

## DEED OF CONVEYANCE

**THIS INDENTURE** made this \_\_\_ day of \_\_\_\_\_ Two Thousand \_\_\_\_\_

### By and Between

**(1) MR. AVIJIT ROY** [PAN: BIPPR5517P], son of Late Anukul Roy alias Anukul Chandra Roy, by faith Hindu, by Nationality Indian, by occupation Business, residing at 1E, Block East, Baghajatin Station Road, P.O: Baghajatin, P.S: Patuli, Kolkata: 700086, **(2) MR. BISWAJIT ROY** [PAN: CAOPR9968Q], son of Late Anukul Roy alias Anukul Chandra Roy, by faith Hindu, by Nationality Indian, by occupation Service, residing at 1E, Block East, Baghajatin Station Road, P.O: Baghajatin, P.S: Patuli, Kolkata: 700086, **(3) MRS. ANIMA NANDY** [PAN: AHBPR8708G], wife of Mr. Swapan Nandy and daughter of Late Anukul Roy alias Anukul Chandra Roy, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at 473, G.T. Road, Sreerampore Mahesh, Uttarpara, Hoogly, Pin: 712202 **(4) MRS. NILIMA SARAKAR** [PAN EHCPS8659J], wife of Late Subhas Ranjan Sarkar and daughter of Late Anukul Roy alias Anukul Chandra Roy, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at 108, Purba Putiary Payara Bagan, Haridevpur, Kolkata: 700093 and **(5) MRS. SUVRA MAJUMDAR** [PAN: CVUPM4683A], wife of Late Ranjit Majumdar and daughter of Late Anukul Roy alias Anukul Chandra Roy, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at 1/65, Azadgarh Minapara, Regent Park, P.S: Regent Park, Kolkata: 700040 represented by their constituent attorney "**M/S. R.M. CONSTRUCTION**" [PAN: AAMFR0485J], a Partnership firm, having its office at 143, Kalikapur Road, (Postal Premises No: 36/3/2, Kalikapur Road, Vivekananda Pally, Eastern Park), P.O: Haltu, P.S: Garfa, Kolkata: 700078, represented by its partners namely **(1) SRI SHANKAR MANDAL** [PAN: AVTPM5603R] son of Late Sambhunath Mandal, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at 29A, School Road, P.O: Santoshpur, P.S: Jadavpur, Kolkata: 700075, **(2) SRI ALOKE RAKSHIT** [PAN: BHQPR9544A], son of Late Anil Rakshit, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at 5/41A, Chittaranjan Colony, P.O: Jadavpur University, P.S: Jadavpur, Kolkata: 700032 and **(3) SRI AMLAN DATTA** [PAN: AGSPD3378C] son of Late Atul Krishna Datta, residing at 36/3/2 (116), Vivekananda Pally, P.O: Haltu, P.S: Purba Jadavpur, Kolkata: 700078 authorized vide Development Power of Attorney dated 24th May, 2023 registered at the office of the District Sub-Registrar – III, South 24 Parganas and recorded in Book No: I, Volume No: 1603-2023, Pages from 204112 to 204132 bearing No: 160307239 for the year 2023 hereinafter

jointly referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in respect of the companies their respective successor or successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the **FIRST PART**;

**AND**

"**M/S. R.M. CONSTRUCTION**" [PAN: AAMFR0485J], a Partnership firm, having its office at 143, Kalikapur Road, (Postal Premises No: 36/3/2, Kalikapur Road, Vivekananda Pally, Eastern Park), P.O: Haltu, P.S: Garfa, Kolkata: 700078, represented by its partners namely **(1) SRI SHANKAR MANDAL** [PAN: AVTPM5603R] son of Late Sambhunath Mandal, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at 29A, School Road, P.O: Santoshpur, P.S: Jadavpur, Kolkata: 700075, **(2) SRI ALOKE RAKSHIT** [PAN: BHQPR9544A], son of Late Anil Rakshit, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at 5/41A, Chittaranjan Colony, P.O: Jadavpur University, P.S: Jadavpur, Kolkata: 700032 and **(3) SRI AMLAN DATTA** [PAN: AGSPD3378C] son of Late Atul Krishna Datta, by Nationality: Indian, by faith: Hindu, by occupation: Business residing at 36/3/2 (116), Vivekananda Pally, P.O: Haltu, P.S: Purba Jadavpur, Kolkata: 700078 hereinafter referred to as the "**DEVELOPER**" (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) 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, \_\_\_\_\_, (Aadhar 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) of the **THIRD PART**;

[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, \_\_\_\_\_, (Aadhar 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) of the **THIRD PART**;

[OR]

**[If the Allottee is an Individual]**

Mr. / Ms. \_\_\_\_\_, (Aadhar 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) of the **THIRD PART**;

[OR]

**[If the Allottee is a HUF]**

Mr. \_\_\_\_\_, (Aadhar no. \_\_\_\_\_) son of \_\_\_\_\_ aged about \_\_\_\_\_ for self and as the Karta of the Hindu Joint Mitakshara Family known as \_\_\_\_\_ HUF, having its place of business / residence at \_\_\_\_\_, (PAN \_\_\_\_\_), hereinafter referred to as the "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**.

[Please insert details of other allottee(s), in case of more than one allottee]

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

**WHEREAS:**

- A. Anukul Roy alias Anukul Chandra Roy, son of Late Radha Nath Roy, by a virtue of a Bengali Kobala Deed dated 06.08.1956 purchased a piece of land admeasuring about 1 Cottah 5 Chittacks more or less, lying and situated at Mouza: Rajapur, Touzi No: 151 and 109, J.L. No: 23, comprised in C.S. Dag No: 507/848, under C.S. Khatian No:

371/2, corresponding to R.S. Dag No: 564/2680, under R.S. Khatian No: 692, P.S: Jadavpur (now Patuli), within the limits of Kolkata Municipal Corporation, under Ward No: 101, Sub Registry office A.D.S.R. Alipore, in the District of South 24 Parganas, from Sri Satish Chandra Mondal, son of Late Chatiram Mondal which was registered in the office of the Sub Registrar, Alipore, South 24 Parganas and recorded in Book No: I, Volume No: 92, Pages from 181 to 184, being No: 6067 for the year 1956.

- B. Anukul Roy alias Anukul Chandra Roy, son of Late Radha Nath Roy became the absolute and lawful owner of the piece of land admeasuring about 1 Cottah 5 Chittacks more or less, lying and situated at Mouza: Rajapur, Touzi No: 151 and 109, J.L. No: 23, comprised in C.S. Dag No: 507/848, under C.S. Khatian No: 371/2, corresponding to R.S. Dag No: 564/2680, under R.S. Khatian No: 692, P.S: Jadavpur (now Patuli), within the limits of Kolkata Municipal Corporation, under Ward No: 101, Sub Registry office A.D.S.R. Alipore, in the District of South 24 Parganas.
- C. The Refuge Relief and Rehabilitation Department, Government of West Bengal, by a virtue of a Gift Deed dated 18.04.1990 gifted a piece of land admeasuring 2 Cottahs 1 Chittack 23 Square feet little more or less, lying and situated at Mouza: Bademasur, J.L.No: 31, comprised in R.S. Dag No: 156(P), under E.P. No: 1. P.S: Jadavpur (now Patuli), within the limits of Kolkata Municipal Corporation, under Ward No: 101 Sub Registry office A.D.S.R. Alipore, in the District of South 24 Parganas to and in favor of Smt. Puspa Rani Roy alias Puspa Roy, wife of Late Anukul Roy alias Anukul Chandra Roy, which was registered in the office of the Additional District Registrar, Alipore, South 24 Parganas and recorded in Book No: I, Volume No: IV, Pages from 185 to 188, being No: 422 for the year 1990.
- D. Smt. Puspa Rani Roy alias Puspa Roy, wife of Late Anukul Roy alias Anukul Chandra Roy become the absolute and lawful owner of the land admeasuring 2 Cottahs 1 Chittack 23 Square feet little more or less, lying and situated at Mouza: Bademasur, J.L.No: 31, comprised in R.S. Dag No: 156(P), under E.P. No: 1, P.S: Jadavpur (now Patuli), within the limits of Kolkata Municipal Corporation, under Ward No: 101 Sub Registry office A.D.S.R. Alipore, in the District of South 24 Parganas.

- E. Anukul Roy alias Anukul Chandra Roy died intestate on 04.12.1979 leaving behind his wife Smt. Puspa Rani Roy alias Puspa Roy, three married daughters namely Mrs. Nilima Sarkar, Mrs. Anima Nandy and Mrs. Suvra Majumdar and two sons namely Mr. Biswajit Roy and Mr. Avijit Roy, as his legal heir and heiress as per the provisions of the Hindu Succession Act, 1956 and each of them having undivided 1/6<sup>th</sup> share in the said property.
- F. Smt. Puspa Rani Roy alias Puspa Roy, Mrs. Nilima Sarkar, Mrs. Anima Nandy, Mrs. Suvra Majumdar, Mr. Biswajit Roy and Mr. Avijit Roy become the absolute and lawful owner of the land admeasuring 1 Cottah 5 Chittack more or less, lying and situated at Mouza: Rajapur, Touzi No: 151 & 109, J.L. No: 23, comprised in C.S. Dag No: 507/848, under C.S. Khatian No: 371/2, corresponding to R.S. Dag No: 564/2680, under R.S. Khatian No: 692, P.S: Jadavpur (now Patuli), within the limits of Kolkata Municipal Corporation, under Ward No: 101 Sub Registry office A.D.S.R. Alipore, in the District of South 24 Parganas.
- G. Mrs. Nilima Sarkar, Mrs. Anima Nandy, Mrs. Suvra Majumdar, Mr. Biswajit Roy and Mr. Avijit Roy, by a virtue of a Gift Deed dated 05.10.2015 gifted their undivided 5/6<sup>th</sup> share of piece of land admeasuring 1 Cottah 5 Chittack more or less, lying and situated at Mouza: Rajapur, Touzi No: 151 & 109, J.L. No: 23, comprised in C.S. Dag No: 507/848, under C.S. Khatian No: 371/2, corresponding to R.S. Dag No: 564/2680, under R.S. Khatian No: 692, P.S: Jadavpur (now Patuli), within the limits of Kolkata Municipal Corporation, under Ward No: 101 Sub Registry office A.D.S.R. Alipore, in the District of South 24 Parganas to and in favor of their mother Smt. Puspa Rani Roy alias Puspa Roy, which was registered in the office of the A.D.S. R. Alipore, South 24 Parganas and recorded in Book No: I, Volume No: 1605-2015, Pages from 83782 to 83814, being No: 160506884 for the year 2015.
- H. Smt. Puspa Rani Roy alias Puspa Roy become the absolute and lawful owner of the land admeasuring 1 Cottah 5 Chittack more or less, lying and situated at Mouza: Rajapur, Touzi No: 151 & 109, J.L. No: 23, comprised in C.S. Dag No: 507/848, under C.S. Khatian No: 371/2, corresponding to R.S. Dag No: 564/2680, under R.S. Khatian No: 692, P.S: Jadavpur (now Patuli), within the limits of Kolkata Municipal

Corporation, under Ward No: 101 Sub Registry office A.D.S.R. Alipore, in the District of South 24 Parganas.

- I. Smt. Pusha Rani Roy alias Puspa Roy by a virtue of two Gift Deed dated 18.04.1990 and 05.10.2015, become the absolute and lawful owner of the piece of land admeasuring about 3 Cottahs 6 Chittacks 23 Square feet little more or less, out of which land area measuring 1 Cottah 5 chittacks more or less, lying and situated at Mouza: Rajapur, Touzi No: 151 and 109, J.L.No: 23, comprised in C.S. Dag No: 507/848, under C.S. Khatian No: 371/2, corresponding to R.S. Dag No: 564/2680, under R.s. Khatian No: 692, P.S: Jadavpur (now Patuli), within the limits of Kolkata Municipal Corporation, under Ward No: 101 Sub Registry office A.D.S.R. Alipore, in the District of South 24 Parganas and land area admeasuring 2 Cottah 1 Chittack 23 Square Feet little more or less, lying and situated at Mouza: Bademasur, J.L. No: 31, comprised in R.S. Dag No: 156(P), under E.P. No: 1, P.S: Jadavpur (now Patuli), within the limits of Kolkata Municipal Corporation, under Ward No: 101 Sub Registry office A.D.S.R. Alipore, in the District of South 24 Parganas.
- J. Smt. Pusha Rani Roy alias Puspa Roy mutated her name within Kolkata Municipal Corporation under Assesse No: 311010504770 and numbered the said land as Premises No: 269, Baghajatin E Block-East, under Ward No: 101, Kolkata: 700086.
- K. Smt. Pusha Rani Roy alias Puspa Roy died intestate on 20.04.2020 leaving behind of her three married daughters namely Mrs. Nilima Sarkar, Mrs. Anima Nandy and Mrs. Suvra Majumder and two sons namely Mr. Biswajit Roy and Mr. Avijit Roy as her legal heir and heiress as per the provisions of the Hindu Succession Act, 1956 and each of them having undivided 1/5<sup>th</sup> share in the said property.
- L. Mrs. Nilima Sarkar, Mrs. Anima Nandy, Mrs. Suvra Majumder, Mr. Biswajit Roy and Mr. Avijit Roy became the absolute and lawful owner of the land admeasuring 3 Cottahs 6 Chittacks 23 Square Feet little more or less, out of which land area measuring 1 Cottah 5 Chittacks more or less, lying and situated at Mouza: Rajapur, Touzi No: 1518 and 109, J.L. No: 23, comprised in C.S. Dag No: 507/848, under C.S. Khatian No: 371/2, corresponding to R.S. Dag No: 564/2680, under R.S. Khatian No: 692, and land area measuring about 2 Cottahs 1 chittack 23 Square Feet little more or less, lying and situated at

Mouza: Bademasur, J.L.No: 31, comprised in R.S. Dag No: 156(P), under E.P.No: 1, being K.M.C. Premises No: 269, Baghajatin E Block-East, under Ward No: 101, being Assessee No.311010504770, Kolkata: 700086, Dist. South 24 Parganas.

- M. The Owner and the Promoter have entered into a Development Agreement dated 24th May, 2023 registered at the office of the District Sub-Registrar – III, South 24 Parganas and recorded in Book No: I, Volume No: 1603-2023, Pages from 204054 to 204095 bearing No: 160307229 for the year 2023.
- N. Subsequently the Owner, in favour of the Developer, executed Development Power Of Attorney dated 24th May, 2023 registered at the office of the District Sub-Registrar – III, South 24 Parganas and recorded in Book No: I, Volume No: 1603-2023, Pages from 204112 to 204132 bearing No: 160307239 for the year 2023.
- O. Due to some unavoidable circumstances The Owner and the Promoter have entered into a Supplementary Development Agreement dated 19<sup>th</sup> November, 2025 registered at the office of the District Sub Registrar-III, South 24 Parganas and recorded in Book No: I, Volume No: 1603-2025, Pages from 569096 to 569138, being No: 160321256 for the year 2025.
- P. The Owners/Vendors caused to be obtained various permissions approvals and/or consents for undertaking a Building named “PUSHPA VILLA” on the entirety of the said land and also caused a map or plan which was sanctioned Building Plan No: 2024120104 dated 10.06.2024 (hereinafter referred to as the said PLAN) sanctioned by the Kolkata Municipal Corporation for undertaking the construction of the said Project.
- Q. The Developer has registered the Real Estate Project with the Regulatory Authority appointed under the West Bengal Housing Industry Regulation Act 2017 having Registration No: \_\_\_\_\_ dated \_\_\_\_\_.
- R. Pursuant to Application made by the Allottee dated \_\_\_\_ and the Developer granted allotment by a Booking Confirmation Letter dated \_\_\_\_\_ was issued to the allottee. Thereafter by an Agreement for Sale

dated \_\_\_\_\_ and recorded in Book No: I , Volume No.\_\_\_\_ , Pages \_\_\_\_\_ to \_\_\_\_\_ , Being No.\_\_\_\_ for the year \_\_\_\_\_ the Developer agreed to sell and the Allottee agreed to purchase ALL THAT the Unit No..... on the .... floor of Type - ..... the situation whereof is shown in the master plan annexed hereto and bordered in Red, containing by admeasuring ..... Sq. Ft. carpet area corresponding to \_\_\_\_\_ Sq.Ft Built Up area TOGETHER WITH the pro-rata share in the common parts, portions, areas, facilities, and amenities working out to ..... Sq. Ft. Super Built-up area TOGETHER WITH the ..... Dependent/Independent car(s) parking Space more fully and particularly described in the SECOND SCHEDULE hereunder written (hereinafter referred to as the SAID UNIT AND THE PROPERTIES APPURTENANT THERETO) at or for a consideration of Rs..... (Rupees ..... only) more fully described in the THIRD SCHEDULE hereunder written.

A. The Allottee has: -

- 1) Fully satisfied himself/herself/ itself as to the title of the Owners/Vendors and the right of the Developers in respect of the said land.
- 2) Inspected the said Development Agreements cum General Power of Attorney entered into between the Owners/Vendors and the Developer.
- 3) Inspected the plan sanctioned by the authorities concerned in respect of the building constructed by the Developer and agreed not to raise any objection with regard thereto.
- 4) Verified the location and site of the Unit including the egress and ingress hereof, specifications of the Unit and of the complex and also the area of the Unit and agreed not to dispute the same.
- 5) Confirmed that the right of the Allottee shall remain restricted to the said Unit and the Properties Appurtenant Thereto.
- 6) Examined and satisfied himself/herself/itself about the General Terms and Conditions as contained in the Agreement for Sale dated \_\_\_\_\_and agrees to abide by it.
- 7) Confirmed that the Owners/Vendors shall be entitled to change and/or alter and/or modify the said Plan including change of use of any part or portion of the buildings to be constructed erected and completed on the said land and in that event the

Allottee shall have no objection to the application of common facilities to various extensions of the Project.

- 8) Satisfied himself/herself/itself as to the carpet/built-up area to comprise in the said Unit and also the common parts/portions which would be common for all the residents/occupants of the various Units comprised in the said building and has agreed not to challenge or dispute the same in any manner whatsoever or howsoever.
- 9) Structural stability of the Building.
- 10) Construction of the Building and the Unit.
- 11) The fittings and fixtures installed at the said Unit and the Building.
- 12) Completion and finishing of the Unit and the Building.
- 13) The situation of car parking space.
- 14) The supply of water and electricity to the Unit and the Building.
- 15) The common facilities and amenities of the Building.

B. The words defined in the Agreement for Sale shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

**NOW THIS INDENTURE WITNESSETH** that pursuant to the said Agreement for Sale and in consideration of the sum of Rs. .... /-(Rupees .....only). of the lawful money of the Union of India well and truly paid by the Allottee to the Developer (the receipt whereof the Developer doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said Unit and properties appurtenant thereto) the Owners/Vendors doth hereby grant, transfer, convey, assign and assure and the Developer doth hereby confirm and assure unto and in favour of the Allottee All that the said Unit No ..... on the .... Floor, Unit Type-\_\_\_ in the Building containing carpet area of \_\_\_\_\_ Sq.Ft corresponding to a built-up area of ..... Sq. Ft. be the same a little more or less corresponding to \_\_\_\_\_ Sq.Ft. Super Built-Up area more fully and particularly described in the Second Schedule hereunder written but excepting the Reserved and Excluded areas and reserving the easement and other rights and other measures as specified in the Application Form, Booking Confirmation Letter and Agreement for Sale (all of which are here to fore as well as hereinafter collectively referred to as the SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts,

whatsoever or howsoever AND TOGETHER WITH the right to use the common areas installations and facilities as described in detail in Schedule-D to the Agreement for Sale in common with the Co-Allottees and the other lawful occupants of the Building AND TOGETHER WITH all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Unit And the Rights And Properties Appurtenant thereto TO HAVE AND TO HOLD the said Unit and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

**AND THE OWNERS /VENDORS AND THE DEVELOPER DO AND EACH OF THEM DOTN HEREBY COVENANT WITH THE ALLOTTEE AS FOLLOWS:**

- a. Notwithstanding any act deed matter or thing whatsoever by the Owners/Vendors or the Developers done or executed or knowingly suffered to the contrary the Owners/Vendors is or the Developers are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Unit And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.
- b. Notwithstanding any act deed or thing whatsoever done as aforesaid the Owners/Vendors and the Developer now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Unit And The Rights And Properties Appurtenant thereto hereby conveyed transferred or expressed so to be unto and to the use of the Allottee in the manner as aforesaid.
- c. The said Unit And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed or intended so to be is now free from all claims, demands, encumbrances, liens, attachments, leases and trust made or suffered by the Owners/Vendors or the Developer or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Owners/Vendors or the Developers.
- d. The Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Unit And The Rights And Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Owners/Vendors or the Developers or any person or persons having or lawfully or equitably claiming as aforesaid.

- e. The Allottee shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created occasioned or made by the Owners/Vendors or the Developers or any person or persons lawfully or equitably claiming as aforesaid.
  
- f. AND FURTHER THAT the Owners/Vendors or the Developer and all persons having or lawfully or equitably claiming any estate or interest in the Said Unit And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Owners/Vendors or the Developer shall and will from time to time and at all times hereafter at the request and cost of the Allottee make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Unit And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Allottee in the manner as aforesaid as shall or may be reasonably required.
  
- g. The Owners/Vendors and the Developer have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and the Said Unit And the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.
  
- h. The Developer doth hereby further covenant with the Allottee that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee shall produce or cause to be produced to the Allottee or to his/her/its attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Unit and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other true copies or extracts therefrom as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same un-obliterated and un-cancelled.

**AND THE ALLOTTEE SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE OWNERS/VENDORS AND THE DEVELOPERS AS FOLLOWS:**

- a. To observe, perform, comply with and fulfill the obligations, covenants and conditions on his/her/its/their part to be observed and performed contained in the Application Form, the Booking Confirmation Letter and the Agreement for Sale as part and parcel of these presents.
- b. To become member and/or share holder, as the case may be, of the Unit Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organisation to be formed as be deemed necessary and expedient by the Developers and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the Developers and/or the holding Organisation for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organisation and to do all the necessary acts deed and things.
- c. Not to hold the Developer liable for rendering any accounts or explanation of any expenses incurred by it in its acts relating to the Common Purposes or to furnish any vouchers, bills, documents etc. in any manner and the Allottee as well as the Holding Organisation shall remain liable to indemnify and keep indemnified the Developers and/or any person or persons nominated, appointed and/or authorized by the Developers for all liabilities due to non-fulfillment of their respective obligations contained herein by the Allottee and/or the Holding Organisation.

**THE FIRST SCHEDULE ABOVE REFERRED TO  
(THE PROJECT)**

ALL THAT piece & parcel of land measuring about 3 Cottahs 6 Chittacks 23 Square Feet little more or less, out of which land area measuring 1 Cottah 5 Chittacks more or less, lying and situated at Mouza: Rajapur, Touzi No: 151 and 109, J.L. No: 23, comprised in C.S. Dag No: 507/848, under C.S. Khatian No.371/2, corresponding to R.S. Dag No: 564/2680, under R.S. Khatian No.692, and land area measuring about 2 Cottahs 1 chittack 23 Square Feet little more or less, lying and situated at Mouza: Bademasur, J.L.No: 31, comprised in R.S. Dag No: 156(P), under E.P.No.1, being K.M.C. Premises No.269, Baghajatin E Block-East, under Ward No.101, being Assessee No.311010504770 butted and bounded as follows:

On the North : By Part of 18 Feet Wide Road;  
On the South : By Part of 16E, East Baghajatin;  
On the East : By Part of Panchabuth Ashram;  
On the West : By Land of Basudev Paul and others.

**THE SECOND SCHEDULE ABOVE REFERRED TO  
(THE SAID UNIT)**

**ALL THAT** the Unit No.\_\_\_\_ on the \_\_\_\_ Floor of the Building admeasuring \_\_\_\_ Sq.Ft (Carpet Area/Chargeable Area) corresponding to \_\_\_\_ Sq.Ft (Built Up Area) and \_\_\_\_ Sq.Ft (Super Built Up Area) in the project named **“PUSHPA VILLA”** under construction on the Land mentioned in the First Schedule demarcated in the floor plan annexed hereto and externally bordered in **RED** and marked **ANNEXURE-2 Together with** the \_\_\_\_ Car Parking Space Covered(Dependent/Independent) located on the Ground Floor of the Building and pro-rata share in the Common areas.