

DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE IS MADE ON THIS THEDAY OF
.....TWO THOUSAND AND TWENTY THREE (2023)**

BETWEEN

AJMIR TOWER PRIVATE LIMITED, (PAN: XXXXX6902X), a Private Limited Company incorporated in accordance with the provisions of the Companies Act 2013, having its Registered Office at Premises No. 1C, East Coolia Road, Kolkata 700010, Post Office Beliaghata, Police Station Beliaghata, previously at the Premises No. B/153/1/H/1, Beliaghata Main Road, Post Office and Police Station-Beliaghata, Kolkata-700 010 represented by it's Director namely **SRI RAJU NASKAR, (PAN : XXXXX9015X) (AADHAAR NO. XXXX 1577 XXXX)** son of Sri Gobinda Naskar, by Faith-Hindu, by Occupation - Business, by Nationality - Indian, residing at Premises No. 95/G-5, Canal South Road, Post Office Dhapa and Police Station – Pragati Maidan, Kolkata-700105, hereinafter called the “**OWNER/DEVELOPER**”, (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their heirs, heiresses, executors, successors, legal representatives, nominees and/or successors-in-interest/office) of the **ONE PART**

A N D

[If the Allottee is a company]

_____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhaar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhaar no. _____) authorized vide _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and

include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhaar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhaar no. _____) son of _____, aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

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

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

WHEREAS :

- A. By way registered Deed of Conveyance (Indenture) dated 17TH day of March, 1919, registered at the office of the Sub Registrar Sealdah, recorded in Book No. I, Volume No. 15, Pages 170 to 180 Being Deed No. 1146 for the year 1919, one Shaik Abdul Mistry and Idun Mistry sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring an area about 7 Cottah 2 Chittack, under Holding No. 215B and 216, Division III, Sub Division 12, Mouza Narkeldanga, Premises No. 1, Sashtitola Road, Dihi Panchannagram, the then Police Station Beliaghata, at Present Narkeldanga the ten within the limit of Manicktala Municipality at present within the ambit of Kolkata Municipal Corporation, Sub Registration Office Sealdah, District 24 Parganas, unto and in favour of Raghubir Singh and Pannalal Singh.
- B. The aforesaid property originally known and recorded as Premises No. 1, Sashtitola Road, Police Station Narkeldanga, was orally and mutually partitioned among the co-owners and has thereafter been renumbered and recorded as Premises No. 1A, 1B, and 1C, Sashtitola Road, each measuring an area of 2 (Two) Cottahs and 6 (Six) Chittaks, and bearing distinct Assessee Numbers as follows: Premises No. 1A bearing Assessee No. 110301300013, Premises No. 1B bearing Assessee No. 110301300025, and Premises No. 1C bearing Assessee No. 110301300037.
- C. The said Raghubir Singh died intestate on 17th February, 1934, leaving behind and/or survived by his only one son namely PannaLal Singh, who became the absolute owner, well seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of land measuring a total area of **07 (Seven) Cottahs and 2 (Two) Chittaks**, be the same a little more or less, comprised of **three Separate individual Premises**, each measuring **2 (Two) Cottahs and 6 (Six) Chittaks**, together with **three old and dilapidated two-storied buildings** standing thereon, each having a built-up area of approximately **1140 (One Thousand One Hundred Forty) square feet**, lying and situated at **Premises Nos. 1A, 1B, and 1C, Sashtitola Road**, under **Holding Nos. 215B and 216**, Division III, Sub-Division 12, Mouza Narkeldanga, having **Assessee Nos. 110301300013 (1A, Sashtitola Road), 110301300025 (1B, Sashtitola Road), and**

110301300037 (1C, Sashtitola Road), respectively, situated at Dihi Panchannagram, formerly under Police Station Beliaghata, now under Police Station Narkeldanga, within the limits of the erstwhile Manicktala Municipality and presently within the jurisdiction of the Kolkata Municipal Corporation, under the Sub-Registration Office at Sealdah, in the District of 24-Parganas South, hereinafter referred to as the **SAID PROPERTY**.

- D. The said Pannalal Singh died intestate on 7th September, 1956, leaving behind and/or survived by six sons namely Manicklal Singh, Jawaharlal Singh, Muktalal Singh, Pokhraj Singh, Basudeo Singh and Raj Kumar Singh and one daughter namely Prabha Debi, as the only legal heirs and successors who inherited the SAID PROPERTY as per the HINDU SUCCESSION ACT, 1956, each having undivided 1/7th share comprised in the **SAID PROPERTY**. The wife of Pannalal Singh namely Dulari Debi died on 19th July, 1991.
- E. The said Manicklal Singh died intestate on 13TH June, 1958, leaving behind and/or survived by his two sons namely Jasmer Singh, Jujhar Singh and four daughters namely Angoori Singh, Chameli Debi, Indrani Singh and Mamata Singh Alias Mamta Singh, as the only legal heirs and successors who inherited the property as left by Manicklal Singh, since deceased, as per the HINDU SUCCESSION ACT, 1956, each having undivided 1/42th Share, comprised in the **SAID PROPERTY**.. The wife of Manicklal Singh namely Gogan Devi died on 22nd May, 2012.
- F. The said Jawaharlal Singh died intestate on 13th January, 2003, leaving behind and/or survived by his only daughter Saraswati Singh, and his undivided 1/7th share got devolved upon the his only legal heir and successor namely Saraswati Singh and thus she became the absolute owner of undivided 1/7th share, comprised in the **SAID PROPERTY**. The wife of Jawaharlal Singh namely Niranjana Debi predeceased him on 1st December, 1990.
- G. The said Muktalal Singh alias Sardar Muktalal Singh died intestate on 12th May, 1988, leaving behind and/or survived by his two sons and one daughter namely Ajit Singh, Gurjit Singh and two daughter namely Rita Singh and Baby Shaw as the only legal heirs and successors and the undivided 1/7th share of Muktalal Singh alias Sardar, since deceased, got devolved upon them and each having undivided 1/28th share, comprised

in the **SAID PROPERTY**. The wife of Mukhtalal Singh namely Ajanta Debi died on 23.01.2025.

- H. The said Pokhraj Singh died intestate on 21st March 1996 leaving behind and/or survived by his one son Malkha Singh and two daughters namely Anita Kaur and Sunita Singh and as the only legal heirs and successors and the undivided $1/7^{\text{th}}$ share of Pokhraj Singh got devolved upon them and each having undivided $1/21^{\text{st}}$ share, comprised in the **SAID PROPERTY**. The wife of Pokhraj Singh namely Kalyani Debi died on 15th September 2014.
- I. The said Basudeo Singh died intestate on 12th December, 2022, leaving behind and/or survived by his two sons namely Paramjit Singh, Harjit Singh and one daughter namely Gouri Kaur as the only legal heirs and successors and the undivided $1/7^{\text{th}}$ share got devolved upon his legal heirs and therefore each having undivided $1/21^{\text{st}}$ share, comprised in the **SAID PROPERTY**. The wife of Basudev Singh namely Manju Debi died on 16th February, 2025.
- J. The said Prabha Devi died intestate on 2nd March, 2008, leaving behind and/or survived by her four daughters namely Rupa Singh, Bani Singh, Nupur Singh and Munnu Singh as the only legal heirs and successors and the undivided $1/7^{\text{th}}$ share got devolved upon her legal heirs and therefore each having undivided $1/28^{\text{th}}$ share, comprised in the **SAID PROPERTY**. The husband of Prabha Debi namely Kaku Singh alias Puran Singh died on 30.12.2012.
- K. The legal heir of Maniklal Singh namely Jujhar Singh died intestate on 21.11.2012, leaving behind and/or survived by wife Sarala Singh, one son namely Charandeep Singh and one daughter Harmit Singh as the only legal heirs and successors and the undivided $1/42^{\text{th}}$ share got devolved upon the legal heirs of Jujhar Singh and each having undivided $1/126^{\text{th}}$ Share, comprised in the **SAID PROPERTY**.
- L. The another legal heir of Maniklal Singh namely Chameli Singh died intestate on 10th March 2007 leaving behind and/or survived by her two sons namely Gurmit Singh, Manjeet Singh and two daughters namely Priti Singh and Pinky Singh as the only legal heirs and successors and the undivided $1/42^{\text{th}}$ share got devolved upon the legal heirs of Chameli Devi

and each having undivided 1/168th Share, comprised in the **SAID PROPERTY..**

- M. The said Malkha Singh being the legal heir of Pokraj Singh died intestate on 5th November 2017 leaving behind and/or survived by his only wife Poonam Singh who became entitled to undivided 1/21st share comprised in the **SAID PROPERTY.** as left by Malkha Singh, since deceased, stated above.
- N. The said Baby Shaw being one of the legal heirs of Mukhtalal Singh alias Sardar, Mauktalal Singh died intestate on 26th June, 2010, leaving behind and/or survived by three daughters namely Simran Gupta, Sanjana Shaw, Priyanka Mitra and one son namely Mohit Kumar Shaw, and her husband Om Prakash Shaw alias Prakash Shaw as her legal heirs and successors. The undivided 1/28th share of Baby Shaw got devolved upon her legal heirs and each having undivided 1/140th Share.
- O. On the other hand the said Rajkumar Singh is the owner of undivided 1/7th comprised in the **SAID PROPERTY.**
- P. Thus the said Raj Kumar Singh, Jasmer Singh, Anguri Singh, Indrani Singh, Mamata Singh Alias Mamta Singh, Saraswati Singh, Ajit Singh, Gurjit Singh, Rita Singh, Anita Kaur, Sunita Singh, Paramjit Singh, Harjit Singh, Gouri Kaur, Rupa Singh, Bani Singh, Nupur Singh, Munnu Singh, Sarala Singh, Charandeep Singh, Harmit Singh, Gurmit Singh, Manjeet Singh, Priti Singh, Pinky Singh, Poonam Singh, Om Prakash Shaw, Simran Gupta, Sanjana Shaw, Priyanka Mitra and Mohit Kumar Shaw, became the absolute joint Owners, well seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of land measuring a total area of **07 (Seven) Cottahs and 2 (Two) Chittaks**, be the same a little more or less, comprised of **three Separate individual Premises**, each measuring **2 (Two) Cottahs and 6 (Six) Chittaks**, together with **three old and dilapidated two-storied buildings** standing thereon, each having a built-up area of approximately **1140 (One Thousand One Hundred Forty) square feet**, lying and situated at **Premises Nos. 1A, 1B, and 1C, Sashtitola Road, Kolkata 700011**, under **Holding Nos. 215B and 216**, Division III, Sub-Division 12, Mouza Narkeldanga, having **Assessee Nos. 110301300013 (1A, Sashtitola Road), 110301300025 (1B, Sashtitola Road), and 110301300037 (1C, Sashtitola Road)**, respectively, situated

at Dihi Panchannagram, formerly under Police Station Beliaghata, now under Police Station Narkeldanga, within the limits of the erstwhile Manicktala Municipality and presently within the jurisdiction of the Kolkata Municipal Corporation, under the Sub-Registration Office at Sealdah, in the District of 24-Parganas South, hereinafter referred to as the **SAID PROPERTY. Each Owner is entitled to independent, individual undivided share as stated in the Chart below :**

SERIAL NO.	NAME OF THE OWNER	UNDIVIDED SHARE
01	Raj Kumar Singh	1/7 th
02	Jasmer Singh	1/42 th
03	Anguri Singh	1/42 th
04	Indrani Singh	1/42 th
05	Mamata Singh Alias Mamta Singh	1/42 th
06	Saraswati Singh	1/7 th
07	Ajit Singh	1/28 th
08	Gurjit Singh	1/28 th
09	Rita Singh	1/28 th
10	Anita Kaur	1/21 ST
11.	Sunita Singh	1/21 ST
12.	Paramjit Singh	1/21 ST
13	Harjit Singh	1/21 ST
14.	Gouri Kaur	1/21 ST
15	Rupa Singh	1/28 th
16.	Bani Singh,	1/28 th
17	Nupur Singh,	1/28 th
18.	Munnu Singh	1/28 th
19.	Sarala Singh	1/126 th
20.	Charandeep Singh	1/126 th
21	Harmit Singh	1/126 th
22	Gurmit Singh	1/168 th
23	Manjeet Singh	1/168 th
24	Priti Singh	1/168 th

25	Pinky Singh	1/168th
26	Poonam Singh	1/21 st
27	Simran Gupta	1/140 th
28	Sanjana Shaw	1/140 th
29	Priyanka Mitra	1/140 th
30	Mohit Kumar Shaw	1/140 th
31	Om Prakash Shaw alias Prakash Shaw	1/140 th

- Q. The said Raj Kumar Singh, Jasmer Singh, Anguri Singh, Indrani Singh, Mamata Singh Alias Mamta Singh, Saraswati Singh, Ajit Singh, Gurjit Singh, Rita Singh, Anita Kaur, Sunita Singh, Paramjit Singh, Harjit Singh, Gouri Kaur, Rupa Singh, Bani Singh, Nupur Singh, Munnu Singh, Sarala Singh, Charandeep Singh, Harmit Singh, Gurmit Singh, Manjeet Singh, Priti Singh, Pinky Singh, Poonam Singh, Om Prakash Shaw, Simran Gupta, Sanjana Shaw, Priyanka Mitra and Mohit Kumar Shaw, being the absolute owner and well seized and possessed and sufficiently entitled to the **SAID PROPERTY**, sold transferred and conveyed unto and in favour of AJMIR TOWER PRIVATE LIMITED, represented by its Directors Raju Naskar, the OWNER/PROMOTER, herein, by dint of a Deed of Conveyance dated 09.09.2025, registered at the office of Additional District Sub-Registrar, Sealdah, recorded in Book No. I, Volume No. 1606-2025, Page from 108584 - 108650, being No. 160603585 for the year 2025.
- R. The said OWNER/PROMOTER recorded and mutated its name in the records of Kolkata Municipal Corporation, and amalgamated the aforesaid three premises being Nos. **1A, 1B, and 1C, Sashtitola Road, Kolkata 700011**, by virtue of Mutation and Amalgamation of taxes W.E.F. 02/2025-26, in respect of IB Copy, Qtr 02/2025-26, approved by AC (N) dt. 11.10.2025, have been amalgamated and presently known and numbered as Premises No. **1A, Sashtitola Road, Kolkata 700011**, under Assessee No. 110301300013.
- S. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed;

- T. The Promoter has applied for sanction Plan before the said Kolkata Municipal Corporation and obtained sanction building plan being Permit No. 2025030099 dated 27.01.2026 by payment of necessary fees and charges and started construction by demolishing the existing structure thereon.
- U. The promoter has obtained the final layout plan, sanctioned plan, specification and approvals for the project and also for the apartment, plot or building, as the case may be from Kolkata Municipal Corporation. The promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.
- V. The Project has been registered under the Provisions of the Real Estate Regulation Act vide Registration No. _____.
- A. The Owner/Promoter intends to sell **ALL THAT** the _____ Residential **Flat No.** _____ **on** the _____ **Floor,** _____ **Side,** measuring _____ **Square Feet Carpet Area, corresponding to** _____ **Square Feet Super Built area (including Balcony area** _____ **Square Feet), Marble Flooring** consisting of ____ (____) Bed Rooms, ____ (____) Drawing Cum Dinning Room, ____ (____) Kitchen, ____ (____) Toilets, ____ (____) Balcony, together with proportionate undivided share and interest in land mentioned in the First Schedule whereupon the building named **“AJMIR MANNAT”** is erected above and together with proportionate undivided interest or share in common areas and facilities and amenities attached to the said flat, hereinafter called and referred to as the **“SAID FLAT”** more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the total price and / or consideration of **Rs.** _____ **/- (Rupees** _____ **Lakhs) only** and the parties entered into an **Agreement for Sale dated** _____, _____.
- B. The Owners/ Promoter herein doth hereby declare and covenant with the Purchaser/s that the said premises and /or the said Flat is free from all encumbrances of any nature whatsoever and that the Owners/ Promoter herein have full right, title and interest in the said premises and /or the

said Flat and have full right and authority to assign and transfer all their right, title and interest therein and the Owners/ Promoter herein further declares that there is a clear title to the Flat and its appurtenances belongs to the Owner/Promoter herein absolutely and that neither the Owner/Promoter herein or any other person or persons have created any right, title or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien or otherwise in the said flat and that notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Owner/Promoter herein or any person or persons lawfully or equitably claiming by from through or in trust for them, the Owner/Promoter herein have themselves full right, power and absolute authority to sell or transfer to the Purchaser/s the said Flat and their right, title and interest therein and that the Owners/Promoter herein have not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said Flat by the Purchaser/s may be rendered illegal and/or unauthorized for any reason or on any account.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

In pursuance to the Agreement for Sale dated _____ , and in consideration of the payment of sum of **Rs. _____ /- (Rupees _____ Lakhs) only** as the total Consideration paid by the Purchaser/s to the Promoter herein (receipt whereof the Promoter hereby as well as by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the Purchaser/s) paid on or before the execution of these presents, the Owner/Promoter doth hereby sell, transfer and convey unto and in favour of the Purchaser/s herein **ALL THAT** the _____ Residential **Flat No. _____ on the _____ Floor, _____ Side,** measuring _____ **Square Feet Carpet Area, corresponding to _____ Square Feet Super Built area (including Balcony area _____ Square Feet), Marble Flooring** consisting of ____ (____) Bed Rooms, ____ (____) Drawing Cum Dinning Room, ____ (____) Kitchen,

___ (___) Toilets, ___ (___) Balcony, together with proportionate undivided share and interest in land mentioned in the First Schedule whereupon the building named “**AJMIR MANNAT**” is erected above and together with proportionate undivided interest or share in common areas and facilities and amenities attached to the said flat more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and/or given **TOGETHER WITH** undivided proportionate share of **LAND** in the **FIRST SCHEDULE** hereunder written and **TOGETHER WITH** other common facilities and amenities and the right in common over the extreme terrace and the other common areas and spaces around the building **TOGETHER WITH ALL** the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging or anyway appertaining thereto and **ALL** the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Owner/Promoter herein to the said piece of land and over the premises hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser/s absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or any other public body or local authority in respect thereof AND the Owner/Promoter herein doth hereby covenants with the Purchaser/s that:-

1. The Owners/Vendors herein now have in themselves good right and full power to convey and transfer by way of sale the said flat and the premises hereby conveyed or intended so to be unto and to the use of the Purchaser/s in the manner aforesaid and put the Purchaser/s in vacant, peaceful and unencumbered possession.
2. The Purchaser/s may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said flat and premises hereby conveyed with its appurtenances, and

receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Owner/Promoter herein or their heirs or any of them or by any person or persons claiming or to claim, from, under or in trust for them or any of them.

3. The Purchaser/s shall hold the said flat free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owner/Promoter and well and sufficiently saved, defended kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Owner/Promoter herein or by any other person or persons claiming or to claim by, from, under or in trust for them.
4. The Purchaser/s shall be entitled to the rights, benefits and privileges attached to the said flat and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in common space/s in the building for the use occupation and enjoyment of the said flat as detailed in the **THIRD SCHEDULE** hereunder written.
5. The Purchaser/s shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of to maintenance, repair, renew, redecoration etc. of the common spaces as detailed in the **FOURTH SCHEDULE** hereunder written.
6. The said Flat and /or the said building has been constructed as per the sanctioned plan and as per the specifications as stated in the Agreement for Sale.
7. The Purchaser/s and other co owner shall abide by the Rules and regulations and common obligations along with the other

owner/occupiers of the other units/flats in the building as detailed in the **FIFTH SCHEDULE** hereunder written.

8. The Purchaser/s shall be entitled to the common easements and quasi easements affecting and attached to the Said Flat are as detailed in the **SIXTH SCHEDULE** hereunder written.
9. The Purchaser/s shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Owner/Promoter or any other Co-owner who may have acquired before and who may hereafter acquire any right, title and interest similar to those acquired by the Purchaser/s under the terms of this conveyance.
10. The Purchaser/s undivided proportionate interest is impartible in perpetuity.
11. The Owner/Promoter doth hereby further covenant with the Purchaser/s that the Purchaser/s may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Flat and premises hereby conveyed with its appurtenances, and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Owner/Promoter or their heirs or anyone of them or by any person or persons claiming or to claim, from, under or in trust for them or anyone of them.
12. The Owner/Promoter and/or any person/s having or claiming any estate, right, title or interest in the said Flat and premises hereby conveyed or any part thereof by, from under or in trust for the Owner /Vendor or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the

request and costs of the Purchaser/s do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the Purchaser/s in manner aforesaid as by the Purchaser/s, their heirs, executors or administrators and assigns shall be reasonably required.

13. The Purchaser/s shall mutate the Said Flat in their own names and shall pay all such Municipal taxes and other impositions that may be charged from time to time, directly to the concern authority.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(THE SAID PREMISES)

ALL THAT the piece or parcel of land measuring about **7 cottahs 2 chitaks** be the same or little more or less, togetherwith Straight Three Storied Building under the name and style "**MANNAT**", lying at the being **Premises no. 1A, Sashtitola Road**, Police Station Narkeldanga formerly Beliaghata, Kolkata 700011, District 24 Parganas (South) Ward No 30, within the local limits of Kolkata Municipal Corporation, Assessee No. 110301300013, togetherwith proportionate share of land and land underneath, together with easement right common right, landing, common space which includes the area of the Flat and the common area in the aforesaid building and butted and bounded by:-

ON THE NORTH : 2A Sashtitola Road

ON THE SOUTH : 141 Narkeldanga Main Road (Ajmir Jannat)

ON THE EAST : 139 Narkeldanga Main Road

ON THE WEST : 30 Feet Wide Sashtitola Road

Zone:

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID FLAT)

ALL THAT the _____ Residential **Flat No.** _____ **on** the _____ **Floor,** _____ **Side,** measuring _____ **Square Feet Carpet Area, corresponding to** _____ **Square Feet Super Built area (including Balcony area** _____ **Square Feet), Marble Flooring** consisting of ____ (____) Bed Rooms, ____ (____) Drawing Cum Dining Room, ____ (____) Kitchen, ____ (____) Toilets, ____ (____) Balcony, together with proportionate undivided share and interest in land mentioned in the First Schedule whereupon the building named **“MANNAT”** is erected above and together with proportionate undivided interest or share in common areas and facilities and amenities attached to the said flat. The site Plan is annexed herewith which is part of this Deed of Conveyance.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(COMMON AREA AND FACILITIES)

1. Stair case of all floors.
2. Stair case landing on all floors.
3. Lift, Lift room, Lift passage on all floors.
4. Common passage except car parking passage.
5. Water pump, water tank, all water pipes and other plumbing installations.
6. Electrical wiring and meters room.
7. Drainage and Sewers.

Such other common parts area equipments installations fixtures , fittings and spaces in or about the said proposed/building as are necessary for passage, user and occupation of the flats in common as are specified expressly to be the common parts of the proposed building.

THE FOURTH SCHEDULE ABOVE REFERRED TO :
(COMMON EXPENSES)

1. All costs of maintenance operating, replacing, white washing, painting, re-building, re-constructing, decorating, re-decorating and light the common area and also the walls, other walls on the building.
2. All charges and deposit for suppliers of common facilities and utilities.
3. The salaries of all the person employed the said purpose.
4. Insurance premium for insurance of the building against earthquake, fire, lighting, mob, violence, civil commodities damage, etc.
5. Municipal taxes, common electric charges and other outgoings those separately assessed on the respective flat/Unit.
6. Cost and charges of establishment for maintenance of the building and for watch and guard stuff.
7. All litigation expenses for protecting the title of the land with building.
8. The cost towards for maintaining the signage and display name of the Building.
9. The expenses incurred for maintenance the office for common expenses.
10. All expenses mentioned as above shall be proportionate borne by the co-purchasers on and from date of taking charges and occupation of their respective flats.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON OBLIGATIONS & RULES AND REGULATIONS)

1. The share or interest in the land underneath is impartible and the Purchaser/s shall not claim partition of the undivided proportionate share in the land and/or the common parts of the Building and/or in respect of the common service and utilities.
2. The Purchaser/s shall apply for mutation of the Second Schedule property in his own name and apply for and has the said separately assessed for the purpose of Municipal rates and taxes,.
3. The common maintenance charges shall be applicable on the sold units and the Promoter shall not be required to pay any maintenance charges on the unsold units till the same are sold to intending Purchaser/s.

4. The Purchaser/s shall use the said Flat and all common portions peacefully with the other co owner.
5. The Purchaser/s shall not do any of the following acts, deeds and things :
 - a) Violate any of the rules and/or regulations laid down for the common purpose and of the users of the common portions.
 - b) Injure, harm or damage the common portions of any other Unit in the Building by making any alternative or withdrawing any support or otherwise.
 - c) Carry out repairs in a manner so as to affect the structural stability of the building.
 - d) Keep or store any offensive, combustible, obnoxious, dangerous or hazardous article in the said Flat.
 - e) Affix or drew any cable, wire, pipe line from and through any common portions or outside wall of the Building or other Units.
 - f) Keep any heavy articles on the floor or operate any machine other than the usual home appliance.
 - g) Change the colour scheme of the windows, grill and the main door of the said Flat other than according to the specification or the Affiliated Company/upon formation of the Association in writing.
 - h) Cover the balcony and or change the elevation of the building by installing Split ac units and/or any other equipment.

THE SIXTH SCHEDULE ABOVE REFERRED TO
(EASEMENTS AND QUASI-EASEMENTS)

1. The Purchaser/s shall be entitled to all rights privileges including the right of vertical and lateral supports easements quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said flat and the properties appurtenant or otherwise thereby intended so

to be held, used, occupied or enjoyed or reputed or known as part and parcel or number or appertaining hereto which are thereafter more fully specified Excepting and Reserving unto the Owner/ Promoter and other Co-Owners and occupiers of other flats of the building the rights, easements, quasi-easements, privileges.

2. The right of access in common with other owners or occupiers of the flats of the said building at all times and for all normal purposes connected with the use and enjoyment of the entrance staircase, landing and other common parts of the building.
3. The right of way in common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said premises and properties appurtenant and common parts with or without vehicles over and along the passages and pathways comprised within the said building and the appurtenant land provided always and it is declared that therein contained shall permit the Purchaser/s or any person deserving title under the Purchaser/s and/or his servants agents and employees invitees to obstruct in any way by vehicles, deposit of materials, rubbish or otherwise the free passage of the Vendors' and other co-owners or occupiers of other flats of the said building property entitled to such rights of way over and along such passages or pathways or common parts as aforesaid.
4. The right of protection of the said floor and the properties appurtenant hereto by or from all other parts of the said building as they now protect the same and in any manner not to demolish the support at present enjoyed by the said premises and the properties appurtenant hereto from the other part or parts of the said building.
5. The right of passage in common as aforesaid of electricity, gas, water, telephone and soil pipes and to the said flat and the properties appurtenant hereto through pipes, drains, wires and conduits lying or being in under through or over any part or parts of the said flat and the said flat and the said premises so far as be reasonably necessary for the beneficial occupation and enjoyment of the said flat and the properties appurtenant hereto for all lawful purpose whatsoever.
6. The right with or without workmen and necessary materials for the Purchaser/s to enter from time to time during the day time upon the other parts of the said building and the said premises for the purpose of repairing so far as may be necessary such pipes, drains and conduits aforesaid and for the purpose of re-building, repairing, replacing, cleaning any part or parts of the said premises and the properties appurtenant hereto to so far as such repairing, replacing, painting or cleaning as aforesaid cannot be reasonably carried out without such entry.

IN WITNESS WHEREOF the Parties hereto have set and subscribe their respective hands and seal hereunto this the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the **OWNER/ PROMOTER** in the presence of:

1.

2.

**SIGNATURE OF THE
OWNER/PROMOTER**

SIGNED SEALED AND DELIVERED
by the **PURCHASER/S** in the presence of:

1.

2.

SIGNATURE OF THE PURCHASER/S

Drafted by me,

Advocate

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser/s the within mentioned sum of
Rs. _____ /- (Rupees _____ Lakhs) only .

DATE	Cheque / DD No./RTGS	Drawn on	Amount (in Rs.)
		TOTAL	

(Rupees _____ Lakhs) only

SIGNATURE OF THE WITNESS.

1.

2.

PROMOTER