Deed of Gift** Gifted **2 Chittak more or less land with 50 sq.ft tiles shed** structure in favour of **SANJIB THAKUR (Owner No. 2** herein) and the said Deed was registered in the office of **District Sub Registrar- III at Alipore**, recorded in **Book No. I, Volume No. 1603-2025, Pages from 64579 to 64595, Being No. 914, for the year 2025.**

AND WHEREAS SANJIB THAKUR (Owner No. 2 herein) by virtue of a **Deed of Gift** Gifted **2 Chittak more or less land with 47 sq.ft asbestos shed** structure in favour of **SABITA SHAW (Owner no. 1 herein)** and the said Deed was registered in the office of **District Sub Registrar- III at Alipore**, recorded in **Book No. I, Volume No. 1603-2025, Pages from 64596 to 64611, Being No. 912, for the year 2025.**

AND WHEREAS the owners herein converted the aforesaid Two plots of land into a single unit corresponding to **K.M.C. Premises No. 623, New Shibtala Road, P.S-Bansdroni, Kolkata- 700070, KMC Ward No. 113**, morefully described in **First Schedule** hereunder written.

AND WHEREAS thus the First part/owner no. 1 & 2 herein became joint owners of **ALL THAT Bastu** land measuring **5 Cottah** more or less but after physical measurement **4 Cottah 11 Chittak 5.12 Sq.ft** more or less comprised in **Mouza-Bansdroni, J.L no- 45, Touzi no. 63 with 64, Pargana- Magura, L.R Dag no. 1509, L.R Khatian no. 5132, 5137, Under KMC Ward no. 113, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 623, New Shibtala Road, P.S-Bansdroni, Kolkata- 700070, Dist. 24 pgs(s)** morefully described in First Schedule hereunder written and said land is forever free from all encumbrances.

AND WHEREAS the owners were desirous to raise a multi- storied building upon the said plot of land.

AND WHEREAS by an agreement registered at the office of **DSR- III at Alipore and entered in Book no. I, Volume No. 1603-2025, Pages 450815 to 450847, Deed No. 16849**, for the year **2025** the Owners appointed M/S **SANJIB THAKUR (PAN NO- AFKPT7772F)**, Regd. office at **62, H.L Sarkar Road, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070** Represented by its sole proprietor **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur**

Road, Vidyasagar Park, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070 as the developer of the Premises, for development of the Premises by constructing the New Building having several self-contained spaces, on the terms and conditions contained in the Development Agreement.

AND WHEREAS by virtue of a registered **Development Power of Attorney** the Owners herein duly nominated, constituted and appointed **M/S SANJIB THAKUR (PAN NO- AFKPT7772F)**, Regd. office at **62, H.L Sarkar Road, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070** Represented by its sole proprietor **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070** as their true and lawful attorneys on behalf of the owners for smooth progress of the construction work and / or development project upon the aforesaid premises and sale out the flats/shop/car parking in respect of Developer's allocation only to third parties. The said power of attorney was registered at the office of **DSR- III at Alipore and entered in Book no. I, Volume No. 1603-2025, Pages 456436 to 456450, Deed No. 16871** for the year **2025**.

AND WHEREAS out of the allocated part and/ or portion of the Developer's, the Developer declared to sell **ALL THAT** one Residential flat with lift facilities **Being No.....**, on the **floor (..... side)** measuring about **sq.ft. super build up area more or less** consisting of alongwith one car parking space measuring sq.ft on the Ground floor of the proposed **Ground plus Three storied** building comprised in **Mouza- Banskroni, J.L no- 45, R.S. No. 381, Touzi no. 63 with 64, Pargana- Magura, R.S & L.R Dag no. 1509, R.S Khatian No. 1009, L.R Khatian no. 5132, 5137, Under KMC Ward no. 113, P.S- Previously Regent park now Banskroni, K.M.C. Premises No. 623, New Shibtala Road, P.S- Banskroni, Kolkata- 700070, Assessee No. 311131509642, Dist. 24 pgs(s)** together with undivided impartible proportionate share of the land underneath of the building of the said premises including right of easement, common facilities and amenities annexed thereto to the intending buyers.

AND WHEREAS being aware of such intention of the Developer, the PURCHASERS approached the Developer for purchasing the aforesaid flat of Developer's allocation in the said building and the Developer has agreed to sell **ALL THAT** one Residential flat with lift facilities **Being No. ,** on the **floor (..... side)** measuring about **sq.ft. super build up area more or less** consisting of alongwith one car parking space measuring sq.ft on the Ground floor of the proposed **Ground plus Three**

storied building comprised in **Mouza- Bansdroni, J.L no- 45, R.S. No. 381, Touzi no. 63 with 64, Pargana- Magura, R.S & L.R Dag no. 1509, R.S Khatian No. 1009, L.R Khatian no. 5132, 5137, Under KMC Ward no. 113, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 623, New Shibtala Road, P.S- Bansdroni, Kolkata- 700070, Assessee No. 311131509642, Dist. 24 pgs(s)** hereinafter called and referred to as **“the said FLAT AND CAR PARKING**, which is morefully described in the **SECOND SCHEDULE** and after inspecting the sanctioned building plan, its measurements, dimensions, documents of chain of title deeds and other muniments the PURCHASERS have agreed to purchase the said **FLAT AND CAR PARKING** at or for the consideration amount of **Rs./ (Rupees)** **only** and entered into an agreement for sale dated after making the full payment of consideration amount, this Deed of Conveyance is executed by both the parties.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs./ (Rupees)** **only** being the full consideration money of the said shop, well and truly paid by the Purchaser to the Owner and Developer, on or before the execution of this deed, (the receipt whereof, the Owner and Developer do hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Owner and Developer does hereby acquit, release and forever discharge the Purchaser and the said shop with undivided proportionate share in the land and the common areas hereby sold) the Owner and Developer does hereby grant, transfer, convey, sell, assign and assure unto the Purchaser **ALL THAT** undivided proportionate share in the land attributable to the said shop comprised in **K.M.C. Premises No. 623, New Shibtala Road, P.S- Bansdroni, Kolkata- 700070**, A.D.S.R. at Alipore, D.S.R.-I at Alipore in the District South 24 Parganas, morefully described in the Schedule-A hereunder written, together with the said shop of the Ground plus Four storied building more fully described in the Schedule-B hereunder written, **TOGETHER WITH** all the rights, appurtenances thereto and all easements, quasi-easements and other stipulations or provisions in connection with the beneficial use and enjoyment of the said shop with right to use the common areas in common with the Owner and occupiers of the other flats of the said building for the purpose of un interrupted access to and from the main Municipal road or otherwise fully described in the Schedule-C hereunder written, belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and all the rents, issues and profits thereof **AND** all the estate, right, title, interest, claim, and demand whatsoever both at law and in equity of the Developer into or upon the said shop and undivided proportionate share in the said land and every

part thereof TO HAVE AND TO HOLD the said undivided proportionate share in the land and the said shop so to be unto and to the Purchaser absolutely and forever free from all encumbrances.

**THE DEVELOPER DOES HEREBY COVENANT WITH THE PURCHASER AS
FOLLOWS:-**

1. The interest which the Developer does hereby profess to transfer subsist and that the Developer hath good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said undivided proportionate share in the land and the said shop hereby granted, conveyed, transferred and sold unto the Purchaser in the manner aforesaid
2. It shall be lawful for the Purchaser from time to time and at all times hereafter to enter, upon, hold, possess and enjoy the said undivided proportionate share in the land and the shop with right to sell, transfer or otherwise alienate the same and pay the rents to the District Collector, South 24-Parganas and taxes to the Kolkata Municipal Corporation, upon getting his name mutated in the records of the said authorities and receive the rents, issues and profits thereof without any interruption, disturbances, claims or demands whatsoever for or by the Developer or any person or persons claiming through under or in trust for the Developer or any of his predecessor-in-title acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, encumbrances, made or suffered by the Developer or any person or persons lawfully or equitably claiming as aforesaid.
3. The undivided proportionate share in the land together with constructed shop hereby transferred and conveyed are freed and discharged from and against all sorts of encumbrances, trusts, liens and attachments whatsoever. There is no case, suits or proceeding pending before any court of law and the Developer sold the said shop while having good and marketable title therein.
4. The Developer shall from time to time and at all times hereafter upon every reasonable request and cost of the Purchaser make do acknowledge, execute and perfect all such further lawful and reasonable act, deeds and things whatsoever for further better and more perfectly assuring and conveying the said undivided share in the land and the shop hereby sold unto the Purchaser in the manner aforesaid.
5. The Developer shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and cost of the Purchaser produce or cause to be produced to the Purchaser or his agents and attorney or any trial hearing commission, examination or otherwise as writing and also shall at the like request and cost deliver or cause to be delivered to the

Purchaser such attested writing or any of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-cancelled.

**THE PURCHASER DOES HEREBY COVENANT WITH THE DEVELOPER AS
FOLLOWS:-**

1. That the Purchaser shall pay the proportionate share of Municipal taxes or like taxes under any law, which may be assessed on the entire building, so long as the said shop sold to the Purchaser shall not be separately mutated.
2. The Purchaser shall pay the proportionate cost and expenses for maintaining repairing, renovating of the said building and replacement of any fixtures, fittings, components or accessories of the building for white washing or painting of the outer portion of the building etc. more fully mentioned in the Schedule hereunder written.
3. The Purchaser shall pay the electric charges for consumption of the electricity in his shop proportionately unless the separate electric meter is granted in his name by the Electric Supply authority.
4. The Purchaser shall use the said shop sold to his solely for commercial purpose.
5. The Purchaser shall not make or cause to be made any annoyance or disturbance to the Owner and occupiers of the other flats of the said building.
6. The Purchaser shall not store any inflammable or combustible obnoxious and/or objectionable goods or materials other than L.P.G. kerosene oil for domestic purpose in the said shop sold to his or any part thereof.
7. The Purchaser shall not throw or permit to be thrown dirt, debris, rage or other refuse in the compound, corridor, premises or any other portion outside the said shop.
8. The Purchaser shall keep the said shop sold to his and its walls and partition walls, sewers, drains, pipes and appurtenances thereof in good repair and conditions and in particularly as to support, shelter and lateral part of the building.
9. The Purchaser shall become a member of the Association /Society of the Owner, which may be formed and also do all such acts and things necessary for making such Association /Society for protection management and maintenance of the said building.
10. The Purchaser shall observe, perform, and comply with all the rules and regulations made from time to time for protection, maintenance and management of the said building and also the rules and municipal bye laws.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(Entire Property)**

ALL THAT Bastu land measuring **5 Cottah** more or less but after physical measurement **4 Cottah 11 Chittak 5.12 Sq.ft** more or less together with Proposed **Ground plus Three storied** building standing thereon known as “**TIRUPATI GREENS**” comprised in **Mouza- Bansdroni, J.L no- 45, R.S. No. 381, Touzi no. 63 with 64, Pargana- Magura, R.S & L.R Dag no. 1509, R.S Khatian No. 1009, L.R Khatian no. 5132, 5137, Under KMC Ward no. 113, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 623, New Shibtala Road, P.S- Bansdroni, Kolkata- 700070, Assessee No. 311131509642, Dist. 24 pgs(s)** together With all easements rights of adjoining public road and all other rights, appurtenances and inheritances and access and user of the Premises, Together With all appurtenances, including all customary and other rights of easements, liberties privileges, advantages and appendages for beneficial use of the Premises, which is butted and bounded by:-

ON THE NORTH - Premises` No. 1/43B & 1/41, Pirpukur Road

ON THE SOUTH - 3509 wide KMC cement concrete road

ON THE EAST - 2438 wide KMC cement concrete road

ON THE WEST - 6096 wide KMC Road

,:: **THE SEDOND SCHEDULE ABOVE REFERRED TO :: -**

(SAID FLAT AND CAR PARKING HEREBY SOLD)

ALL THAT one Residential flat with lift facilities **Being No. ,** on the **floor** (..... **side**) measuring about **sq.ft. super build up area more or less** consisting of along with cover parking space no. & area measuring 135 sq. ft. on the Ground floor of the proposed **Ground plus Three storied** building comprised in **Mouza- Bansdroni, J.L no- 45, R.S. No. 381, Touzi no. 63 with 64, Pargana- Magura, R.S & L.R Dag no. 1509, R.S Khatian No. 1009, L.R Khatian no. 5132, 5137, Under KMC Ward no. 113, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 623, New Shibtala Road, P.S- Bansdroni, Kolkata- 700070, Assessee No. 311131509642, Dist. 24 pgs(s)** TOGETHER WITH undivided proportionate share in land including other common facilities such as overhead and underground water reservoir, drainage, sewerage, pathways and particularly described in the FIRST SCHEDULE above together with the benefits of common areas and facilities referred in the **THIRD SCHEDULE** hereinafter appearing.

(THE THIRD SCHEDULE ABOVE REFERRED TO

(Common Area and facilities)

Stair case on all floors, lift, staircase, landing on all floors, ultimate roof of the said building.

Common passage from K.M.C. Road to the Ground floor stair case landing, water pump, water tank and other plumbing installations and pump room.

Electrical wiring, motors, electrical fittings (except those which are installed for any particular unit) etc.

Drainage and sewers, Boundary wall and main gate.

Such other fittings, equipment and fixtures which are being used commonly either or the common purpose or needed for using the individual facilities / amenities.

THE FORTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

The expenses of maintaining lift, Expenses of mother meter and common meter, repairing, re-decorating and renewing the main structure and in particular the drainage system, sewerage system, rain water discharge arrangement water electricity supply system to all common areas, mentioned in Third Schedule hereinbefore.

The expenses of repairing, maintaining, white washing and colour washing the main structure, outer walls and common areas of the building.

The costs of cleaning and lighting the entrance of the building, the passage and spaces around the building lobby, staircase and other common areas.

Salaries of all persons and other expenses for maintaining the said building.

Corporation taxes, water taxes and other taxes and outgoing whatsoever as may be applicable and/or payable on account of the said premises.

Such other expenses as may be necessary for or incidental to the maintenance and up keeping the premises and common areas and amenities.

IN WITNESSES whereof the parties hereto put their respective hands and seals on the day month and year first above written.

Signed, sealed & delivered

In presence of:-

WITNESSES:-

1.

**Signature of the owners Represented by their
constituted Attorney**

2.

Signature of the developer

Signature of the PURCHASERS

DRAFTED BY ME

ADVOCATE

MEMORANDUM OF CONSIDERATION

RECEIVED a sum of **Rs.**/ (**Rupees**) **only**
 as total consideration money against above flat as per the terms of these presents
 as per the memo below:

BY CHEQUE/ R.T.G.S.

BANK & BR.	CHQ.	DATE	AMOUNT
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TOTAL Rs./ (**Rupees**) **only.**

SANJIB THAKUR


 Proprietor

SIGNATURE OF THE DEVELOPER

WITNESSES:

1.

2.