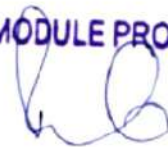


DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the
..... day of May, Two Thousand and Twenty Five
(2025)

BETWEEN

MODULE PROPERTIES PVT. LTD.



Director

MS. SUDIPA BOSE, (PAN : AHRPB8218P), daughter of Late Hirallal Bhattacharya, by Nationality-Indian, by faith-Hindu, by occupation-Acting, residing at 570, Lake Gardens, Police Station-Lake, Post Office-Lake Gardens, Kolkata-700045, hereinafter referred to as the "**OWNER**" (which term or expression shall, unless excluded by or repugnant to the context be always mean and include her heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**. The Owner herein is represented by her lawful constituted attorney namely **SRI PRANAB CHATTERJEE**, son of Late Dr. Paresh Nath Chatterjee, having (Pan No. ACQPC3756K) by faith Hindu, by occupation Business, by nationality Indian, residing at P-240, Lake Road, P.S. Lake, Kolkata-700029, being one of the Directors of **MODULE PROPERTIES PVT. LTD.**, a company incorporated under the Companies Act, 1956, having its registered office at 422, Lake Gardens, P.S. Lake, Kolkata-700045, by virtue of a Development Power of Attorney dated 27.08.2018 duly registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1605-2018, Pages from 179686 to 179709, Being No. 160505761, for the year 2018.

AND

_____hereinafter called and referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**;

AND

MODULE PROPERTIES PVT. LTD., a company incorporated under the Companies Act, 1956, [having PAN-AAFCM91730] having its office at 422, Lake Gardens, P.S. Lake, Kolkata-700045, represented by one of its Directors namely **SRI PRANAB CHATTERJEE**, son of Late Dr. Paresh Nath Chatterjee, having (PAN - ACQPC3756K) by religion Hindu, by occupation Business, residing at P-240, Lake Road, P.S. Lake, Kolkata-700029, hereinafter called the **"DEVELOPER"** (which term or expression shall, unless excluded by or repugnant to the context always mean and include their successors, successors-in-office, executors, administrators and assigns) of the **THIRD PART**.

WHEREAS by an Indenture of Conveyance dated 24.11.1964, registered at the Sub-Registration Office at Alipore, Dist : 24 Parganas, in Book No. I, Volume No. 148, Pages 279 to 287, Being No. 8729 for the Year 1964 made between Bangur Land Development Corporation Limited., a joint stock Company with limited liability incorporated under the Indian Companies Act, and having its registered office at No.14, Netaji Subhash Road, in the town of Calcutta of the ONE PART, and one Prafulla Chandra Barman as the Purchaser of the OTHER PART, the said Bangur Land Development Corporation Limited for the consideration therein mentioned indefeasibly sold, transferred and conveyed unto the said Prafulla Chandra Barman all that piece and parcel of vacant land hereditament premises measuring about 3 Cottah and 32 Square Feet being Plot No. 14 of North Block "D" in Bangur Park formerly known as Lake Colony Scheme No. 1, being portion of Premises No. 162 Prince Anwar Shah Road, within the limit of Calcutta Corporation, P.S. Tollygunge, Sub Registry Office Alipore in the District of 24 Parganas and thereafter the said property known as Premises No. 162/D/570/1, Lake Gardens, P.S. Tollygunge, Calcutta-700045 at present Premises No. 570/1 Lake Gardens, Post Office Lake Gardens, Police Station Lake, Kolkata-700045, under Ward No. 93.

AND WHEREAS the said Prafulla Chandra Barman while seized and possessed of and otherwise well and sufficiently entitled to the said plot of land being Premises No. 162/D/570/1, lake Gardens, P.S. Tollygunge, Calcutta-700045 at present Premises No. 570/1 Lake Gardens, Post Office Lake Gardens, Police Station Lake, Kolkata-700045, under Ward No. 93, sold, conveyed and transferred the said property to one Suchitra Bhattacharya, by virtue of an Indenture of Sale dated 07.01.1977 and the said Deed was registered at the Office of the Registrar of Alipore at Alipore, Dist. 24 Parganas and registered in Book No. I, Volume No. 8, Pages 52 to 59, Being No. 73 for the year 1977.

AND WHEREAS the said Suchitra Bhattacharya while seized and possessed of and otherwise well and sufficiently entitled to the said plot of land being Premises No. 162/D/570/1, Lake Gardens, P.S. Tollygunge, Calcutta-700045 at present Premises No. 570/1 Lake Gardens, Post Office Lake Gardens, Police Station Lake, Kolkata 700045, Ward No. 93, constructed a two storied building upon the said land, consisting of several rooms, kitchens and bathrooms with staircase after purchase of the said property in the year 1977.

AND WHEREAS the said Suchitra Bhattacharya, being the sole and absolute owner, while seized and possessed of and otherwise well and

sufficiently entitled to the said plot of land and building, being Premises No. 162/D/570/1, Lake Gardens, P.S. Tollygunge, Calcutta-700045 at present Premises No. 570/1, Lake Gardens, Post Office Lake Gardens, Police Station Lake, Kolkata 700045, Ward No. 93 executed a WILL on 26.08.2004 where she bequeathed her said property to her elder daughter, Sumita Basu and younger daughter, Sudipa Nayar @ Sudipa Bose, but did not give anything to her second daughter, Sucheta Chakraborty, but made her the Executrix of her said Will.

AND WHEREAS the said Suchitra Bhattacharya, died on 20.10.2006 leaving behind her three daughters viz. Sumita Basu, Sucheta Chakraborty and Sudipa Niar @ Sudipa Bose.

AND WHEREAS after the death of the said Suchitra Bhattacharya, the said Sucheta Chakraborty, the second daughter of the deceased Suchitra Bhattacharyya applied for the Probate of the said WILL before the Court of the Learned District Delegate at Alipore, the Learned 1st. Court Civil Judge Senior Division, Alipore, ACT XXXIX Case No. 942 of 2016 (Probate) and the said Probate was granted on 16.09.2017.

AND WHEREAS by the said Will of Suchitra Bhattacharyya dated 26.08.2004 the aforesaid Sudipa Niar @ Sudipa Bose got the entire 1st floor and one Garage on the ground with common right of roof, stair case and common and open space of the said property with her elder sister Sumita Basu.

AND WHEREAS by the said Will of Suchitra Bhattacharyya dated 26.08.2004, the aforesaid Sumita Basu got the rest portion of the ground with common right of roof, stair case and common and open space of the said property with her younger sister Sudipa Niar @ Sudipa Bose.

AND WHEREAS the said Sumita Basu, seized and possessed of and became the sole and absolute owner of the said portion of the said property, which is free from all encumbrances TOGETHER WITH undivided, indivisible and proportionate share and/or interest in the land underneath the building with common rights and benefits.

AND WHEREAS the said Sumita Basu out of her own free will and volition and for natural love and affection, which the said Sumita Basu herein bears towards the Sudipa Bose, had decided to make a free and absolute gift of the said portion, measuring about 805 Sq. Ft. carpet area consisting of 4 nos. rooms, 1 no. Kitchen, and 2 nos. bath-

cum-privy, lying situate on the ground floor at and being Premises No. 570/1, Lake Gardens, Post Office Lake Gardens, Police Station Lake, Kolkata 700045, within the limits of Kolkata Municipal Corporation Ward No. 93, absolutely forever and free from all encumbrances in favour of the Sudipa Bose and the said Gift Deed was registered in the office of the A.D.S.R. Alipore, 24-Parganas South and recorded in Book No. I, Vol. No. 1605-2018, from Pages 116556 to 116583, Being No. 160503287, for the year 2018.

AND WHEREAS thus the said Sudipa Bose is thus absolutely seized and possessed of or otherwise well and sufficiently entitled as absolute owner to ALL THAT piece or parcel of land hereditaments and premises containing an area of 3 Cottahs and 32 Sq.Ft. more or less TOGETHERWITH the two storied dwelling house standing thereon being premises No. 570/1, Lake Gardens, Kolkata 700 045, formerly being premises No. 162/D/570/1, Lake Gardens, within the jurisdiction of the Kolkata Municipal Corporation, P.S. Tollygunge now Lake, Ward No. 93, District : 24-Parganas (South), morefully mentioned and described in the FIRST SCHEDULE hereunder written.

AND WHEREAS the Owner herein was desirous to have her said premises developed for better utilization of the space available therein. The Owner herein was not in a position to develop the land and

structures and due to lack of knowledge in the matter of construction of building, therefore the Owner herein was in search of a Developer who has sufficient funds and lot of experience and would be capable to promote and develop the said premises by constructing a new building by investing necessary funds required for the purpose of construction and other incidental purpose.

AND WHEREAS the owners with a view to develop the said premises, morefully described in the FIRST SCHEDULE hereunder written, by way of constructing a multistoried residential building, approached the developer for construction of a residential building with commercial spaces on the basis of sharing of allocation of the proposed building as owners' allocation and developer's allocation of certain percentage to be given to developer in lieu of developer's investment with right of transfer of developer's allocation, on some terms and conditions.

AND WHEREAS being relied upon the representation made by the developer, the Owner herein have discussed the terms and conditions for construction of multi storied building upon the said premises as per plan to be sanctioned by the K.M.C.

AND WHEREAS the said Sudipa Bose being the rightful legal owners of the land measuring an area about 3 Cottahs 32 Square Feet more or less approached to the Developer herein MODULE PROPERTIES PVT. LTD., a company incorporated under the Companies Act, 1956, having its office at 422, Lake Gardens, P.S. Lake, Kolkata-700045, represented by one of its Directors namely SRI PRANAB CHATTERJEE, son of Late Dr. Paresh Nath Chatterjee, residing at P-240, Lake Road, P.S. Lake, Kolkata-700029, to develop the land / property / premises after demolishing the existing structure thereon and knowing the same the Developer agreed to construct a new Ownership Building on partly residential and partly commercial basis according to the sanction building plan of the Municipal Authority and the Owner and the Developer herein entered into an registered Development Agreement on 27.08.2018 which was duly registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1605-2018, Pages from 179639 to 179685, Being No. 160505755, for the year 2018.

AND WHEREAS the said Sudipa Bose simultaneous to the execution and registration of the Development agreement also granted the Power of Attorney on 27.08.2018 in favour of the Developer MODULE PROPERTIES PVT. LTD. represented by one of its directors Sri Pranab Chatterjee son of Late Dr. Paresh Nath Chatterjee of P-240, Lake

Road, Kolkata 700 029 which has been registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1605-2018, Pages from 179686 to 179709, Being No. 160505761, for the year 2018 in respect of the above land to act on his behalf and to do inter-alia all or any of the deeds, matters and things mentioned therein for the purpose of Development of the scheduled property.

AND WHEREAS in terms of the said development agreement, executed with Owner it was agreed interalia that :-

- (a) The developer shall have the exclusive right to build upon and to exploit commercially the said premises by construction of a multistoried building at the said premises at their own costs and expenses in accordance with the plan or plans to be sanctioned by the Kolkata Municipal Corporation with any amendment and/or modification thereto made or caused to be made by the developer but without any hindrance or obstruction from the owners.
- (b) The constructed areas would be shared in terms of owners' allocation and developer's allocation as expressly stated therein.
- (c) The developer shall be entitled to transfer or dispose of and/or otherwise deal with its allocation in the building and shall at all times have exclusive right to deal with and transfer the same or

part thereof and the common area/facility shall be jointly enjoyed by the owners and the developer and/or their respective nominees.

(d) The developer shall also be entitled to enter into an agreement for sale with intending purchasers in respect of Flats, Offices, commercial space and car parking spaces under the developer's allocation at such rate as may be decided by the developer and to receive advances or earnest money whatsoever from such intending purchaser or purchaser. The owners shall effectively execute and register conveyances in favour of the developer's nominated intending purchaser in respect of developer's allocation jointly with the developer and by such conveyance, the owners shall sell, convey and transfer undivided proportionate share of land of the said premises appurtenant to developer's allocation and developer shall sell, convey and transfer Flats, Offices, commercial spaces, car parking spaces and common areas and facilities.

(e) The developer got the building plan prepared for construction of a multistoried building on the said premises and had the same sanctioned from the Building Department of the Kolkata Municipal Corporation being Building Permit No. dated (hereinafter referred to as the SAID PLAN).

- (f) The owner by several registered General Power of Attorneys appointed Sri Pranab Chatterjee, son of Late Dr. Paresh Nath Chatterjee, as her true and lawful attorney to do all acts, deeds and things in her name and on her behalf required in respect of construction of the proposed building on the said premises and its all affairs including execution and registration of the deed of conveyance or conveyances.
- (g) In terms of the development agreements and the general power of attorneys, executed with Owner the developer herein, having undertaken the construction of the proposed building at the premises morefully mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to as the "SAID PREMISES", the developer is entitled to the portions excepting the owners allocation after providing reoccupation to the tenant if needed TOGETHERWITH undivided proportionate share of land of the premises appurtenant to developer's allocation and undivided proportionate share in the common areas and facilities of the said building.

AND WHEREAS The purchasers being interested to acquire **ALL THAT** piece and parcel of the **Commercial Space** on the **Ground Floor** of the G+IV storied building measuring an area about _____ **Square Feet Carpet Area** more or less including undivided

proportionate share in common areas and facilities TOGETHERWITH undivided proportionate share of land in the premises more fully described in the FIRST SCHEDULE hereinabove appurtenant to the said Commercial Space morefully mentioned and described in the **SECOND SCHEDULE** hereunder written, hereinafter referred to as the "said **Commercial Space**" approached the developer and the Developer having accepted the offer of the purchaser, the vendor have agreed to sell and transfer and the purchasers have agreed to purchase the said Commercial Space morefully mentioned and described in the SECOND SCHEDULE hereunder written TOGETHERWITH undivided proportionate share of land appurtenant to the said Commercial Space comprised in the premises, morefully described in the FIRST SCHEDULE and undivided proportionate share in common areas and facilities, morefully mentioned and described in the FOURTH SCHEDULE free from all encumbrances, lien, mortgages, lispendens, attachments, charges whatsoever at a consideration of **Rs.** _____/- (_____) only.

AND WHEREAS according the Purchasers herein have paid the full consideration money in respect of the "**said Commercial Space**" to the above named Developer and in this circumstances the Vendor and the Developer herein agreed to execute and register this Deed of Sale in respect of the "**said Commercial Space**" in favour of the

Purchasers herein at a consolidated price of **Rs.**_____/-

(_____) Only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH THAT in pursuance and in consideration of the aforesaid sum of **Rs.**_____/-(_____) Only paid by the Purchasers to the Developer simultaneously with the execution of these presents (the receipt whereof the Developer doth hereby admit and acknowledge as hereunder mentioned in the memo of consideration) the said Vendor / Developer as owner and possessor of the Said Commercial Space doth hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said Purchasers, free from all encumbrances **ALL THAT** piece and parcel of the **Commercial Space** on the **Ground Floor** of the G+IV storied building measuring an area about _____ **Square Feet Carpet Area** more or less including undivided proportionate share in common areas and facilities TOGETHERWITH undivided proportionate share of land in the premises more fully described in the FIRST SCHEDULE hereinabove appurtenant to the said Commercial Space including the service/ common areas of the said multistoried building, which is more fully mentioned and described in the Second Schedule hereunder written, together with undivided. proportionate share or interest of the First Schedule mentioned land underneath the said building along with all common rights, benefits, facilities, amenities,

utilities attached thereto situated at the portion of **K.M.C. Premises No. 570/1, Lake Gardens, P.S. Lake, Kolkata 700045**, within the jurisdiction of Kolkata Municipal Corporation Ward No. 93, vide Assessee No. 210930805518, in the District of South 24-Parganas which is more fully mentioned and described in the Second Schedule hereunder written together with undivided proportionate share or interest of the First Schedule mentioned land underneath the said building along with all common right, benefits, facilities, amenities, utilities attached thereto which is more fully and particularly described in the SECOND SCHEDULE hereunder written and hereinafter called referred to as the “said Commercial Space” including all liberties, privileges, with all rights of ingress and egress and all easement rights and using right, title, interest, possession belonging to the Said Commercial Space of the Vendor and every part thereof **TO HAVE AND TO HOLD** Said Office Accommodation and every part thereof hereby sold, conveyed, transferred, to the Purchasers including their heirs, executors, administrators, representatives and assigns absolutely and forever. That the Vendor / Developer doth hereby covenants with the Purchasers that notwithstanding any acts, deeds, hereto before done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the Said Commercial Space free from all encumbrances, attachments, charges or defects whatsoever and there is no suit or dispute or case pending

in any court in respect of the Said Commercial Space and the Vendor have full power and absolute authority to sell, transfer the Said Commercial Space in the manner aforesaid. That the Purchasers shall hereafter peaceably and quietly hold, possess and enjoy the Said Commercial Space as its absolute owner and possessor with absolute rights to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor. That the Vendor doth hereby covenants with the Purchasers to save the Said Commercial Space harmless and shall at all times hereafter indemnify and keep indemnified the Purchasers from or against all encumbrances, losses, damages, and charges whatsoever. That the Purchasers shall be at liberty to enjoy all rights of ingress and egress and to enjoy all easement rights over and through and to and from adjacent common passage and Road and the Purchasers have got every liberty to make all arrangements for Electric connection, Telephone Connections, water pipe connections, drainage system over and through the said common passage and the said road up-to the Said Commercial Space hereby sold, conveyed and transferred to the Purchasers.

**THE VENDOR AND THE DEVELOPER DOTH HEREBY COVENANT
WITH THE PURCHASERS AS FOLLOWS :-**

- a) That notwithstanding any Act, Deed, matter, or things whatsoever heretofore done, executed or knowingly suffered to

the contrary the Vendor along with the Developer are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said undivided proportionate share in land and the said Commercial Space hereby granted, sold, conveyed, transferred and conveyed unto the Purchasers as an absolute and indefeasible estate or an estate equivalent or and analogous thereto and free from all encumbrances whatsoever unto the Purchaser.

- b) That the Vendor and the Developer have good, right, full power and absolute authority to sell, convey, transfer, assign and assure the said undivided proportionate share in land and the said Commercial Space hereby granted, sold, transferred, assigned and assured or expressed or intended so to be unto and in favour of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.
- c) And that the Purchasers will and may peaceably and quietly enter into hold, own possess and enjoy the said Commercial Space morefully described in the Second Schedule hereunder written hereby granted sold and conveyed and receive the rents, issues profits in respect of the said Commercial Space and every part thereof without any suit, hindrances or interferences from the Vendor and the Developer or any person or persons lawfully

and equitably claiming from under or in trust for the Vendor and the Developer.

- d) And that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or otherwise Well and sufficiently saved, defended, kept harmless and indemnified and from and against all and all manner of estates, mortgages, charges and encumbrances whatsoever made done, executed or knowingly suffered to the contrary by the Vendor and/or the Developer.
- e) And that the Vendor and/or the Developer will at all times hereafter at the request and costs of the Purchasers produce or cause to be produced to the Purchasers all the original title, deeds and documents in respect of the said Premises and also to furnish copies of or extracts from the said Deed and documents to the Purchasers as may from time to time be required and they commit to keep the same safely and undamaged from fire and other accident.
- f) And further that the Vendor and also the Developer and all other persons having or lawfully or equitably claiming any estate, right, title, interest, property claim or demand whatsoever into or upon the said Commercial Space hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof from through

under or in trust for them shall and will from time to time and at all times hereafter at the requests and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds, matters and things for further better and more perfectly, effectually and satisfactorily granting, transferring, and assuring the said flats and proportionate share of the land every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.

- g) That the purchasers will at all times hereafter be at liberty to sell, transfer, convey, mortgage, rent, lease out or otherwise deal with or dispose of the said Commercial Space or portion thereof together with undivided proportionate share in land in favour of any person or party as the Purchasers may think fit and proper without any objection or interruption by or from the Vendor and/or the Developer or other flats owners. The Purchasers will be entitled to undivided proportionate share in the land and in case the building is destroyed the Purchasers along with other flat owners will be entitled to reconstruct the building.
- h) That the authorized representative of the Building Association shall look after, supervise and control the maintenance of the said building, who shall collect the monthly maintenance fees of the Commercial Space from every flat owners after formation of

the Owners Association, and the Purchasers shall have no objection for the same and co-operate with other co-owners in every possible manner regarding the welfare of the newly constructed building and other owners of the building.

**THE PURCHASERS HEREIN DOTH HEREBY COVENANT WITH THE
VENDOR AND THE DEVELOPER AS FOLLOWS :-**

- i) That the Purchasers shall use the said Commercial Space at their own discretion and shall pay proportionately to the Vendor and or Developer or the association so formed by the owners of the said building such sum or sums for and on account or service charges, sanction water supply, security, common lightings, salaries for durwans and sweepers etc. and other things for common conveniences and amenities which now are or may hereafter be provided.
- ii) That save and except the said Commercial Space hereby sold and conveyed to the Purchasers and the Purchasers and other flat owners of the said building shall have right to use 50% of the roof of the said building.
- iii) That the Purchasers doth hereby agree to keep and agree to the said Flat including all the walls, fixtures, pipes, fittings electric lines switch board, all other installations thereto and other appurtenances thereunto belongings in good working conditions

and in such manner as in necessary to support and protect the Other Part or Parts of the building.

- iv) That the Purchasers doth hereby further agree and undertake to abide by and be bound by the by law of the land.
- v) That the Purchasers shall not demolish or damage the main structure of the building or any part thereof or cause to demolish or damage the same nor shall allow any other owners of the said building to do so.
- vi) That so long the said Commercial Space is not separately assessed for Municipal Tax the Purchasers shall be bound to pay a proportionate share of the Municipal Tax and other charges, fees etc.
- vii) That the Purchasers shall be entitled to sale, mortgage, of gift, exchange and otherwise transfer, assign, sale, lease, sub-lease, under lease and/or deal with the said Commercial Space hereby conveyed and every portion thereof in such manner as the Purchasers shall think fit and proper without any consent or objection of the Vendor and or Developer / Confirming Party herein.

THE PURCHASERS FURTHER COVENANT THAT:-

- a) The Purchasers shall not store in the said Commercial Space and common space any good of hazardous or combustible

nature of which are too heavy and in all circumstances affect the construction of the structure of the said building or the insurance of the building.

- b) The Purchasers shall not commit or permit to be committed any alteration or change in pipes, conduits cables inner fixtures and fittings serving the said building and the said Office Accommodation save in case of emergency or in the interest of the building with the consent of the society.
- c) The Purchasers shall not use the said Commercial Space for any illegal purpose.
- d) The Purchasers shall not do addition or alteration or construction of permanent in the said Commercial Space or any part thereof which will affect the structure and line of the building.
- e) The Purchasers shall not throw or accumulate any dirt, rubbish, rags or other refuse or permit the same to be thrown or allow the same to be accumulated in the said Office Accommodation is driveways entrance and common parts of building, passages, lobbies and staircase or in the open space.
- f) The proportionate share of land hereby conveyed to the purchasers shall not be partitioned or dismembered in part or parts in any manner.

- g) Use the common area and facilities strictly as required for passage ingress to and egress from the said flat and shall not cause any obstruction or hindrance or interference or free ingress and egress in the said building for the other flat holders or persons.
- h) The Purchasers shall not use the said Commercial Space in such manner which may or is likely to cause any nuisance or annoyance to the occupiers of the said building nor shall use the same for any illegal or immoral purpose.
- i) Not to claim any individual right over and in respect of other Units and the roof of the portion said building and the open covered space in the ground floor of the said premises save and except the said Unit.

THE FIRST SCHEDULE AS ABOVE REFERRED TO

(Description of the said premises)

ALL THAT piece or parcel of land, hereditaments and premises containing an area of 3 Cottahs and 32 Square Feet more or less TOGETHER WITH newly constructed G+IV storied building standing thereon being premises No. 570/1, Lake Gardens, Kolkata-700045, formerly being premises No. 162/D/570/1, Lake Gardens, within the jurisdiction of the Kolkata Municipal Corporation, P.S. Tollygunge, Ward No. 93, District : 24-Parganas (South), Assessee No. 21-093-08-

0551-8, with liberties, privileges and easement rights connected therewith and butted and bounded as follows:-

ON THE NORTH	:	20 Feet wide K.M.C. Road.
ON THE SOUTH	:	By Plot No. 2, now known as 162/D/554, Lake Gardens.
ON THE EAST	:	By Plot No. 13, now known as 162/D/570, Lake Gardens.
ON THE WEST	:	By Plot No. 14/1, now known as 162/D/572, Lake Gardens.

THE SECOND SCHEDULE ABOVE REFERRED TO

**(The said Commercial Space hereby sold, conveyed and
transferred)**

ALL THAT piece and parcel of the **Commercial Space** on the **Ground Floor** of the G+IV storied building measuring an area about **388 Square Feet Carpet Area** more or less together with undivided proportionate share or interest of the First Schedule mentioned land being **K.M.C. Premises No. 570/1, Lake Gardens, P.S. Lake, Kolkata 700045**, within the jurisdiction of Kolkata Municipal Corporation Ward No. 93, vide Assessee No. 210930805518, in the District of South 24-Parganas including undivided proportionate share in common areas and facilities **TOGETHERWITH** undivided proportionate share of land in the premises more fully described in the **FIRST SCHEDULE** hereinabove appurtenant to the said commercial space. The commercial space hereby transferred by way of Deed of

Conveyance is delineated in the Map or Plan annexed hereto and depicted by **RED** border lines.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the Common Areas and Facilities)

1. The land and open spaces comprised in the premises.
2. The foundations, columns, girders, beams, supports, main walls, outer walls, boundary walls and gates to the premises.
3. Staircase and landings.
4. Vertical shaft and machine room of the lift.
5. Water pump, underground water reservoir, overhead water tank and distribution pipes from overhead water tank to different Offices and from reservoir to that tank.
6. Water and sewage evacuation pipes till the same joins the K.M.C. drains and pipes.
7. Deep tube well, if any to augment K.M.C. water supply.
8. Electrical wiring and fittings and fixtures for lighting the staircase, lobby, outside of the building within the premises and other common areas and the main distribution cables from ground floor to the Offices respectively, main switch and meter.
9. Drains and sewers from the building to the K.M.C. duct.
10. 50% of the roof will remain common to all the co-owners of the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO**(COMMON EXPENSES)**

1. All expenses for maintenance, operation, white-washing, painting, repainting, reconstruction, replacing, redecorating and lighting of the common portion including boundary wall and outer walls of the building.
2. The salaries, outgoings and other expenses of all persons employed and/or engaged for the common purposes.
3. Expenses and deposits for supplies of service and/or utilities to the co-owners. .
4. Municipal and other rates, taxes and levies and all other outgoings save what is separately assessed or incurred in respect of any unit flat or portions thereof.
5. Costs of establishment and operational costs and expenses of the Association formed for the common purposes.
6. All other expenses and outgoings including litigation expenses incurred for the common purposes or otherwise.
7. Office administration overheads and expenses incurred for maintaining the officer for the common purposes.
8. Insurance premium for insuring the building against the earthquake, fire, lightning damages, civil commotion etc.
9. All expenses incurred for the maintenance, operation of the lift of the building.

IN WITNESS WHEREOF the parties of this Agreement for Sale have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

WITNESSES:

1.

**Signature of Sri Pranab Chatterjee as
Constituted Attorney of Sudipa Bose
SIGNATURE OF THE VENDOR**

2.

SIGNATURE OF THE DEVELOPER

Drafted & Prepared in my Office as per
parties instruction & information.

Advocate,
Alipore Judge Court,
Kolkata-700027.
Enrollment No.

MEMO OF CONSIDERATION:

RECEIVED of and from the within named Purchasers the sum of
Rs. _____ /- (_____) Only as and by way of entire
 consideration money in respect of the Second Schedule property
 by the Vendor, as per Memo below:

MEMO

Date	Particulars	Amount
-------------	--------------------	---------------

TOTAL Rs. _____ /-

(_____)

WITNESSES:

1.

MODULE PROPERTIES PVT. LTD.

2.

Director

SIGNATURE OF THE DEVELOPER