

DEED OF CONVEYANCE

1. **Date :**
2. **Place : Kolkata**
3. **Parties :**
 - 3.1 **RAJIB MANNA [PAN : ADVPM7926P], [AADHAAR NO. 458006262825] & [MOBILE NO. 9433175342]**, son of Late Kanai Lal Manna, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 108, Beniatola Street, P.O. Hatkhola, P.S. Jorabagan, Kolkata - 700005, District - Kolkata, West Bengal.

The said Rajib Manna, Landowner herein, represented by his constituted attorney, **R.S. CONSTRUCTION [PAN : BRDPS0741K]**, a Proprietorship Concern, having its office address at Anandalok 2nd Lane, Bablatola, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136, District North 24 Parganas, West Bengal, represented by its Proprietor, **RAHUL SHARMA [PAN : BRDPS0741K], [AADHAAR NO. 930060628077] & [MOBILE NO. 9836123352]**, son of Mahendra Sharma, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Anandalok 2nd Lane, Bablatola, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136, District North 24 Parganas, West Bengal, Developer herein, by executing a Registered General Power of Attorney After Registered Development Agreement, which was registered on 20.02.2023, registered in the office of the A.D.S.R. – Bihannagar (Salt Lake City), and recorded in Book No. I, Volume No. 1504-2023, Pages 17757 to 17792, being Deed No. 150400347 for the year 2023.

Hereinafter called and referred to as the **“LANDOWNER/VENDOR”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

RS PROMOTER & DEVELOPER PVT LTD
Rahul Sharma
Director

AND

3.2 **[PAN.]**,
[AADHAAR NO.] & **[MOBILE NO.]**,
 son/wife/daughter of
, by faith -, by
 occupation -, by nationality - Indian, residing at
, P.O.
, P.S., District -, Pin -
, State -

Hereinafter called and referred to as the **“PURCHASER”** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, executors, administrators, representatives and assigns) of the **SECOND PART**.

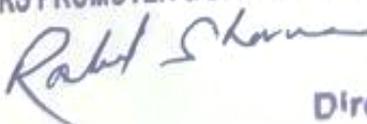
AND

3.3 **R.S. CONSTRUCTION [PAN : BRDPS0741K]**, a Proprietorship Concern, having its office address at Anandalok 2nd Lane, Bablatata, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136, District North 24 Parganas, West Bengal, represented by its Proprietor, **RAHUL SHARMA [PAN : BRDPS0741K], [AADHAAR NO. 930060628077] & [MOBILE NO. 9836123352]**, son of Mahendra Sharma, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Anandalok 2nd Lane, Bablatata, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136, District North 24 Parganas, West Bengal.

The said R.S. Construction has changed its status from proprietorship firm to Private Limited Company, namely **RS PROMOTER AND DEVELOPER PRIVATE LIMITED [PAN. AAPCR2234M], CIN : U43299WB2025PTC284237.**

Hereinafter called and referred to as the **“DEVELOPER/CONFIRMING PARTY”** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, representatives and assigns) of the **THIRD PART**.

Landowner/Vendor, Purchaser/s and the Developer/Confirming Party collectively Parties and individually Party.

RS PROMOTER & DEVELOPER PVT LTD

 Director

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. Subject Matter of Conveyance :

4.1 Transfer of Said Flat & Appurtenances :

4.1.1 Said Flat/Said Property : ALL THAT piece and parcel of one independent and complete residential flat, being **Flat No. '.....'**, on the **Floor,** **Side**, measuring **Square Feet be the same a little more or less of Carpet area**, ALONGWITH a Covered Parking Space on the Ground Floor being Car Parking Space No., measuring, sq. ft. more or less, lying and situated in the building namely **"RAMA APARTMENT"** morefully described in the Second Schedule hereunder written, lying and situated on the amalgamated plot of land, which is morefully described in the First Schedule hereinafter written, together with undivided proportionate share of land, common areas, common amenities and common facilities of the said property, lying in the said building/complex [**SOLD PROPERTY/SAID PROPERTY**].

5. BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS
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5.1 Representations and Warranties Regarding Title : The Landowner/Vendor and the Developer/Confirming Party have made the following representation and given the following warranty to the Purchasers regarding title.

5.1.1 CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF RAJIB MANNA, LANDOWNER HEREIN, IN RESPECT OF THE FIRST SCHEDULE PROPERTY, AS IS UNDER :

5.1.1.1 Absolute Recorded Ownership of Jyanendra Nath Ghosh : One Jyanendra Nath Ghosh was the absolute recorded owner of land measuring 1.67 Acres more or less under R.S. Khatian No. 2982, L.R. Khatian No. 1204, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Rajarhat (now Airport), in the District North 24 Parganas.

5.1.1.2 Demise of Jyanendra Nath Ghosh : While in absolute possession and absolute ownership over the aforesaid property, the said Jyanendra Nath Ghosh died intestate, leaving behind his four sons namely (1) Bimal Ghosh, (2) Amal Kumar Ghosh, (3) Shyamal Kumar Ghosh & (4) Kamal

Kanto Ghosh and only daughter namely Sarala Bala Paul, as his heirs and successors in interest in respect of the aforesaid property, left by the said Jyanendra Nath Ghosh, since deceased.

5.1.1.3 Bargadar & Deed of Release : Be it expressly expressed that during the enjoyment of the said Jyanendra Nath Ghosh, one Badsa Ali Mondal, son of Debiraddin Monda of Raigachi duly recorded his name as Bargadar (Bhagchasi) in respect of 49 Decimals of land comprised in R.S. Dag No. 2842, under R.S. Khatian No. 2982, in Mouza - Gopalpur, P.S. Rajarhat (now Airport), in the District North 24 Parganas.

During his life time, the said Jyanendra Nath Ghosh filed a Case against the said Badsa Ali Mondal for erectment of Bargadar (Bhagchasi) before the Hon'ble Judge, Mr. M.K. Dutta, 1st Munseff at Sealdah vide Appeal No. 6 in the year 1959.

After defeating in the said case, the said Badsa Ali Mondal released and relinquished all his right, title and interest in respect of Barga Swattya in respect of the said land unto and in favour of successors of the said Jyanendra Nath Ghosh, since deceased namely the said (1) Bimal Ghosh, (2) Amal Kumar Ghosh, (3) Shyamal Kumar Ghosh, (4) Kamal Kanto Ghosh & (5) Sarala Bala Paul, by a Deed of Disclaimer (Release), which was registered on 09.12.1993, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, being Deed No. 9333 for the year 1993.

5.1.1.4 Absolute Joint Ownership of the said (1) Bimal Ghosh, (2) Amal Kumar Ghosh, (3) Shyamal Kumar Ghosh, (4) Kamal Kanto Ghosh & (5) Sarala Bala Paul : Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance, the said (1) Bimal Ghosh, (2) Amal Kumar Ghosh, (3) Shyamal Kumar Ghosh, (4) Kamal Kanto Ghosh & (5) Sarala Bala Paul, all sons and daughter of Late Jyanendra Nath Ghosh, were the absolute joint owners of ALL THAT piece and parcel of land measuring 49 (Forty Nine) Decimals more or less, comprised in R.S. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 1204 (in the name of Jyanendra Nath Ghosh), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Rajarhat (now Airport), in the District North 24 Parganas, alongwith other lands.

5.1.1.5 Joint Sale by the said (1) Bimal Ghosh, (2) Amal Kumar Ghosh, (3) Shyamal Kumar Ghosh, (4) Kamal Kanto Ghosh & (5) Sarala Bala Paul to Baby Ghosh : The said (1) Bimal Ghosh, (2) Amal Kumar Ghosh, (3) Shyamal Kumar Ghosh, (4) Kamal Kanto Ghosh & (5) Sarala

Bala Paul, plotted the aforesaid land and jointly sold, transferred and conveyed a plot, being Plot No. 10, land measuring 1 (One) Cottah 8 (Eight) Chittacks 18 (Eighteen) sq.ft. more or less, comprised in R.S. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 1204 (in the name of Jyanendra Nath Ghosh), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, to one Baby Ghosh, wife of Dhananjoy Ghosh, by the strength of a Registered Deed of Conveyance, registered on 07.12.1994, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 161, Pages 305 to 314, being Deed No. 7536 for the year 1994.

5.1.1.6 **Again Joint Sale by the said (1) Bimal Ghosh, (2) Amal Kumar Ghosh, (3) Shyamal Kumar Ghosh, (4) Kamal Kanto Ghosh & (5) Sarala Bala Paul to Dhananjoy Ghosh :** The said (1) Bimal Ghosh, (2) Amal Kumar Ghosh, (3) Shyamal Kumar Ghosh, (4) Kamal Kanto Ghosh & (5) Sarala Bala Paul, again jointly sold, transferred and conveyed another adjacent plot, being Plot No. 10A, land measuring 1 (One) Cottah 8 (Eight) Chittacks 0 (Zero) sq.ft. more or less, comprised in R.S. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 1204 (in the name of Jyanendra Nath Ghosh), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, to one Dhananjoy Ghosh, son of Late Narendra Nath Ghosh, by the strength of a Registered Deed of Conveyance, registered on 07.12.1994, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 161, Pages 295 to 305, being Deed No. 7535 for the year 1994.

5.1.1.7 **Again Joint Sale by the said (1) Bimal Ghosh, (2) Amal Kumar Ghosh, (3) Shyamal Kumar Ghosh, (4) Kamal Kanto Ghosh & (5) Sarala Bala Paul to Sunil Ghosh :** The said (1) Bimal Ghosh, (2) Amal Kumar Ghosh, (3) Shyamal Kumar Ghosh, (4) Kamal Kanto Ghosh & (5) Sarala Bala Paul, again jointly sold, transferred and conveyed another plot, being Plot No. 9A, land measuring 2 (Two) Cottahs 7 (Seven) Chittacks 34 (Thirty Four) sq.ft. more or less, comprised in R.S. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 1204 (in the name of Jyanendra Nath Ghosh), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, to one Sunil Ghosh, son of Late Ramkanai Ghosh, by the strength of a Registered Deed of Conveyance, registered on 17.11.1995, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 97, Pages 401 to 410, being Deed No. 4461 for the year 1995.

5.1.1.8 **Sale by the said Sunil Ghosh to the present Owner, Rajib Manna & Absolute Ownership of Rajib Manna :** While in absolute possession and absolute ownership over the aforesaid property, the said Sunil Ghosh sold, transferred and conveyed his aforesaid purchased plot of land measuring 2 (Two) Cottahs 7 (Seven) Chittacks 34 (Thirty Four) sq.ft. more or less, being Plot No. 9A, comprised in R.S. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 1204 (in the name of Jyanendra Nath Ghosh), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, to one Rajib Manna, Landowner herein, by the strength of a Registered Deed of Conveyance, registered on 24.01.2011, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, CD Volume No. 2, Pages 5198 to 5213, being Deed No. 00774 for the year 2011.

Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 00774 for the year 2011, the said Rajib Manna, Landowner herein, became the absolute owner of ALL THAT piece and parcel of land measuring 2 (Two) Cottahs 7 (Seven) Chittacks 34 (Thirty Four) sq.ft. more or less, being Plot No. 9A, comprised in R.S. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 1204 (in the name of Jyanendra Nath Ghosh), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas.

5.1.1.9 **Joint Sale by the said (1) Baby Ghosh & (2) Dhananjoy Ghosh to Ranjit Kumar Singh :** The said (1) Baby Ghosh & (2) Dhananjoy Ghosh jointly sold, transferred and conveyed their respective plot of land i.e. in total land measuring 3 (Three) Cottahs 0 (Zero) Chittack 18 (Eighteen) sq.ft. more or less, being Plot Nos. 10 & 10A, comprised in R.S. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 1204 (in the name of Jyanendra Nath Ghosh), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, to one Ranjit Kumar Singh, son of Jagadish Singh, by the strength of a Registered Deed of Conveyance, registered on 15.10.2004, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No.

5.1.1.10 **Sale by the said Ranjit Kumar Singh to the present owner, Rajib Manna & Absolute Ownership of Rajib Manna :** While in absolute possession and absolute ownership over the aforesaid property, the said Ranjit Kumar Singh sold, transferred and conveyed his aforesaid total plot of land measuring 3 (Three) Cottahs 0 (Zero) Chittack 18

(Eighteen) sq.ft. more or less, being Plot Nos. 10 & 10A, comprised in R.S. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 1204 (in the name of Jyanendra Nath Ghosh), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, to the present owner, Rajib Manna, by the strength of a Registered Deed of Conveyance, registered on 01.02.2011, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, CD Volume No. 3, Pages 1504 to 1520, being Deed No. 01149 for the year 2011.

Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 01149 for the year 2011, the said Rajib Manna, Landowner herein, became the absolute owner of the aforesaid plot of land measuring 3 (Three) Cottahs 0 (Zero) Chittack 18 (Eighteen) sq.ft. more or less, being Plot Nos. 10 & 10A, comprised in R.S. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 1204 (in the name of Jyanendra Nath Ghosh), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas.

- 5.1.1.11 **Demise of Sarala Bala Paul** : It is to be mentioned here that after execution of the aforesaid instruments, the said Sarala Bala Paul, the widow, daughter of the said Jyanendra Nath Ghosh, since deceased, died intestate on 25.09.2003, without leaving any direct issue, and in accordance with Hindu Succession Act, the share of the said Sarala Bala Paul, since deceased, in the estate of the said Jyanendra Nath Ghosh, since deceased, devolved upon her aforementioned four brothers the said (1) Bimal Ghosh, (2) Amal Kumar Ghosh, (3) Shyamal Kumar Ghosh, (4) Kamal Kanto Ghosh, all sons of Late Jyanendra Nath Ghosh.
- 5.1.1.12 **Demise of Amal Kumar Ghosh** : It is also pertinent to be mentioned here that the said Amal Kumar Ghosh, son of Late Jyanendra Nath Ghosh died intestate on 29.01.2007, leaving behind his wife namely Puspa Rani Ghosh and two sons namely (1) Snehasish Ghosh & (2) Subhasish Ghosh as his heirs and successors in interest in respect of his share left by the said Amal Kumar Ghosh, since deceased, in the estate of Jyanendra Nath Ghosh, since deceased.
- 5.1.1.13 **Joint Sale by the said (1) Bimal Ghosh, (2) Shyamal Kumar Ghosh, (3) Kamal Kanto Ghosh, (4) Puspa Rani Ghosh, (4A) Snehasish Ghosh & (4B) Subhasish Ghosh to the present owner, Rajib Manna & Absolute Ownership of Rajib Manna** : The said (1) Bimal Ghosh, (2)

Shyamal Kumar Ghosh, (3) Kamal Kanto Ghosh, (4) Puspa Rani Ghosh, (4A) Snehasish Ghosh & (4B) Subhasish Ghosh, jointly sold, transferred and conveyed another adjacent plot purchased by the said Rajib Manna, i.e. land measuring 0 (Zero) Cottah 9 (Nine) Chittacks 23 (Twenty Three) sq.ft. more or less, being Scheme Plot No. B, comprised in R.S. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 1204 (in the name of Jyanendra Nath Ghosh), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 5, in the District North 24 Parganas, to the present owner, Rajib Manna, by the strength of a Registered Deed of Conveyance, registered on 23.02.2011, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, CD Volume No. 4, Pages 9577 to 9593, being Deed No. 02255 for the year 2011.

Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 02255 for the year 2011, the said Rajib Manna, Landowner herein, became the absolute owner of the aforesaid plot of land measuring 0 (Zero) Cottah 9 (Nine) Chittacks 23 (Twenty Three) sq.ft. more or less, being Scheme Plot No. B, comprised in R.S. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 1204 (in the name of Jyanendra Nath Ghosh), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 5, in the District North 24 Parganas.

5.1.1.14 **Absolute Total Ownership of Rajib Manna under (1) Deed No. 00774 for the year 2011, (2) Deed No. 01149 for the year 2011 & (3) Deed No. 02255 for the year 2011 :** Thus on the basis of the aforementioned three Registered Deeds of Conveyance, bearing (1) Deed No. 00774 for the year 2011, (2) Deed No. 01149 for the year 2011 & (3) Deed No. 02255 for the year 2011 [as described in Clause Nos. 5.1.1.8, 5.1.1.10 & 5.1.1.13 as aforesaid], the said Rajib Manna, Landowner herein, became the absolute owner of **ALL THAT** piece and parcel of a demarcated and total plot of Sali land measuring **6 (Six) Cottahs 1 (One) Chittack 30 (Thirty) sq.ft. more or less**, comprised in **R.S. Dag No. 2842**, under **R.S. Khatian No. 2982**, L.R. Khatian No. 1204 (in the name of Jyanendra Nath Ghosh), in **Mouza - Gopalpur**, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 5, in the District North 24 Parganas, and which is morefully described in the First Schedule hereunder written.

5.1.1.15 **L.R. Record :** After having absolute possession and absolute ownership over the aforesaid property, the said Rajib Manna, Landowner herein

duly recorded his name in the record of the L.R. Settlement in **L.R. Khatian No. 11270**.

- 5.1.1.16 **Conversion of Land from 'Sali' to 'Bastu' : Conversion of Land :**
While in absolute possession and absolute ownership over the aforesaid property, the said Rajib Manna, Landowner herein, duly applied before the Office of the Ld. B.L&L.R.O., Rajarhat, District North 24 Parganas, for conversion of land possessed by him in R.S./L.R. Dag No. 2842 under L.R. Khatian No. 11270, in Mouza - Gopalpur, from 'Sali' to 'Bastu', and the Ld. Authority duly converted the said land from 'Sali' to 'Bastu', vide Memo No. 52/BL&LRO/RHT/17 dated 17.01.2017 under Conversion Case No. 1082/BL&LRO/RAJ/2016 dated 22.09.2016.
- 5.1.1.2 **REGISTERED DEVELOPMENT EXECUTED IN BETWEEN THE SAID RAJIB MANNA, LANDOWNER HEREIN AND ONE R.S. CONSTRUCTION, DEVELOPER HEREIN:**
- 5.1.1.3.1 The said Rajib Manna, Landowner herein, entered into a Registered Development Agreement with one **R.S. CONSTRUCTION**. The said Registered Development Agreement was registered on 20.02.2023, registered in the office of the A.D.S.R. – Bidhannagar (Salt Lake City), and recorded in Book No. I, Volume No. 1504-2023, Pages 17757 to 17792, being Deed No. 150400347 for the year 2023.
- 5.1.2 **REGISTERED DEVELOPMENT POWER OF ATTORNEY EXECUTED BY THE THE SAID RAJIB MANNA, LANDOWNER HEREIN IN FAVOUR OF THE SAID R.S. CONSTRUCTION, DEVELOPER HEREIN:**
- 5.1.3.1 The said Rajib Manna, landowner herein, executed a Registered Power of Attorney, appointing the said **R.S. Construction**, as his constituted attorney. The said Power of Attorney was registered on 20.02.2023, registered in the office of the A.D.S.R. – Bidhannagar (Salt Lake City), and recorded in Book No. I, Volume No. 1504-2023, Pages 15111 to 15127, being Deed No. 150400351 for the year 2023.
- 5.1.3 **SANCTIONED BUILDING PLAN :** The said landowner, sanctioned a G+2 storied building plan on the said plot of land, from the concerned authority i.e Bidhannagar Municipal Corporation, vide Building Permit No. **SWS-OBPAS/2109/2023/1234** dated **21.06.2024**.
- 5.1.4 **CHANGE IN STATUS OF THE FIRM FROM PROPRIETORSHIP TO PRIVATE LIMITED COMPANY :** The said R.S. Construction has changed its status from proprietorship firm to Private Limited Company,

namely **RS PROMOTER AND DEVELOPER PRIVATE LIMITED [PAN. AAPCR2234M]**, CIN : U43299WB2025PTC284237. Hence forth all construction and development related activities will be carried out in the banner of **RS PROMOTER AND DEVELOPER PRIVATE LIMITED [PAN. AAPCR2234M]**.

5.1.4.1 CONSTRUCTION OF BUILDING : After the sanctioned of building plan from concerned authority said **RS PROMOTER AND DEVELOPER PRIVATE LIMITED**, Developer herein, is constructing a **G+2** storied building namely **“RAMA APARTMENT”** on the said plot of land in accordance with a sanctioned a building plan from the concerned authority, which is morefully described in the First Schedule hereunder written.

5.1.5 DESIRE OF PURCHASE & ACCEPTANCE AND CONSIDERATION :

5.1.5.1 Desire of Purchaser/s for purchasing a Flat from Developer’s Allocation : The Purchaser/s herein perused and inspected Title Deed/s, Registered Development Agreement, Registered Development Power of Attorney, Building Sanctioned Plan and other related documents in respect of the schedule mentioned property including its amenities and facilities and areas and satisfied himself/herself in regards thereto and approached to the said **RS PROMOTER AND DEVELOPER PRIVATE LIMITED**, Developer herein, to purchase **ALL THAT** piece and parcel of one independent and complete residential flat, being **Flat No. ‘.....’**, on the **Floor**, **Side**, measuring **Square Feet be the same a little more or less of Carpet area**, ALONGWITH a Covered Parking Space on the Ground Floor being Car Parking Space No., measuring, sq. ft. more or less, lying and situated in the building namely **“RAMA APARTMENT”** morefully described in the Second Schedule hereunder written, lying and situate on the said plot of land, which is morefully described in the First Schedule hereunder written, together with undivided proportionate share of land, common areas, common amenities and common facilities of the said property, lying in the said building from Developer’s Allocation [**Hereinafter called and referred to as the SAID FLAT/SAID PROPERTY**].

5.1.5.2 Acceptance by Developer : The said **RS PROMOTER AND DEVELOPER PRIVATE LIMITED**, Developer/Confirming Party herein accepted the aforesaid proposal of the Purchaser herein and agreed to sell the **SAID FLAT/SAID PROPERTY**, which is morefully described in the Second

Schedule hereunder written, together with land share and share in common portion.

5.1.5.3 **Consideration** : The total sale consideration of the **SAID FLAT/SAID PROPERTY** is **Rs..... (Rupees)** only, subsequently the Purchaser herein already paid the same to the said **RS PROMOTER AND DEVELOPER PRIVATE LIMITED**, Developer/Confirming Party herein as per memo attached herewith.

5.1.6 **LAND SHARE & SHARE IN COMMON PORTIONS :**

5.1.6.1 **Land Share** : Undivided, impartible, proportionate and variable share in the land comprised in the Said Property as is attributable to the Said Flat morefully described in the Part-I of the Third Schedule hereinafter written (**Land Share**). The Land Share is/shall be derived by taking into consideration the proportion which the super built-up area of the Said Flat bears to the total super built-up area of the Said Building.

5.1.6.2 **Share In Common Portions** : Undivided, impartible, proportionate and variable share and/or interest in the common areas, amenities and facilities of the Said Building/Complex is attributable to the Said Flat (**Share In Common Portions**), the said common areas, amenities and facilities being described in the Part-II of the Third Schedule below (**collectively Common Portions**). The Share in Common Portions is/shall be derived by taking into consideration the proportion which the super built-up area of the Said Flat bears to the total super built-up area of the Said Building.

6. **REPRESENTATIONS, WARRANTIES AND COVENANTS REGARDING ENCUMBRANCES** : The Landowner/Vendor and Developer/Confirming Party represent, warrant and covenant regarding encumbrances as follows :

6.1 **No Acquisition/Requisition** : The Landowner/Vendor and Developer/Confirming Party have not received any notice from any authority for acquisition, requisition or vesting of the Said Flat and/or any part of the property in which the building/complex is lying and declare that the Said Flat is not affected by any scheme of the concerned authority/authorities or Government or any Statutory Body.

6.1.1 **No Encumbrance** : The Landowner/Vendor and Developer/Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of

easement, whereby the Said Flat or any part thereof can or may be impeached, encumbered or affected in title.

- 6.1.2 **Right, Power and Authority to Sell** : The Landowner/Vendor and Developer/Confirming Party have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Flat to the Purchaser herein.
- 6.1.3 **No Dues** : No tax in respect of the Said Flat is due to the concerned authority or authorities and no Certificate Case is pending for realisation of any taxes from the Landowner/Vendor and the Developer/Confirming Party herein.
- 6.1.4 **No Mortgage** : No mortgage or charge has been created by the Landowner/Vendor and the Developer/Confirming Party in respect of the Said Flat or any part thereof.
- 6.1.5 **No Personal Guarantee** : The Said Flat is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 6.1.6 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Landowner/Vendor and Developer/Confirming Party from selling, transferring and/or alienating the Said Flat or any part thereof.

7. **BASIC UNDERSTANDING** :

- 7.1 **Agreement to Sell and Purchase** : The Purchaser/s herein has/have approached to the Developer/Confirming Party and the Landowner/Vendor and offered to purchase the **SAID FLAT/SAID PROPERTY**, which is morefully described in the Second Schedule hereunder written, and the Purchasers based on the representations, warranties and covenants mentioned hereinabove (collectively Representations), have agreed to purchase the Said Flat/Said Property from the Developer/Confirming Party and Landowner/Vendor herein through Developer's Allocation, and in this regard, an Agreement for Sale has already been executed in between the parties herein in respect of the said flat/said property on

8. **TRANSFER** :

- 8.1 **Hereby Made** : The Developer/Confirming Party and Landowner/Vendor hereby sell, convey and transfer the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the **SAID**

FLAT/SAID PROPERTY, which is morefully described in the Second Schedule hereinafter written, together with proportionate undivided share of land morefully described in the Part-I of the Third Schedule (**said land share**) and also together with all easement rights for egress and ingress of all common spaces, amenities and facilities (**said common portion**) in the said building/complex, described and referred in the Part-II of the Third Schedule hereinafter written.

8.1.1 **Consideration** : The aforesaid transfer is being made in consideration of a sum of **Rs..... (Rupees)** only paid by the Purchaser to the Developer/Confirming Party herein, receipts of which the Developer/Confirming Party hereby and by the Memo and Receipts hereunder written admit and acknowledge.

9. **TERMS OF TRANSFER :**

9.1 **Salient Terms** : The transfer being effected by this Conveyance is :

9.1.1 **Sale** : A sale within the meaning of the Transfer of Property Act, 1882.

9.1.2 **Absolute** : Absolute, irreversible and perpetual.

9.1.3 **Free from Encumbrances** : Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever.

9.2 **SUBJECT TO** : The transfer being effected by this Conveyance is subject to

9.2.1 **Indemnification** : Indemnification by the Landowner/Vendor and Developer/Confirming Party about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Landowner/Vendor and Developer/Confirming Party about the correctness of their title and the representation and authority to sell, which if found defective or untrue at any time, the Landowner/Vendor and Developer/Confirming Party shall at their cost forthwith take all necessary steps to remove and/or rectify.

9.2.2 **Transfer of Property Act** : All obligations and duties of Landowner/Vendor and Developer/Confirming Party and the Purchasers as provided in the

Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

- 9.2.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Flat has been handed over by the Landowner/Vendor and Developer/Confirming Party to the Purchasers, which the Purchasers admit, acknowledge and accept.
- 9.2.4 **Outgoings :** All statutory revenue, cess, taxes, surcharges, outgoing and levies of or on the Said Flat relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Landowner/Vendor and Developer/Confirming Party with regard to which the Landowner/Vendor and Developer/Confirming Party hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 9.2.5 **Holding Possession :** The Landowner/Vendor and Developer/Confirming Party hereby covenant that the Purchasers and their heirs, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Flat and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Landowner/Vendor and Developer/Confirming Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Landowner/Vendor and Developer/Confirming Party.
- 9.2.6 **No Objection to Mutation :** The Landowner/Vendor and Developer/Confirming Party declare that the Purchasers can fully be entitled to mutate their names in the record of the concerned authority/authorities and to pay tax or taxes and all other impositions in their own names. The Landowner/Vendor and Developer/Confirming Party undertake to co-operate with the Purchasers in all respect to cause mutation of the Said Flat in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 9.2.7 **Further Acts :** The Landowner/Vendor and Developer/Confirming Party hereby covenant that the Landowner/Vendor and Developer/Confirming Party or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the

Landowner/Vendor and Developer/Confirming Party and/or their successors-in-interest, does and executes or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE FIRST SCHEDULE ABOVE REFERRED TO

[Description of Land & Premises]

ALL THAT piece and parcel of a demarcated plot of Bastu land measuring **6 (Six) Cottahs 1 (One) Chittack 30 (Thirty) sq.ft. be the same a little more or less including cement flooring pucca super structure upto G+4 storied residential building standing in the part of the land, in total building area measuring 1114.46 (One Thousand One Hundred Fourteen Point Four Six) Square Meter be the same a little more or less of covered area equivalent to 11996 (Eleven Thousand Nine Hundred Ninety Six) Square Feet be the same a little more or less of covered area [Ground Floor - 2376 sq.ft. (220.74 square meter), 1st Floor - 2405 sq.ft. (223.43 square meter), 2nd Floor - 2405 sq.ft. (223.43 square meter), 3rd Floor - 2405 sq.ft. (223.43 square meter) & 4th Floor : 2405 sq.ft. (223.43 square meter)],** lying and situated at **Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, comprised in R.S./L.R. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 11270 (in the name of Rajib Manna, Landowner herein), A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 5, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 4, [Anandaloke 2nd Lane (Gopalpur), P.O. R. Gopalpur, Kolkata - 700136], in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted & bounded as follows :-**

ON THE NORTH :Land and House of Pulak Mondal.
 ON THE SOUTH :12 ft. Wide Road [Anandaloke 2nd Lane (Gopalpur)].
 ON THE EAST :Land of Sovan Chakraborty.
 ON THE WEST :Land of Sanjib Manna & Bijali Manna.

THE SECOND SCHEDULE ABOVE REFERRED TO

[Description of Flat]

[Sold Property/Said Property]

ALL THAT piece and parcel of one independent and complete Tiles flooring residential flat, being **Flat No. '.....', on the Floor, Side, measuring Square Feet be the same a little more or less of Carpet area, consisting Bed Rooms, One Drawing-cum-Dining, One**

Kitchen, Toilets & Balcony, ALONGWITH a Covered Parking Space on the Ground Floor, being Car Parking Space No., measuring, sq. ft. more or less, lying and situated in the building namely **“RAMA APARTMENT”**, lying and situated at **Mouza - Gopalpur**, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, comprised in **R.S./L.R. Dag No. 2842**, under **R.S. Khatian No. 2982, L.R. Khatian No. 11270 (in the name of Rajib Manna, Landowner herein)**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 5, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 4, [Anandaloke 2nd Lane (Gopalpur), P.O. R. Gopalpur, Kolkata - 700136], in the District North 24 Parganas, in the State of West Bengal, lying and situated on the total plot of land, which is morefully described in the First Schedule hereinabove written, together with undivided proportionate share of land, common areas, common amenities, common facilities of the said property, lying in the said building complex.

THE THIRD SCHEDULE ABOVE REFERRED TO

Part-I

[Description of share of land]

ALL THAT piece or parcel of proportionate impartiable share of land morefully and specifically described in the First Schedule hereinbefore.

Part - II

[Description of share of common areas & common amenities]

ALL THAT piece or parcel of proportionate impartiable share of common areas and common amenities morefully and specifically described in the Fourth & Fifth Schedule hereinafter.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Common Areas & Amenities]

- :: Lobbies on all floors and staircase of the Said Building.
- :: Lift machine room and lift well of the Said Building.
- :: Water reservoirs/tanks of the Said Building.
- :: Water supply, pipeline in the Said Building (save those inside any Unit).
- :: Drainage and sewage pipeline in the Said Building (save those inside any Unit).
- :: Wiring, fittings and accessories for lighting of lobbies, staircase and other common portions of the Said Building.
- :: Space for Electricity meters.
- :: Elevators and allied machinery in the Said Building.

:: Ultimate roof of the building will be treated as common space.

THE FIFTH SCHEDULE ABOVE REFERRED TO
[Common Expenses / Maintenance Charges]

1. Common Utilities : All charges and deposits for supply, operation and maintenance of common utilities of the building.
2. Electricity : All charges for the electricity consumed for the operation of the common machinery and equipment of the building.
3. Fire Fighting : Cost of operating and maintaining the fire-fighting equipments and personnel deputed for the building, if any.
4. Association : Establishment and all other capital and operational expenses of the Association of the flat owners of the building.
5. Litigation : All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions of the building.
6. Maintenance : All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the common portions [including the exterior or interior (but not inside any unit) walls of the said building].
7. Insurance : Insurance of the building against earth-quake, fire, mob, violence, riots and other natural calamities if any.
8. Operational : All expenses for running and operating all machinery, equipments and installations comprised in the common portions, including changeover switches, pumps and other common installations including their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the common portions of the building.
9. Rates and Taxes : Municipal Tax, Surcharge, Water Tax and other levies in respect of the said building save those separately assessed on the buyer/s.
10. Staff : The salaries of and all other expenses on the staff to be employed for the common purposes, viz. manager, caretaker, clerks, security personnel, sweepers, plumbers, electricians, etc. including their perquisites, bonus and other emoluments and benefits of the building.

THE SIXTH SCHEDULE ABOVE REFERRED TO
[Rights and obligations of the purchaser/s]

Absolute User Right :

The purchaser/s shall have full, complete and absolute rights of use in common with the other owners and/or occupiers of the different flat of the building :

1. The common areas and amenities as described in the Fourth & Fifth Schedule hereinbefore.
2. Keeping, raising, inserting, supporting and maintaining all beams, gutters and structures on and to all walls, supporting the said flat including all boundaries and/or load bearing or dividing and/or separating and/or supporting walls, the purchasers shall have to maintain the floor of the said flat, so that it may not cause leakage or slippage to the floor underneath.
3. Obtaining telephone connection to the said flat as well as the right of fixing television antenna and/or Radio Serials on the roof of the said property and for this purpose, the purchasers shall have the right of digging, inserting and for fixing plug and supporting clumps in all portions of the said property provided always that the purchasers shall restore forthwith such dug up holes or excavations at their own costs and expenses.
4. Maintaining, repairing, white washing or painting of the door and windows of the said property in any part of the said property provided any such work does not cause any nuisance or permanent obstructions to the other occupants of the said property.
5. Mutating their names as owners of the said property in the records of the Government or local Authority and/or have the said property separately numbered and assessed for taxes.
6. Absolute proprietary rights such as the vendor/developer derives from their title save and except that of demolishing or committing waste in respect of the property described in schedule in any manner, so as to effect the vendor/developer or other co-owners, who have already purchased and acquired or may hereafter purchase or acquire similar property rights as covered by this conveyance.
7. Sell, mortgage, gift, lease or otherwise alienate the said property hereby conveyed.

8. To take separate electric meter, gas and other necessary connections and/or lines for the use and enjoyment of the property hereby purchased.
9. To take Completion Certificate/Occupancy Certificate from the Developer on and before Registration/execution of the Sale deed.

Obligations :

1. The purchaser/s shall not store any inflammable and/or combustible articles in the said flat, but excluding items used in kitchen and personal purpose.
 2. The purchaser/s shall not store any rubbish or any other things in the stair case not to the common areas and/or parts causing inconveniences and also disturbances to other owners and occupiers of the building.
 3. The purchaser/s shall not make any additions and alterations in the property, whereby the main building may be damaged, but the purchaser/s shall be entitled to erect wooden partition in the said flat for the purpose of his/her family requirement.
 4. The purchaser/s shall also pay his/her/their proportionate share for insurance of the building for earthquake, fire, mob, violence and commotion alongwith maintenance charges of the said property as decided by the members of the Society with all required proposal and consent.
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5. Not to make any objection for fixation of dish antennas in the part of the ultimate roof of the building by the developer and also not to make any objection to the developer and/or its associates for constructing any further floor over the existing floor of the building.

THE SEVENTH SCHEDULE ABOVE REFERRED TO
[Easements and Quassi Easements]

1. The right of common parts for ingress in and egress out from the units or building or premises.
2. The right in common with the other purchasers to get electricity, water connection from and to any other unit or common parts through pipes, drains, wires connection lying or being in under through or over the sold unit

as far as may be reasonably necessary for the beneficial use and occupation of the respective unit/flat and/or parts and/or common areas.

3. The right of protection for other parts of the building by all parts of the unit/flat as far as it is necessary to protect the same.
4. The right of the enjoyment of the other parts of the building.
5. The right with or without workmen and necessary materials to enter from time to time upon the unit/flat for the purpose of repairing as far as may be necessary for repairing.
6. Such pipes, drains, wires and as aforesaid provided always that save in cause of the emergency purchasers shall be given prior notice in writing of the intention for such entry as aforesaid.

THE EIGHTH SCHEDULE ABOVE REFERRED TO
[Management & Maintenance of the Common Portions]

1. The co-owners of the flats shall form an association/society for the common purposes including taking over all obligations with regard to management control and operation of all common portions of the said building under West Bengal Ownership Apartment Act, 1972.

Upon the purchaser/s fulfilling his/her obligations and covenants under and upon its formation the Association, shall manage, maintain and control the common portions and do all acts, deeds and things as may be necessary and/or expedient for the common purposes and the purchasers shall co-operate with the vendor/developer till the Association/Society may frame rules regulations and bye laws from time to time for maintaining quiet and peaceful enjoyment of the said building.

2. Upon formation of the Association/Society, the vendor/developer shall transfer all its rights and obligations as also the residue of the remaining of the deposits made by the purchaser/s or otherwise after adjusting all amounts his/her remaining due and payable by the purchaser/s and the amounts so transferred henceforth be so held the Association/Society under the account of purchasers for the purpose of such deposit.
3. The Association/Society upon its formation and the co-owners shall however, remain liable to indemnify and keep indemnified the vendor/developer for all liabilities due to non fulfillment of his/her/their respective obligations by the co-owners and/or the Association/Society.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

In presence of :-

1.

2.

Rahul Sharma
as constituted attorney of
Rajib Manna
Landowner/Vendor

.....
Purchaser

Rahul Sharma
One of Directors of
RS PROMOTER AND DEVELOPER PRIVATE LIMITED
Developer/Confirming Party

RS PROMOTER & DEVELOPER PVT LTD
Rahul Sharma
Director

MEMO OF CONSIDERATION

Received with thanks from the above named purchaser, a sum of **Rs.....**
(Rupees) only towards the total consideration of the said flat AND covered parking space, which is morefully described in the Second Schedule hereinabove written, together with undivided proportionate share of land morefully mentioned in the First Schedule hereinbefore written as per money receipts given to the purchaser.

<u>Mode of Payment</u>	<u>Date</u>	<u>Bank's Name</u>	<u>Amount</u>
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Witnesses :

1.

2.

Rahul Sharma

One of Directors of
 RS PROMOTER AND DEVELOPER PRIVATE LIMITED
Developer/Confirming Party

RS PROMOTER & DEVELOPER PVT LTD
Rahul Sharma
 Director