

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS EXECUTED ON THIS THE _____ DAY
OF _____, TWO THOUSAND AND TWENTY-FIVE (2025).

-BETWEEN-

(1). **SRI ADHIR CHANDRA KARMAKAR (PAN NO. AFKPK0906L)** Son of Late Dayamay Karmakar, by Hindu – Religion, by Nationality – Indian, by Occupation – Business, residing at Binay Sarkar Road, Churi Patty, Post Office – Malda, Police Station – English Bazar, District – Malda, West Bengal, (2). **SRI LAXMAN SWARNAKAR (PAN NO. PHSPS4441B)** Son of Late Rameshwar Swarnakar, by Hindu – Religion, by Nationality – Indian, by Occupation – Business, residing at Binay Sarkar Road, Churi Patty, Post Office – Malda, Police Station – English Bazar, District – Malda, West Bengal, hereinafter jointly called and referred to as the **“OWNER’S”** (which expression shall mean and include unless excluded by or repugnant to the context their respective heirs, executors, successors, legal representatives, administrators and assigns) of the **FIRST PART.**

AND

The Owner's herein are represented by their Constituted Attorney namely "**JAY BABA BISWAKARMA BUILDER'S**" (PAN NO. AATFJ0672J), a Limited Liability Partnership Firm, is incorporated pursuant to Section 12(1) of the Limited Liability Partnership Act 2008, having its Registered Office at Abhiram Pur B.G. Road, within English Bazar Municipality under Ward No. 02, Post Office – Makdumpur, Police Station – English Bazar, Pin Code – 732103, District – Malda, West Bengal, represented by its Partner's namely (1) **SMT. NITU MANDAL DE** (PAN NO. ACXPR2057H), Wife of Sri Dipankar De, by Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at Boxinagar, Barui Para, Post Office – Aiho, Police Station – Habibpur, Pin Code – 732121, District – Malda, West Bengal, (2) **SMT. SIMA PAUL** (PAN NO. AZYPP1014P), Wife of Sri Swapan Kumar Paul, by Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at 0137 Krishnakali Tala (Angsho), Post Office – Makdumpur, Police Station – English Bazar, Pin Code – 732103, District – Malda, West Bengal, (3) **SMT. MOUSUMI BHOWMIK** (PAN NO. EFDPB9669Q), Daughter of Sri Mangal Kumar Bhowmik, by

Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at Daldighi Uttarpara, Post Office & Police Station – Gangarampur, District – Uttar Dinajpur, West Bengal, (4) **SRI SAYED KAIZAR USSAN (PAN NO. AEOPU1078G)**, Son of Sri Sayed Merajuddin, by Religion – Muslim, by Nationality – Indian, by Occupation – Business, residing at Talgram, Post Office – Talgram Hat, Police Station – Harishchandrapur, Pin Code – 732125, District – Malda, West Bengal, (5) **SRI TARUN KUMAR DAS (PAN NO. ADBPD1498B)**, Son of Late Dinabandhu Das, by Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at Gour Road, Post Office – Makdumpur, Police Station – English Bazar, Pin Code – 732103, District – Malda, West Bengal, by virtue of a registered Development Agreement, dated on 28th March, 2023, registered in the office of District Sub-Registrar Malda, and recorded in Book No. I, Volume No. 0901–2023, Pages from 108053 to 108077, being Deed No. 090104204 for the year 2023, and also after that registered a Development Power of Attorney, dated on 18th April, 2023, registered in the office of District Sub-Registrar Malda, and recorded in Book No. I, Volume No. 0901–2023, Pages from 127553 to 127571, being Deed No. 090104972 for the year 2023, according to the terms and conditions contained therein.

AND

“JAY BABA BISWAKARMA BUILDER’S” (PAN NO. AATFJ0672J), a Limited Liability Partnership Firm, is incorporated pursuant to Section 12(1) of the Limited Liability Partnership Act 2008, having its Registered Office at Abhiram Pur B.G. Road, within English Bazar Municipality under Ward No. 02, Post Office – Makdumpur, Police Station – English Bazar, Pin Code – 732103, District – Malda, West Bengal, represented by its Partner’s namely **(1). SMT. NITU MANDAL DE (PAN NO. ACXPR2057H)**, Wife of Sri Dipankar De, by Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at Boxinagar, Barui Para, Post Office – Aiho, Police Station – Habibpur, Pin Code – 732121, District – Malda, West Bengal, **(2). SMT. SIMA PAUL (PAN NO. AZYPP1014P)**, Wife of Sri Swapan Kumar Paul, by Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at 0137 Krishnakali Tala (Angsho), Post Office – Makdumpur, Police Station – English Bazar, Pin Code – 732103, District – Malda, West Bengal, **(3). SMT. MOUSUMI BHOWMIK (PAN NO. EFDPB9669Q)**, Daughter of Sri Mangal Kumar Bhowmik, by Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at Dhaldighi Uttarpara, Post Office & Police Station – Gangarampur, District – Uttar Dinajpur, West Bengal, **(4). SRI SAYED KAIZAR USSAN (PAN NO.**

AEOPU1078G), Son of Sri Sayed Merajuddin, by Religion – Muslim, by Nationality – Indian, by Occupation – Business, residing at Talgram, Post Office – Talgram Hat, Police Station – Harishchandrapur, Pin Code – 732125, District – Malda, West Bengal & **(5). SRI TARUN KUMAR DAS (PAN NO. ADBPD1498B)**, Son of Late Dinabandhu Das, by Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at Gour Road, Post Office – Makdumpur, Police Station – English Bazar, Pin Code – 732103, District – Malda, West Bengal, hereinafter referred to as the “**DEVELOPER'S/PROMOTER'S**” (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 **SECOND 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:

1. WHEREAS (first part) Sri Prankrishna Karmakar, was the absolute owner of Land Measuring 15.17 Decimals, appertaining to R.S. Plot No. 960, recorded in R.S. Khatian No. 210, Situated at Mouza – Purapara, J.L. No. 65, Police Station – Malda, registry office at Sub-Registrar Malda, in the District – Malda, by virtue of Deed of Sale, dated on 22nd December, 1950, registered at the office of Sub-Registrar Malda, in the District – Malda, executed from Someone, the Owner herein.

2. WHEREAS the aforesaid Sri Prankrishna Karmakar, died intestate, leaving behind his Wife namely Smt. Kiran Bala Dasi, one Married Daughter namely Smt. Subashini Dutta, and three Son's namely (1) Sri Dayamay Karmakar, (2)

Sri Kamalakanta Karmakar & (3) Sri Sachindra Nath Karmakar, entitled to succeed to his property according to Hindu Law and as his only Legal heir's and successors as per provision of Hindu Succession Act, 1956.

3. WHEREAS thereafter by virtue of inheritance (1) Smt. Kiran Bala Dasi, Wife of Late Prankrishna Karmakar, (2) Smt. Subashini Dutta, Daughter of Late Prankrishna Karmakar, (3) Sri Dayamay Karmakar, (4) Sri Kamalakanta Karmakar & (5) Sri Sachindra Nath Karmakar, all are Son's of Late Prankrishna Karmakar, hence, thereafter Prankrishna Karmakar, subsequently in the District Malda, Sub-Judge Court No. 29 of 1967. Litigation is brought and passed 29/1967, in the last suit, the division was divided by compromise by Sole Nama dated 20-11-1967 and by the order of the Honorable Subordinate Judge dated 20-11-1967, and the deceased was received and enjoyed other properties including the properties mentioned at the time of taking possession of Sri Dayamay Karmakar, Son of Late Prankrishna Karmakar.

4. WHEREAS thereafter by virtue of inheritance (1) Dayamay Karmakar, died intestate and (2) Jasoda Karmakar, also died intestate, leaving behind their only Son namely Sri Adhir Chandra Karmakar, entitled to succeed to his property according to Hindu Law and as his only Legal heir's and successors as per provision of Hindu Succession Act, 1956.
5. WHEREAS thereafter by virtue of inheritance Sri Adhir Chandra Karmakar, Son of Late Dayamay Karmakar, the above named legal heir became the absolute owner of aforesaid Landed Area, left by deceased Dayamay Karmakar, since then in his khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.
6. WHEREAS thereafter abovenamed Sri Adhir Chandra Karmakar, Son of Late Dayamay Karmakar, the owner herein also recorded the aforesaid land in his name in the record of rights at the Office of B. L. & L.R.O, English Bazar, therefore a new Khatian has been issued in his favor vide L.R. Khatian No. 212, Bearing in L.R. Plot Nos. 2406, 2410 & 2411, and got the permanent

heritable and transferable right over the said landed property in their names as per provision of W. B. L. R. Act 1955.

7. WHEREAS thereafter (second part) Rameshwar Swarnakar, died intestate, leaving behind his three Son's namely (1) Sri Laxman Swarnakar, (2) Makhan Lal Swarnakar & (3) Nanda Lal Sarkar, entitled to succeed to his property according to Hindu Law and as his only Legal heir's and successors as per provision of Hindu Succession Act, 1956.

- ↵ WHEREAS thereafter abovenamed by virtue of inheritance (1) Sri Laxman Swarnakar, (2) Makhan Lal Swarnakar & (3) Nanda Lal Sarkar, all are Son's of Late Rameshwar Swarnakar, the above named legal heir became the absolute owner of aforesaid Landed Area, left by deceased Rameshwar Swarnakar, since then in their khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

- ↳ WHEREAS thereafter Sri Nanda Lal Sarkar, Son of Late Rameshwar Swarnakar, desirous to gift and transfer of his Land Measuring about 1.50

Decimals, appertaining to R.S. Plot No. 919, corresponding to L.R. Plot Nos. 2408 & 2409, recorded in R.S. Khatian No. 292, corresponding to L.R. Khatian No. 1712, Situated at Mouza – Purapara, J.L. No. 65, within English Bazar Municipality area under Ward No. 11, Police Station – English Bazar, registry office at Additional District Sub-Registrar Malda, in the District – Malda, by virtue of Deed of Gift, dated on 20th May, 2013, registered at the office of Additional District Sub-Registrar Malda, and recorded in Book No. I, CD Volume No. 15, Pages from 2931 to 2944, being Deed No. 05406 for the year 2013, to and in favor of his own brother namely Sri Laxman Swarnakar, Son of Late Rameshwar Swarnakar, the Owner herein.

10. WHEREAS thereafter (1) Sri Laxman Swarnakar & (2) Sri Makhan Lal Swarnakar, both are Sons of Late Rameshwar Swarnakar, and both are jointly decided to partition their Landed Property, (1) Sri Laxman Swarnakar, Son of Late Rameshwar Swarnakar, upon Land Measuring 1 Katha 12 Chhatak 3.38 Ganda or 1267.61 Sq.Ft. or 2.91 Decimals, out of upon Land Measuring 3.96 Decimals, out of total Land Measuring 4.5 Decimals & (2) Sri Makhan Lal Swarnakar, Son of Late Rameshwar Swarnakar, upon Land

Measuring 10 Chhatak 3 Ganda or 456.34 Sq. Ft. or 1.05 Decimals, out of upon Land Measuring 3.96 Decimals, out of total Land Measuring 4.5 Decimals, appertaining to R.S. Plot No. 919, corresponding to L.R. Plot Nos. 2408 & 2409, recorded in R.S. Khatian Nos. 1620, 1621 & 1622, corresponding to L.R. Khatian Nos. 1712, 2911 & 3539, Situated at Mouza – Purapara, J.L. No. 65, within English Bazar Municipality area under Ward No. 11, Police Station – English Bazar, registry office at Additional District Sub-Registrar Malda, in the District – Malda, and both are jointly entered into a Deed of Partition, dated on 17th June, 2014, registered at the office of Additional District Sub-Registrar, in the District – Malda and recorded in Book No. I, CD Volume No. 18, Pages from 2586 to 2598, being Deed No. 06085 for the year 2014, the Owner's herein.

11. WHEREAS thereafter (third part) partner's namely (1) Smt. Nitu Mandal De, Wife of Sri Dipankar De, (2) Smt. Sima Paul, Wife of Sri Swapan Kumar Paul, (3) Smt. Mousumi Bhowmik, Daughter of Sri Mangal Kumar Bhowmik, (4) Sri Sayed Kaizar Ussan, Son of Sri Sayed Merajuddin & (5) Sri Tarun Kumar Das, Son of Late Dinabandhu Das, all are jointly decided to enter into a

partnership firm namely "JAY BABA BISWAKARMA BUILDER'S" a Limited Liability Partnership Firm, is incorporated pursuant to Section 12(1) of the Limited Liability Partnership Act 2008, and all are jointly entered into a Deed of Partnership, dated on 20th January, 2023, registered at the office of District Sub-Registrar Malda, in the District – Malda and recorded in Book No. IV, Volume No. 0901-2023, Pages from 262 to 279, being Deed No. 090100012 for the year 2023, the developer's herein.

12. WHEREAS therefore (last part) being owner in such possession said (1) Sri Laxman Swarnakar & (2) Sri Makhan Lal Swarnakar, both are Sons of Late Rameshwar Swarnakar, (the land owner's), both are jointly desirous to construct a Ground (Parking) + 6 Storied Residential Building upon his aforesaid plot of Land Measuring about 15.17 Decimals, appertaining to R.S. Plot No. 960, corresponding to L.R. Plot Nos. 2406, 2410 & 2411, recorded in R.S. Khatian No. 210, corresponding to L.R. Khatian No. 212, and upon all that piece and parcel of Land Measuring 2.53 Decimals or 1101.46 Sq. Ft., appertaining to R.S. Plot No. 919, corresponding to L.R. Plot Nos. 2408 & 2409, recorded in R.S. Khatian No. 210, corresponding to L.R. Khatian Nos.

1620, 1621 & 1622, Situated at Mouza – Malda, J.L. No. 65, within English Bazar Municipality area under Ward No. 11, bearing Holding Nos. 100/101/77 & 145/102/78(A), Police Station – English Bazar, registry office at District Sub-Registrar Malda, in the District – Malda, and is with developer's namely "JAY BABA BISWAKARMA BUILDER'S" a Limited Liability Partnership Firm, represented by its Partner's namely (1) Smt. Nitu Mandal De, Wife of Sri Dipankar De, (2) Smt. Sima Paul, Wife of Sri Swapan Kumar Paul, (3) Smt. Mousumi Bhowmik, Daughter of Sri Mangal Kumar Bhowmik, (4) Sri Sayed Kaizar Ussan, Son of Sri Sayed Merajuddin & (5) Sri Tarun Kumar Das, Son of Late Dinabandhu Das, (the developer's herein), and therefore both the parties have jointly executed and entered into a registered Development Agreement, dated on 28th March, 2023, registered in the office of District Sub-Registrar Malda, and recorded in Book No. I, Volume No. 0901–2023, Pages from 108053 to 108077, being Deed No. 090104204 for the year 2023, and thereafter, in the same deed, both the parties have also jointly executed and entered into a registered Development Power of Attorney, dated on 18th April, 2023, registered in the office of District Sub-Registrar Malda, and recorded in Book No. I, Volume No. 0901–2023, Pages from 127553 to 127571, being

Deed No. 090104972 for the year 2023, to and in favor of the aforesaid developer's as their constituted attorney.

13. WHEREAS thereafter the abovesaid developer's namely "JAY BABA BISWAKARMA BUILDER'S", a Limited Liability Partnership Firm, represented by its Partner's namely (1) Smt. Nitu Mandal De, Wife of Sri Dipankar De, (2) Smt. Sima Paul, Wife of Sri Swapan Kumar Paul, (3) Smt. Mousumi Bhowmik, Daughter of Sri Mangal Kumar Bhowmik, (4) Sri Sayed Kaizar Ussan, Son of Sri Sayed Merajuddin & (5) Sri Tarun Kumar Das, Son of Late Dinabandhu Das, constructed the aforesaid Ground (Parking) + 6 Storied Residential Building upon the aforesaid plot of Land Measuring 15.17 Decimals & Land Measuring 2.53 Decimals, as per Sanctioned Building Plan vide No. 10/2024-2025, dated on 18-02-2025, duly approved by English Bazar Municipal Committee, and hereinafter referred to as "**the said Premises**" and more fully and particularly mentioned and described in the **Schedule "A"** 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 owner's 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 Owner's state that the said Premises has a good and marketable title and the Owner's 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.

14. The Owner's herein and the Developer's herein entered into a Development Agreement, dated on 28th March, 2023, registered in the office of District Sub-Registrar Malda, and recorded in Book No. I, Volume No. 0901–2023, Pages from 108053 to 108077, being Deed No. 090104204 for the year 2023, for the purpose of construction of Multi-Storied Building on the said Premises according to the terms and conditions contained therein. Further, by virtue of a Development Power of Attorney, dated on 18th April, 2023, registered in the office of District Sub-Registrar Malda, and recorded in Book No. I, Volume

No. 0901–2023, Pages from 127553 to 127571, being Deed No. 090104972 for the year 2023, after registered Development Agreement, dated on 28th March, 2023, registered in the office of District Sub-Registrar Malda, and recorded in Book No. I, Volume No. 0901–2023, Pages from 108053 to 108077, being Deed No. 090104204 for the year 2023, the Owner's herein appointed the developer's herein as their constituted attorney according to the terms and conditions contained therein.

15. The Owner's and the Developer's pursuant to the Development Agreement duly commenced the construction of multi-storied buildings consisting of several commercial apartments, in accordance with the vide **Sanction Building Plan vide No. 10/2024-2025, Ground (Parking) + 6 Storied Residential Building, dated on 18-02-2025**, duly issued by **duly approved by English Bazar Municipal Committee**, in respect of the project known as **"JASODA APARTMENT"**.

16. The Developer has registered the Project under the provisions of the Act with the West Bengal Real Estate Regulatory Authority **at Malda on** _____ **under Registration.**
17. 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 _____, consisting of _____ (_____) **Bed Rooms**, _____ (_____) **Living/Dining Room**, _____ (_____) **Kitchen**, _____ (_____) **Toilets**, _____ (_____) **Balconies**, along with One _____ **Car Parking space** being **Car Parking No.**, situate at the _____ of the building, containing by estimation an area of _____ (_____) **Square Feet(Super Built**

Up Area)more or less, flooring _____, at the Project known as "**JASODA APARTMENT**", hereinafter referred to as the said "**FLAT AND/OR 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.**

1↵ The said Flat along with the Covered Car Parking Space and/or 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 _____, consisting of _____ (**_____ Bed Rooms**, _____ (**_____ Living/Dining Room**, _____ (**_____ Kitchen**, _____ (**_____ Toilets**, _____ (**_____ Balconies**, along with One _____ **Car Parking space** being **Car Parking No.**, situate at the _____ of the building, containing by estimation an area of _____ (**_____ Square Feet(Super Built Up Area)** more or less, flooring _____, at the Project as "**JASODA APARTMENT**", 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 Owner's 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 OWNER'S 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 Owner's 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 Owner's 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 Owner's 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 Owner's and/or Developer or any other Co-owners 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 Owner's and/or Developer's 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 Owner's 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 Owner's and/or Developer and all person's 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 Owner's 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 Purchaser's in the manner aforesaid as by the Purchaser's, their heirs, executors or administrators and assigns shall be reasonably required.

THE PURCHASERS COVENANT/S WITH THE OWNER'S AND/OR DEVELOPER

AS FOLLOWS:-

1. The Purchasers admits and accepts that the **OWNER'S 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 Owner's 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 **OWNER'S AND/OR DEVELOPER** /and /or the Association of Unit Owner's in The Management and Maintenance of The Block/Complex/Project.
- ii) **TO OBSERVE** the rules framed from time to time by the **OWNER'S 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 **OWNER'S 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 **OWNER'S 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 **OWNER'S 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-divides 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 Purchaser's 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 **OWNER'S AND/OR DEVELOPER** differs from the colour scheme of the building or deviation or which in the opinion of the **OWNER'S AND/OR DEVELOPER** may affect the elevation in respect of the exterior walls of

the said building.

xvi) NOT TO installs 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 **OWNER'S/DEVELOPER** dealing with all the unsold and open areas in the Complex in the manner as deemed fit and proper by the **OWNER'S 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 **OWNER'S 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 **OWNER'S 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 SCHEDULE 'A' ABOVE REFERRED TO:

DESCRIPTION OF THE SAID PREMISES

All that piece and parcel of Land Measuring 15.17 Decimals, appertaining to R.S. Plot No. 960, corresponding to L.R. Plot Nos. 2406, 2410 & 2411, recorded in R.S. Khatian No. 210, corresponding to L.R. Khatian No. 212, and upon all that piece and parcel of Land Measuring 2.53 Decimals or 1101.46 Sq. Ft., appertaining to R.S. Plot No. 919, corresponding to L.R. Plot Nos. 2408 & 2409, recorded in R.S. Khatian No. 210, corresponding to L.R. Khatian Nos. 1620, 1621 & 1622, Situated at Mouza – Malda, J.L. No. 65, within English Bazar Municipality area under Ward No. 11, bearing Holding Nos. 100/101/77 & 145/102/78(A), Police Station – English Bazar, registry office at District Sub-Registrar Malda, in the District – Malda, in the State of West Bengal.

Which is butted and bounded as follows:-

By the North : Land of Sri Laxman Swarnakar & 4' Ft. Wide Lane.

By the South : Land of Sri Kamalakanta Karmakar & Sri Adhir Chandra Karmakar.

By the East : Land of Sri Haripada Das & Sri Adhir Chandra

Karmakar.

By the West : 12' Ft. Wide Binay Sarkar Road & Land of Sri

Makhan Lal Swarnakar.

THE SCHEDULE "B" 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 _____, consisting of _____
(_____) **Bed Rooms**, _____ (_____) **Living/Dining Room**, _____
(_____) **Kitchen**, _____ (_____) **Toilets**, _____ (_____) **Balconies**, along
with One _____ **Car Parking space** being **Car Parking No.**, situate
at the _____ of the building, containing by estimation an area of _____

(_____) **Square Feet(Super Built Up Area)**more or less, flooring _____, at the Project known as “**JASODA APARTMENT**”, 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 SCHEDULE ‘C’ ABOVE REFERRED TO :

(COMMON FACILITIES AND AMENITIES)

THE OWNER AND THE INTENDING PURCHASER OR PURCHASERS ARE ENTITLED TO COMMON USER OF THE COMMON AREAS (EXCLUDING THE ROOF OF THE BUILDING) AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE:

1. The Foundation Column, Beams, Supports, Corridor, Lobbies, Stair Ways, Entrance and Exists Path ways.

2. Drains: Sewerage from the premises to the main road.
3. Water Reservoir.
4. Drainage Pipes from the Units to the Drains and sewer connection to the premises.
5. Toilets for use of the Durwans, Caretakers of the premises and/or servants.
6. Meter room.
7. Boundary Walls of the premises including outside wall of the building and main gate.

↩ COMMON PARTS :

- a) Pump and Meter with installation and room thereof.
- b) Water pump, underground reservoir, water pipes and other common plumbing installation and space required thereto.
- c) Transformer (if any), electric wiring meter for lighting stair case, lobby and other common areas (excluding those as are installed for any particular floor) and space required thereto.

- d) Windows, Doors and other fittings of the common area of the premises.
- e) Lift and their accessories installations and space required therefore.
- f) Such other common parts areas equipment installations fixtures fittings covered and open space in or about the said premises of the building as are necessary for use and occupancy of the Units as are required.

THE SCHEDULE 'D' ABOVE REFFERRED TO:

(COMMON EXPENSES)

The proportionate expenses which will be borne by the Purchaser and the Owners with other occupiers or Owners of the flats of the said building:

1. The cost of maintaining, repairing, white washing, painting, re-building, replacing and decorating the main structure of the said building including the exterior thereof and in particular the common portion of the landing and staircase of the said building, rain water pipes, motor pumps, electrical wires, sewerage and all other common parts of the fixtures, fittings and equipment in, under or upon the said building enjoyed or used in common by the occupiers

thereof.

2. The cost of acquisitions, legal proceedings, cost of cleaning, and electricity of the common entrances, passages, landings, staircase, main walls and other parts of the said building as enjoyed or used in common by the occupiers thereof.
3. The salary of managers, clerks, bills collectors, chowkiders, plumbers, electricians, sweepers etc. as decided by the Association.
4. The cost of working, repairing, replacement and maintenance of lights, pumps and other plumbing work including all other service charges for services rendered in common to all other occupiers.
5. Municipal and other taxes (both Owners and occupiers) and other outgoings.
6. Insurance of the building against fire, earthquake or any other damages caused by natural calamities.
7. All electricity charges payable in common for the said building.

THE SCHEDULE 'E' ABOVE REFFERRED TO :**(EASEMENTS)**

- 1) The Purchasers shall be entitled to all rights privileges including the right of vertical and lateral supports easements quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said unit and the properties appurtenant thereto or otherwise hereby intended so to be held, used, occupied or enjoyed or reputed or known as part and parcel or number thereof or appertaining thereto with the other Co-Owners and occupiers of other units of the building the rights, easements, quasi-easements, privileges thereto.
- 2) The right of access in common with other co owners or occupiers of the units of the said building at all times and for all normal purposes connected with the use and enjoyment of the entrance staircase, landing and other common parts of the building.
- 3) The right of way in common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said premises and properties appurtenant thereto and common parts with or without vehicles over and along the passages and pathways comprised within the said building and the appurtenant land PROVIDED ALWAYS and it is declared that herein contained shall

permit the Purchasers or any person deserving title under the Purchasers and/or her servants agents and employees invitees to obstruct in any way by deposit of materials, rubbish or otherwise the free passage of the Vendors and other co-owners or occupiers of other units of the said building property entitled to such rights of way over and along such passages or pathways or common parts as aforesaid.

4) The right of protection of the said floor and the properties appurtenant thereto by or from all other parts of the said building as they now protect the same and in any manner, not to demolish the support at present enjoyed by the said premises and the properties appurtenant thereto from the other part or parts of the said building.

5) The right of passage in common as aforesaid of electricity, gas, water, telephone and soil pipes and to the said unit and the properties appurtenant thereto through pipes, drains, wires and conduits lying or being in under through or over any part or parts of the said unit and the said unit and the said premises so far as be reasonably necessary for the beneficial occupation and enjoyment of the said unit and the properties appurtenant thereto for all lawful purpose whatsoever.

6) The right with or without workmen and necessary materials for the Purchasers to enter from time to time during the day time upon the other parts of the said building and the said premises for the purpose of repairing so far as may be necessary such pipes, drains and conduits aforesaid and for the purpose of rebuilding, repairing, replacing, cleaning any part or parts of the said premises and the properties appurtenant thereto to so far as such repairing, replacing, painting or cleaning as aforesaid cannot be reasonably carried out without such entry.

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

OWNER'S, DEVELOPER and

PURCHASER'S at _____ in the

presence of:

WITNESS:

1.

As the constituted attorney holder

of the Owner's

SIGNATURE OF THE OWNER'S

2.

SIGNATURE OF THE DEVELOPER'S

SIGNATURE OF THE PURCHASER

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	Rs. _____/-

(Rupees _____)only.

WITNESS:

1.

SIGNATURE OF THE DEVELOPER

2.

Deed prepared and Drafted by:-