


DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the day of, 2026 (Two Thousand and Twenty Six)

B E T W E E N

STARWOOD REAL ESTATE



Partner

(1) MR. SHYAM SUNDAR DAS, PAN NO. AECPD2045N, son of Late Jibon Krishna Das **and (2) MRS. LATIKA DAS, PAN NO. ADOPD5819M**, wife of Shyam Sundar Das, both by Faith – Hindu, by Nationality – Indian, by Occupation – Business and Home maker respectively, both are residing at 32, Dixon Lane, Post Office- Entally, Police Station- Muchipara, Kolkata – 700 014, hereinafter jointly called and referred to as the **“OWNERS/VENDORS”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and/or assigns) of the **FIRST PART**, represented by their lawful constituted Attorney **STARWOOD REAL ESTATE**, having **PAN NO. AFCFS5683J**, a partnership firm, having its place of business at LOKENATH APARTMENT, 107, Green Park, Post Office and Police Station- Narendrapur, Kolkata – 700 103 in the District of South 24 Parganas, being represented by its partners **(1) MR. DEBDUTTA ROY, PAN NO. AJCPR7504H**, son of Debi Prasad Roy, by religion – Hindu, by occupation – Business, by Nationality – Indian, residing at LOKENATH APARTMENT, Flat No. 4, 2nd floor, 107, Green Park, Post Office and Police Station- Narendrapur, Kolkata – 700 103 in the District of South 24 Parganas and **(2) Ms. ANAMIKA GHOSH, PAN NO. AUMPG6220A**, daughter of Late Moloy Ghosh, by religion – Hindu, by occupation – Business Nationality – Indian, resident of NARENDRAPUR COMPLEX, 144, N.S Road, Post Office and Police Station- Narendrapur, Kolkata – 700 103 in the District of South 24 Parganas, vide registered Development Power of Attorney dated 10/02/2025 duly registered in the ADSR Sonarpur and recorded in Book No.I, Volume No.1608-2025, Pages 23719 to 23733, being No. 160801096 for the year 2025.

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STARWOOD REAL ESTATE, having **PAN NO. AFCFS5683J**, a partnership firm, having its place of business at LOKENATH APARTMENT, 107, Green Park, Post Office and Police Station- Narendrapur, Kolkata – 700 103 in the District of South 24 Parganas, being represented by its partners **(1) MR. DEBDUTTA ROY, PAN NO. AJCPR7504H**, son of Debi Prasad Roy, by religion – Hindu, by occupation – Business, by Nationality – Indian, residing at LOKENATH APARTMENT, Flat No. 4, 2nd floor, 107, Green Park, Post Office and Police Station- Narendrapur, Kolkata – 700 103 in the District of South 24 Parganas and **(2) Ms. ANAMIKA GHOSH, PAN NO. AUMPG6220A**, daughter of Late Moloy Ghosh, by religion – Hindu, by occupation – Business Nationality – Indian, resident of NARENDRAPUR COMPLEX, 144, N.S Road, Post Office and Police Station- Narendrapur, Kolkata – 700 103 in the District of South 24 Parganas, hereinafter called and referred to as the **DEVELOPER/CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs executors, administrator, legal representatives and assigns) of the **SECOND PART**.

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....., **PAN NO.**, **AADHAAR NO.**, son of,
 by Nationality – Indian, by faith – Hindu, by occupation –, residing at,
 Post Office and Police Station-, Kolkata –, hereinafter called and referred
 to as the **PURCHASER/ THIRD PARTY** (which terms or expressions shall, unless repugnant to or
 excluded by the subject or context, be deemed to mean and include his heirs, executors,
 administrators, successors, legal representatives and/ or assigns) of the **THIRD PART.**

WHEREAS by a registered sale deed dated 06.10.1993 made between Smt. Renuka Barman as
 purchaser purchased all that pieces and parcels of land admeasuring more or less 5 Cottahs, being
 Scheme Plot No.172, lying and situate at Mouza – Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi
 No. 271, comprised in R.S Dag Nos. 532 & 533 appertaining to R.S Khatian No. 244, 266, Police
 Station- Sonarpur in the District South 24-Parganas from the erstwhile owner therein Sri Ranjit
 Roy at a valuable consideration mentioned therein. The said deed was duly registered in the office
 of Sub-Registry office at Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 101,
 Pages 116 to 122, Being No. 7200 for the year 1993.

AND WHEREAS on such purchase, said Smt. Renuka Barman became the sole, absolute and legal
 owner of the aforesaid land measuring more or less 5 Cottahs, being Scheme Plot No.172, lying and
 situate at Mouza – Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi No. 271, comprised in R.S Dag
 Nos. 532 & 533 appertaining to R.S Khatian No. 244, 266, Police Station- Sonarpur in the District
 South 24-Parganas and was in lawfully seized and possessed thereof, free from all encumbrances,
 lien, charges, attachments whatsoever and during her peaceful possession, said Smt. Renuka
 Barman as lawful owner sold, transferred, conveyed her right, title, interest and possession of the
 aforesaid landed property unto and in favour of Sri Goutam Prasad Ganguly and Sri Gourab Prasad
 Ganguly, both sons of Sri Gokul Prasad Ganguly by a registered sale deed dated 15.10.1999, duly
 registered in the office of Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded
 in Book No.I, Volume No. 114, Pages 157 to 162, Being No. 6906 for the year 1999 at a valuable
 consideration mentioned therein. Thus they, became the sole, absolute and legal joint owners, were
 in lawfully seized and possessed thereof, free from all encumbrances, lien, charges, attachments
 whatsoever.

AND WHEREAS said Sri Goutam Prasad Ganguly and Sri Gourab Prasad Ganguly, both sons of Sri
 Gokul Prasad Ganguly as lawful joint owners and possessors, jointly sold, transferred, conveyed
 their right, title, interest and possession of the aforesaid landed property unto and in favour of Sri
 Gokul Chandra Das, son of Lt. Narendra Nath Das and Smt. Annapurna Das, wife of Sri Gokul

Chandra Das by a registered sale deed dated 02.05.2002, duly registered in the office of Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 53, Pages 348 to 354, Being No. 3267 for the year 2002 at a the valuable consideration mentioned therein. Thus they, became the sole, absolute and legal joint owners, were in lawfully seized and possessed thereof, free from all encumbrances, lien, charges, attachments whatsoever.

AND WHEREAS during their peaceful possession, said Sri Gokul Chandra Das, son of Lt. Narendra Nath Das and Smt. Annapurna Das, wife of Sri Gokul Chandra Das as lawful joint owners and possessors, jointly sold, transferred, conveyed their right, title, interest and possession of the aforesaid landed property unto and in favour of Sri Shyam Sundar Das son of Lt. Jibon Krishna Das and Smt. Latika Das, wife of Sri Shyam Sundar Das by a registered sale deed dated 14.08.2023, duly registered in the office of Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 1608-2023, Pages 139017 to 139039, Being No. 07012 for the year 2023 at a the valuable consideration mentioned therein and due to some inadvertent mistakes crept in the said deed said Sri Gokul Chandra Das, son of Lt. Narendra Nath Das and Smt. Annapurna Das, wife of Sri Gokul Chandra Das rectified the same by executed a registered Deed of Declaration on 11.06.2024 unto and in favour of said Sri Shyam Sundar Das son of Lt. Jibon Krishna Das and Smt. Latika Das, wife of Sri Shyam Sundar Das. The said Declaration deed has been registered in the office of Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 1608-2024, Pages 92466 to 92481, Being No. 04851 for the year 2024.

AND WHEREAS in the manner aforesaid, the said Sri Shyam Sundar Das son of Lt. Jibon Krishna Das and Smt. Latika Das, wife of Sri Shyam Sundar Das becomes the sole, absolute and lawful joint owners all that pieces and parcels of land admeasuring more or less 5 Cottahs, being Scheme Plot No.172, lying and situate at Mouza – Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi No. 271, comprised in R.S Dag Nos. 532 & 533, L.R Dag No. 620 appertaining to R.S Khatian No. 244, 266, within the limits of Rajpur-Sonarpur Municipality, Police Station- Sonarpur in the District South 24-Parganas and are presently in peaceful, un-disputed and un-encumbered possession of the same and recorded their names in L.R records of right, having L.R Khatian Nos. 2765 and 2766 and also mutated their names before Rajpur-Sonarpur Municipality, ward no. 08, being Holding No. 731, Kusumba, vide Assessment No. 1104302082842, more fully described in the FIRST SCHEDULE hereunder written.

AND WHEREAS the owners herein decided to presently develop the said premises, for increased financial consideration and benefits subject to the terms and conditions mentioned herein, agreed to collaborate with the Developer with considerable experience for developing the said premises

accordingly they entered in to a registered Development Agreement, registered at the office of the ADSR Sonarpur, South 24 Parganas, and recorded in Book I, Volume 1608-2025, pages 23141 to 23162, as Deed No. 160801076 for the year 2025 under the terms and conditions mentioned therein, the Owners also granted the Developer the power to sell the Developer's Allocation by executing a registered Development Power of Attorney, recorded in Book I, Volume 1608-2025, pages 23719 to 23733, as No. 160801096 for the year 2025 and also executed a registered Supplementary Agreement for their respective specific allocations, which has been registered in the office of ADSR Sonarpur and recorded in Book No.I, Volume 1608-2026, pages 15589 to 15603, as No. 160800397 for the year 2026.

AND WHEREAS following the execution of said Development Agreement and Development Power of Attorney, the said Developer as lawful constituted Attorney of Owners, obtained Sanctioned Building Plan No. SWS-OBPAS/2207/2025/1367 dated 11.06.2025, duly approved by the Rajpur Sonarpur Municipality and the construction is currently undergoing in accordance with the said sanctioned plan.

AND WHEREAS the purchaser herein after going-through all the relevant papers and documents regarding the title of the said land/property being satisfied about the same approached the above named developer to purchase one ...BHK flat of the said building and the said Developer has agreed to sell oneBHK flat, being **Flat No.** on the **floor**, **side of the (G+IV) storied building, having carpet area Sq.ft., built up area..... Sq.ft., super built up area Sq.ft.** be the same a little more or less **together with one open/covered car parking space no. on the ground floor, measuring more or less Sq.ft. (under developer's allocation) with Lift facility**, more fully and particularly mentioned in the **SECOND SCHEDULE** herein below together with undivided proportionate share of the land underneath the building and accordingly they enter into an agreement for sale as per terms and conditions embodied therein at and for a total consideration of Rs./- (Rupees only.

NOW THIS INDENTURE WITNESSETH :-

That in pursuance of the said agreement and in consideration of total sum of Rs./- (Rupees only paid by the Purchaser to the Developer herein, the receipt whereof the Developer/ Confirming Party herein doth hereunder admit and acknowledge and of and from the payment of the same the Owner/Vendor and the Developer/ Confirming Party herein jointly doth hereby grant, sell, convey, transfer, assign and assure said **ALL THAT** one ...BHK flat, being **Flat No.** on the **floor**, **side of the (G+IV) storied building,**

having carpet area Sq.ft., built up area..... Sq.ft., super built up area Sq.ft. be the same a little more or less **together with one open/covered car parking space no. on the ground floor, measuring more or less Sq.ft. (under developer's allocation) with Lift facility**, more fully described and set forth in the **SECOND SCHEDULE** hereunder written together with common rights and facilities in common areas referred in the **THIRD SCHEDULE** hereunder written in favour of the Purchaser and the Owner/Vendor and the Developer/ Confirming Party herein doth hereby concur and confirm the sale and hereunder release discharge and acquit all that the said flat and car parking space together with undivided and impartible proportionate share of land and common benefits in the newly constructed building lying and situate at the property referred in the **FIRST SCHEDULE** hereunder written unto and to the Purchasers **TO HAVE AND TO HOLD ALL THAT** the said flat and car parking space **AND** the reversion or reversions, remainder or remainders and the rents, issues and profits and all the estate, right, title, interest, property claim and demand whatsoever of the Owner/Vendor and the Developer/ Confirming Party herein unto or upon the said flat and car parking space and all other benefits hereby granted, sold, conveyed, transferred assigned and assured or expressed so to be absolutely and forever in favour of the Purchasers in compliance of covenants hereunder written **TOGETHER - FURTHER WITH** and subject to the easements or quasi easements and other stipulations and provisions in connections with the beneficial common use and enjoyment of the premises appertaining to the said flat and car parking space referred in the **SECOND SCHEDULE** **AND ALSO SUBJECT** relating thereto to the Purchasers paying and discharging all proportionate taxes, impositions and other common expenses, service charges referred in the **FOURTH SCHEDULE** hereunder written relating thereto.

THE OWNERS/VENDORS AND THE DEVELOPER/ CONFIRMING PARTY DO HEREBY COVENANT WITH THE PURCHASERS as follows :-

1. That the interest which of the Owners/ Vendors and the Developer /Confirming Party herein profess to transfer subsist and they have their respective right, absolute authority and full power to grant, convey, transfer and assure the said flat and car parking space including the impartible proportionate share in land and common areas and facilities.
2. That the Purchasers shall have absolute and unfettered proprietary right to the said flat and car parking space such as of the Owners/ Vendors and the Developer /Confirming Party herein derive from their respective right, title and interest save and except demolishing and committing waste in respect of the property.

3. That the Purchasers shall have common right of use the top floor roof and all other common areas and service areas with the owners of all other units and shall have common right of use and enjoyment of the said roof with liability of joint maintenance.
4. That the Purchasers shall have right to decoration of the said flat and car parking space after giving notice to Flat Owners' Association or Society provided any such act, does not cause obstruction or nuisance or permanent obstruction to the other flat owners.
5. That the Purchasers being absolute the owner of the said Flat and car parking space shall have the right to sell, transfer, mortgage, lease or otherwise alienate and encumber the property hereby conveyed without interference of any other person or persons.
6. That the Owners/ Vendors and the Developer /Confirming Party herein shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers make do, acknowledge, exercise, execute and perfect all such further and or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the right, title and interest of the conveyed property and the rights of use and enjoyment of common user, facilities attributable thereto.
7. That the Owners/Vendors and the Developer/Confirming Party represented to the Purchasers that the said flat and car parking space described in the Second Schedule hereunder written is free from all encumbrances, charges, liens, lispensens, attachments, trust, debutter, liabilities.

THE PURCHASERS DO HEREBY COVENANT AND AGREE WITH THE OWNERS/ VENDORS AND THE DEVELOPER /CONFIRMING PARTY as follows :-

1. That the Purchasers neither have nor shall claim from the Developer/Confirming Party herein the any independent right, title and interest in any other part or portion of the building and reserved space in the ground floor save and except the flat and car parking space but shall have common rights and facilities and benefits as provided in the THIRD SCHEDULE hereunder written.
2. That the Purchasers shall not at any time claim partition of the proportionate share of the land or the common portion and common areas and facilities.
3. That the Purchasers shall use the said flat and car parking space mainly for residential purpose.

4. That the Purchasers shall regularly and punctually pay the proportionate share of common expenses from the date of delivery of possession of the flat and car parking space to the Owners Association of the said building.
5. That the Purchasers shall be liable to pay proportionately all common charge and taxes, Municipal Taxes, common electricity other levies, outgoing, maintenance, charges and repairs of common portions and painting of the outer walls of the building and other expenses necessary for the said building from the date of delivery of possession of the said flat and car parking space to the owners' association of the said building.
6. That the Purchasers shall get the said flat and car parking space separated and mutated in their names in the records of Rajpur Sonarpur Municipality and shall pay all taxes in impositions separately along with the proportionate common expenses and water charges other taxes and impositions so to be levied by the State Government or by Competent Authorities.
7. That the Purchasers along with other purchaser/s of other portions of the building shall form a flat owners' Association or Organization for management and maintenance of the building and the Purchasers shall be the member of the said Organization or Association and shall abide by the rules and regulation and bye laws of the said Association or Organization as the case may be.
8. That the Purchasers shall not independently decorate the exterior of the said building and shall not make any structural additions or improvement in the said flat and car parking space as well as in the said building and shall not disturb or attach or break the constructions of the said building and shall not do any act whereby the construction and/or safety and stability of the said building is prejudiced and/or affected. The Purchasers along with the other flat owners/occupiers shall keep the said building and common areas and facilities and common installations in good repairable condition.
9. That the Purchasers shall not keep or throw, dirt, rubbish, rags refuse or other articles in the stairs or in common passage of the said buildings and shall not block the same in any manner whatsoever.
10. That the Purchasers shall not store any inflammable, combustible, explosive or offensive and hazardous articles in the said flat and car parking space or elsewhere in the building.
11. That the Purchasers have taken inspection of the said flat and car parking space and found it in good conditions and order and has got no dispute thereof and being fully satisfied in all respect accepted the delivery of possession of the said flat and car parking space.

12. That the Purchaser shall not do any objection of any contagious or adjacent land to the present project, in which event such acquired land be amalgamated with the existing land to construct the said building.
13. The Purchasers shall not do or cause to be done anything which would affect or prejudice the interest of the Developer/Confirming Party in any manner whatsoever.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of said land)

ALL THAT pieces and parcels of Bastu land admeasuring more or less 5 Cottahs, being Scheme Plot No.172, lying and situate at Mouza – Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi No. 271, comprised in R.S Dag Nos. 532 & 533, L.R Dag Nos. 620 appertaining to R.S Khatian No. 244, 266, L.R Khatian Nos.1129, 1130 (old), 2765, 2766 (new), within the limits of Rajpur-Sonarpur Municipality, Ward No. 08, being Holding No.731, Kusumba, Kolkata – 700 150, under the jurisdiction of Police Station and Additional District Sub-Registrar-Sonarpur in the District South 24-Parganas nearest to Jaganathpur Musalman Para, including all rights of ingress and egress over the Common Passage and all easement rights together with all right, title, interest, possession which is butted and bounded as follows :-

- ON THE NORTH** : **By 30 feet wide road;**
- ON THE SOUTH** : By Scheme Plot No. 168 & 169;
- ON THE EAST** : By Scheme Plot No. 171 ;
- ON THE WEST** : By Scheme Plot No. 173.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the flat and car parking space)

ALL THAT the (Tiles flooring) one self contained*BHK flat being Flat No.* on the **floor, side of the (G+IV) storied building having carpet area Sq.ft., built up area Sq.ft. and super built up area Sq.ft.** be the same a little more or less **with Lift facility, covered parking space being no & area measuring 135 sq. ft.** together with undivided proportionate share of stair, staircase landing, common right of the Top floor roof and all other common rights, common areas and facilities and common passages provided to the said building and also together with undivided and impartible proportionate share of land and common benefits of the First Schedule property as shown in the map or plan annexed hereto and therein bordered with "RED" Colour.

THIRD SCHEDULE ABOVE REFERRED TO
(Common Areas and facilities)

1. Entrance and exit.
2. Boundary walls and main gate.
3. Common right of the roof of the top floor, Pump room, meter space.
4. Drainages and sewerage lines and other installations of such facilities (barring only those which are installed within the exclusive area of any Flat and/or exclusively for its use.)
5. Stair case, Stair case Landing, Lift, Lift Mechine Room, lobbies on all the floors, generator room, electricity utility room.
6. Water pump, water reservoir underground and overhead with all common plumbing installation for carriage of water (barring only those which are exclusively within the exclusive area of any flat and/or exclusively of its use.)
7. Water supply lines from overhead tank through deep tube well and the installations thereto related within the said premises.
8. The whole of the exterior of the building.
9. Such other common parts, common areas, equipment's, installations fittings, fixtures and spaces in or about the land and the building as are necessary for passage to and/or user of the flat in common by the co-owner.

FOURTH SCHEDULE ABOVE REFERRED TO
(Common Expenses)

1. The proportionate expenses of maintaining, repairing re-decorating, etc. of the main structures and rain water pipes sanitary pipes, and electric pipes wires in under or upon the building and enjoyed or used by the purchaser in common with the other owners/occupiers of the building compounds.
2. The proportionate cost of decorating the exterior of the building and stair area.
3. The proportionate costs of clearing and lighting the path landings staircase, and other parts of the building as enjoyed by the purchaser in common as aforesaid.
4. The proportionate costs of maintenance of pumps equipments, installations or any other equipments which may be provided in future.
5. The proportionate capital or recurring expenditure for replacement of all or any items comprised in general common areas and facilities.
6. Such other proportionate expenses as are deemed necessary by the Society/Association upon its formation registration incidental for the maintenance and up keep of the building and/or general common areas and facilities.

IN WITNESS WHEREOF the PARTIES hereto have hereunto set their respective hands and seals on this Deed of Sale on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

AT SONARPUR IN PRESENCE OF :-

WITNESSES :-

1.

As lawful constituted Attorney of land owners

SIGNATURE OF THE OWNERS/ VENDORS

1.

2.

2.

SIGNATURE OF THE PURCHASERS

SIGNATURE OF THE DEVELOPER/
CONFIRMING PARTY

Drafted & Prepared by me:-

**PRANAB KUMAR ROY
ADVOCATE
HIGH COURT, CALCUTTA
Enrol. No. WB/889/2008
(M-9836306028).**

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs...../-
(Rupees) only the entire consideration of the said flat and car parking space in
the manner as follows:-

<u>By</u>	<u>No.</u>	<u>Dated</u>	<u>Bank</u>	<u>Amount</u>
.....				
			Total	<u>Rs./-</u>

(Rupees) only

Witnesses :-

1.

STARWOOD REAL ESTATE



Partner

SIGNATURE OF THE DEVELOPER/
CONFIRMING PARTY

2.