

DEED OF CONVEYANCE

THIS INDENTURE made on this the day of , Two
Thousand and Twenty Five (2025);

BETWEEN

(1) MR. SUBRATA NARAYAN CHOWDHURY [PAN:ADXPC3637K]
[AADHAAR NO. 3609 5815 6659], son of Late Prafulla Narayan Chowdhury,
by faith – Hindu , by occupation Business, **(2) MRS. MANJU
CHOWDHURY** [PAN: ADUPC9364Q] [AADHAAR NO. 8859 8017
6801], wife of Sri Subrata Narayan Chowdhury, by faith - Hindu, by occupation
Housewife, both residing at 201, Kanungo Park, P.O - Garia, P.S. Patuli,
Kolkata-700 084, District-South 24-Parganas, West Bengal, **(3) MIRZA**

RAFIUDDIN BEG, [PAN: ACWPB6430B] [AADHAAR NO. 7143 8040 4655], son of Late Mirza Shamsul Bari Beg, by faith Islam, by occupation Retired Person, and **(4) SMRITI BEG BISWAS** [PAN: AFIPB1216N] [AADHAAR NO. 8017 3992 2295], wife of Mirza Rafiuddin Beg, by faith Islam, by occupation Housewife, both residing at Village: Jagannathpur, P.O. R.K. Palli, P.S. Sonarpur, Ward No. 7 under Rajpur-Sonarpur Municipality, District: South 24-Parganas, West Bengal, hereinafter jointly or collectively referred to as the "**OWNERS/VENDORS**" (which term or expression unless excluded by or repugnant to the context shall deem to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**

AND

ALLIED PROPERTIES, a partnership firm, having its principal place of business at 201A, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata-700084, District: South 24-Parganas, West Bengal, (PAN - ABUFA1762C), represented by its Partners **(1) MR. SUBRATA NARAYAN CHOWDHURY** [PAN – ADXPC3637K] [AADHAR NO. 3609 5815 6659], son of Late Prafulla Narayan Chowdhury, by faith-Hindu, by occupation Business, residing at 201, Kanungo Park, P.O. Garia, P.S Patuli, Kolkata-700 084, District- South 24-Parganas; **(2) MR. PRADEEP KUMAR JHAWAR**, [PAN: ACVPJ5458J] [AADHAAR NO. 4319 9555 9298], son of Late Om Prakash Jhavar, by faith Hindu, by occupation Business, residing at 783, Anandapur Road, Tower -7, Flat No. 3002, 30th floor, Kolkata-700107, District: South 24-Parganas and **(3) MR. ACHINTYA NARAYAN CHOWDHURY** [PAN – ATLPC4775C] [AADHAAR NO. 4475 2213 4347], son of Subrata Narayan Chowdhury, by faith – Hindu, by occupation – business, residing at 201, Kanungo Park, P.O. Garia, P.S Patuli, Kolkata-700 084, District- South 24-Parganas hereinafter referred to as the "**DELEVOPER/PROMOTER/CONFIRMING**

PARTY" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the **SECOND PART**.

AND

[If the Purchaser is a company]

_____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, ai the case may be], having its registered office at _____(PAN _____) represented by its authorized signatory, _____, (Aadhar no. _____)duly authorized vide board resolution dated _____ hereinafter referred to as the **"PURCHASER"** (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 Purchaser is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____) represented by its authorized partner, _____ (Aadhar no. _____) authorized vide _____ hereinafter referred to as the **"PURCHASER"** (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 Purchaser is an Individual]

Mr./Ms. _____ (Aadhar no. ____), son/daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the **"PURCHASER"** (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 Purchaser is a HUF]

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

WHEREAS by and under a Deed of Conveyance dated 13.09.2001 duly registered in the office of the Sub-registrar, Alipore, recorded in Book No. I, Volume No. 87, Page from 321 to 358, being No. 3383 for the year 2001, the said Subrata Narayan Chowdhury and Manju Chowdhury, the present Owners No. 1 and 2 jointly purchased ALL THAT piece and parcel of land measuring 13 Decimal more or less along with other land lying and situated in Mouza- Teghari, Pargana Meddanmolla, J.L.No. 52, R.S. 126, Touzi No. 250, appertaining to R.S. Khatian No. 265, comprised in R.S. Dag No.447

along with all easements rights and facilities of the said land under the Rajpur-Sonarpur Municipality, Ward No. 8, from the then rightful owner named Sewakram & Co.

AND WHEREAS by and under a Deed of Conveyance dated 04.10.2001 registered in the office of the D.S.R.-IV, Alipore, recorded in Book No. I, Volume No. 91, Page from 301 to 314, being No. 3800 for the year 2001, the said Subrata Narayan Chowdhury and Manju Chowdhury sold ALL THAT piece and parcel of land measuring 2 Cottah 10 Chittaks 15 Sq.ft. more or less, out of total 13 Decimal land lying and situated in Mouza-Teghari, Pargana-Medanmolla, J.L. No. 52, R.S. 126, Touzi No. 250, corresponding to R.S. Khatian No. 265, comprised in C.S. Dag No.447 along with all easements rights and facilities of the said land under the Rajpur-Sonarpur Municipality, Ward No. 8, in favour of the present Owners Nos. 3 and 4 i.e. Mirza Rafiuddin Beg and Smriti Beg Biswas.

AND WHEREAS by and under a registered Deed of Sale dated 29.11.2001 registered in the office of the A.D.S.R, Sonarpur, recorded in Book No. I, Volume No. 146, Page from 66 to 81, being No. 8622 for the year 2001 the said Subrata Narayan Chowdhury and Manju Chowdhury sold ALL THAT piece and parcel of land measuring 2 Cottah 10 Chittaks 15 Sq.ft. more or less out of total 13 Decimal land lying and situated in Mouza- Teghari, Pargana Balia, J.L.No. 52, R.S. 126, Touzi No. 250, appertaining to R.S. Khatian No. 265, comprised in R.S. Dag No.447 along with all easements rights and facilities of the said land under the Rajpur-Sonarpur Municipality, Ward No. 8, in favour of Rajpur Sonarpur Municipality for Health Centre purpose to other party.

AND WHEREAS the said Subrata Narayan Chowdhury and Manju Chowdhury herein the absolute joint owners of the remaining area of Sali land measuring 2 Cottahs 15 Chittaks 33 Sq.ft. more or less, being Plot “M” out of 13 decimal land lying and situated in Mouza-Teghoria, J.L. No. 52, Pargana-Medanmolla, R.S. 126, Touzi No. 250, P.S. Sonarpur now Narendrapur, appertaining to R.S. Khatian No. 265 comprised in R.S. Dag No. 447, District: South 24-Parganas and thereafter mutated their names in the Rajpur-Sonarpur Municipality, Being Holding No. 1646/1, Street Name: Sonarpur Station Road, Ward No. 8, and also recorded their names in the office of the B.L.& L.R.O., being L.R. Khatian No. 845 and 846 comprised in L.R. Dag No. 479, classification of Land: Sali, paying taxes regularly thereon and subsequently the Sali land is converted to Bastu land vide Memo No. 41/Conv/3731/BLR-SNP/22 & 41/Conv/3738/BLR-SNP/22, both dated 12.10.2022, before the office of the Block Land & Reforms officer, Sonarpur, District: South 24-Parganas.

AND WHEREAS by virtue of aforesaid Sale Deed, the said Mirza Rafiuddin Beg and Smriti Beg Biswas herein the absolute joint owners of Sali land measuring 2 Cottahs 10 Chittaks 15 Sq.ft. more or less, being Plot “N” out of 13 decimal land lying and situated in Mouza-Teghoria, J.L. No. 52, Pargana-Medanmolla, R.S. 126, Touzi No. 250, P.S. Sonarpur, appertaining to R.S. Khatian No. 265 comprised in R.S. Dag No. 447, District: South 24-Parganas and thereafter mutated their names in the Rajpur-Sonarpur Municipality, Being Holding No. 4686, Street Name: Sonarpur Station Road, Ward No. 8, and also recorded their names in the office of the B.L.& L.R.O., being L.R. Khatian No. 2568 and 2569 comprised in L.R. Dag No. 479, classification of Land: Sali, paying taxes regularly thereon and subsequently the Sali land is converted to Bastu land vide Memo No. 41/Conv/3049/BLR-

SNP/22, and 41/Conv/3047/BLR-SNP/22, both dated 31.08.2022, before the office of the Block Land & Reforms officer, Sonarpur, District: South 24-Parganas.

AND WHEREAS thereafter by and under a Deed of Gift dated 09.09.2022 registered in the office of the A.D.S.R, Garia, recorded in Book No. I, Volume No. 1629-2022, Page from 173087 to 173105, being No. 162905458 for the year 2022, the above named Owners No. 1 to 2, namely Subrata Narayan Chowdhury and Manju Chowdhury jointly transferred ALL THAT piece and parcel of undivided land measuring more or less 3 Chattaks out of 2 Cottahs 15 Chattaks 33 Sq.ft situated and lying at Mouza-Teghoria, J.L.No.52, Pargana-Medanmolla, P.S. Narendrapur, A.D.S.R. office at Garia, R.S. No. 126, Touzi No.250 comprising in R.S. Dag No. 447 corresponding to L. R. Dag No.479, appertaining to R.S. Khatian No.265 corresponding to L.R. Khatian Nos. 845 & 846, being Holding No.1646/1, Street Name: Sonarpur Station Road, Ward No.8 of Rajpur-Sonarpur Municipality Road, Kolkata-700150, District-South24-Parganas in favour of Mirza Rafiuddin Beg and Smriti Beg Biswas, the Owner of 3 and 4.

AND WHERAS by and under a 'Deed of Gift' dated 09.09.2022 registered in the office of the A.D.S.R. Garia, recorded in Book No. I, Volume No. 1629-2022, Page from 166962 to 166980, being No. 162905459 for the year 2022 above named Owners No. 3 to 4, namely Mirza Rafiuddin Beg and Smriti Beg Biswas jointly transferred ALL THAT piece and parcel of undivided Sali land measuring more or less 3 Chattaks out of 2 Cottahs 10 Chattaks 15 Sq.ft, situated and lying at Mouza-Tegharia, J.L.No.52, Pargana-Medanmolla, P.S. Narendrapur, under A.D.S.R. office at Garia, R.S. No.126, Touzi No. 250 comprising in R.S. Dag No.447, corresponding to L.R. Dag

No. 479, appertaining to R.S. Khatian No..265, corresponding to L. R. Khatian Nos. 2568 & 2569, Holding No.4686, Street Name: Sonarpur station Road, Ward No.8 of Rajpur-Sonarpur Municipality, Kolkata-700150, District-South24-Parganas in favour of Subrata Narayan Chowdhury and Manju Chowdhury, the Owner No. 1 and 2.

AND WHEREAS after execution said two Deeds of Gift, in respect of their above-mentioned properties, the plots “M” and “N” has now a single holding number, before the Rajpur-Sonarpur Municipality, being Holding No. 4686, Street Name: Sonarpur Station Road, P.S. Sonarpur now Narendrapur, Kolkata-700150 in the District of South 24-Parganas, and is herein after called the "SAID PROPERTY"

AND WHEREAS the present Owners are joint owners of the said property measuring 5 Cotthas 10 Chittaks 3 Sq.ft. [2 Cottahs 15 Chitaks 33 Sq.ft. +2 Cottahs 10 Chitaks 15 Sq.ft. more or less] being plot “M” and “N” with structure lying and situated in Mouza-Teghoria, J.L. No. 52, Pargana-Medanmolla, R.S. 126, Touzi No. 250, P.S. Narendrapur, appertaining to R.S. Khatian No. 265 corresponding to L.R. Khatian No. 845, 846, 2568 and 2569 comprised in R.S. Dag No. 447 corresponding to L.R. Dag No. 479, being Holding No. 4686, Street Name: Sonarpur Station Road, P.S. Narendrapur, Kolkata-700150 within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas the State of West Bengal (fully described in the **FIRST SCHEDULE** hereunder written) being referred to as the "Said Property" and now the said property is free from all sorts of encumbrances.

AND WHEREAS the said Owners herein decided to construct a building on the said land as per plan to be obtained from the Rajpur Sonarpur Municipality after demolition of the existing building standing thereon and accordingly the said Owner herein entered into a registered Development Agreement dated 25.11.2022 registered before the office of the Additional District Sub Registrar at Garia and recorded in Book No. 1, Volume No. 1629-2022, Page nos. 200319 – 200353 Being No. 162906737 for the year 2022 with ALLIED PROPERTIES, a partnership firm, having its principle place of business at 201A, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata-700084, District: South 24-Parganas, West Bengal, being represented by its then Partners namely (1) MR. SUBRATA NARAYAN CHOWDHURY [PAN – ADXPC3637K] [AADHAR NO. 3609 5815 6659], son of Late Prafulla Narayan Chowdhury, by faith-Hindu, by occupation Business, residing at 201, Kanungo Park, P.O. Garia, P.S Patuli, Kolkata-700 084. District- South 24-Parganas; and (2) MR. PRADEEP KUMAR JHAWAR, [PAN: ACVPJ5458J] [AADHAAR NO. 4319 9555 9298], son of Late Om Prakash Jhavar, by faith Hindu, by occupation Business, residing at 783, Anandapur Road, Tower -7, Flat No. 3002, 30th floor, Kolkata-700107, District: South 24-Parganas as Developer i.e. the Developer herein for the development of the said property under certain terms & conditions as the Developer shall think, fit and proper.

AND WHEREAS by and under a registered Development Power of Attorney dated 25.11.2022 duly registered with the office of the Additional District Sub Registrar at Garia, District - 24 Parganas and recorded in Book I, Volume Number 1629-2022, Page from 200855 to 200873, Being No. 162906740 for the year 2022, the said Owners herein have appointed ALLIED PROPERTIES, a partnership firm, having its principle place of

business at 201A, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata-700084, District: South 24-Parganas, West Bengal, being represented by its Partners as their lawful attorney to act on their behalf.

AND WHEREAS thereafter as per terms and conditions of Development Agreement and Development Power of Attorney the Developer herein constructed Ground plus IV (four) storied Building according to the sanctioned Plan being building permit to develop the Project vide approval bearing no. SWS-OBPAS/2207/2024/2424 dated 04.12.2024 issued by the Rajpur Sonarpur Municipality upon the said piece and parcel of total 'Bastu' land, measuring 5 Cotthas 10 Chittaks 3 Sq.ft. [2 Cottahs 15 Chitaks 33 Sq.ft. + 2 Cottahs 10 Chitaks 15 Sq.ft.) more or less, with 200 Sq. ft. Tiles Shed structure standing thereon morefully and particularly described in the FIRST SCHEDULE hereunder written.

AND WHEREAS as per the allocation and/or allotment of Development Agreement dated 25.11.2022, the developer herein is seized and possessed of or otherwise well and sufficiently entitled the SECOND SCHEDULE hereunder written and/or given which is being part and parcel of FIRST SCHEDULE hereunder written and/or given and enjoying the right, title and Interest thereof.

AND WHEREAS the Promoter has registered the Project with the name "PRISTINE" under the provisions of the Act with the West Bengal Real Estate Regulatory Authority at KOLKATA on under registration no. _____.

AND WHEREAS The Developer herein has declared to sell the residential Flat within Developer's allocation of the said building and the PURCHASER herein getting knowledge about the same, and being desirous to purchase a flat has taken inspection of the documents and being satisfied with the title of the land owner and authority of the developer and also the sanction plan and the construction and agreed to purchase ALL THAT one residential Flat, being Flat No_____ on the _____ Floor (Flooring), _____ facing of the Ground plus IV (four) storied Building, measuring an area of _____ Square Feet super built up area of the building in complete and habitable condition in all manner whatsoever lying and situated at lying and situated in Mouza-Teghari, J.L. No. 52, Pargana-Medanmolla, R.S. 126, Touzi No. 250, appertaining to R.S. Khatian No. 265 corresponding to L.R. Khatian No. 845, 846, 2568 and 2569 comprised in R.S. Dag No. 447 corresponding to L.R. Dag No. 479, being Holding No. 4686, Street Name: Sonarpur Station Road, P.S. Sonarpur now Narendrapur, Kolkata-700150, within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas hereinafter called and referred to as the "SAID FLAT" morefully and particularly mentioned and described in the SECOND SCHEDULE hereunder at or for the total price and /or consideration of Rs. _____/- (Rupees _____ only) finding the proposal as an acceptable one, the competent authority of the developer herein, has decided to sell out the said flat to and in favour of the PURCHASER herein.

AND WHEREAS by an Agreement for Sale dated _____ the Owners/Vendors herein and the Developer herein have agreed to sell, transfer and convey ALL THAT one residential Flat, being Flat No_____ on the _____ Floor (Flooring), _____ facing of the Ground plus IV (four) storied Building, measuring an area of _____ Square Feet super built up area

of the building in complete and habitable condition in all manner whatsoever lying and situated in Mouza-Teghari, J.L.No. 52, Pargana-Medanmolla, R.S. 126, Touzi No. 250, appertaining to R.S. Khatian No. 265 corresponding to L.R. Khatian No. 845, 846, 2568 and 2569 comprised in R.S. Dag No. 447 corresponding to L.R. Dag No. 479, being Holding No. 4686, Street Name: Sonarpur Station Road, P.S. Sonarpur now Narendrapur, Kolkata-700150, within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas morefully and particularly mentioned and described in the SECOND SCHEDULE hereunder written TOGETHER WITH together with undivided proportionate impartible share and interest in the land which is morefully and particularly mentioned and described in the FIRST SCHEDULE hereunder as well as with all other common areas, facilities and amenities attached to and available therewith unto and in favour of the PURCHASER herein for the agreed consideration of Rs. _____/- (Rupees _____) and the same was duly confirmed by the said Developer herein.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS UNDER:-

In Pursuance to the Agreement for Sale dated _____ and in consideration of the payment of sum of Rs. _____/- (Rupees _____ only) as the total Consideration paid by the PURCHASER to the Developer herein receipt whereof the Developer hereby as well as by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the PURCHASER paid on or before the execution of these presents, the Owners/Vendors and the Developer herein doth hereby sell, transfer and convey unto and in favour of the PURCHASER

herein ALL THAT one residential Flat, being Flat No. _____ on the ____ Floor (Flooring), _____ facing of the Ground plus IV (four) storied Building, measuring an area of ____ Square Feet super built up area in complete and habitable condition in all manner whatsoever lying and situated at Mouza- Teghari, J.L.No. 52, Pargana-Medanmolla, R.S. 126, Touzi No. 250, appertaining to R.S. Khatian No. 265 corresponding to L.R. Khatian No. 845, 846, 2568 and 2569 comprised in R.S. Dag No. 447 corresponding to L.R. Dag No. 479, being Holding No. 4686, Street Name: Sonarpur Station Road, P.S. Sonarpur now Narendrapur, Kolkata-700150, within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas morefully and particularly mentioned and described in the SECOND SCHEDULE hereunder TOGETHER WITH undivided proportionate share of LAND in the FIRST SCHEDULE hereunder 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 anywise appertaining thereto and ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Owners/Vendors 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 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 Owners/Vendors herein and Developer doth hereby covenants with the PURCHASER that:-

1. The Owners/Vendors and the Developer 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 in the manner aforesaid have put the PURCHASER in vacant, peaceful and unencumbered possession.
2. The PURCHASER 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 their 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 him the Owners/Vendors and the Developer 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 shall hold the said flat free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owners/Vendors and the Developer 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 Owners/Vendors and the Developer herein or by any other person or persons claiming or to claim by, from, under or in trust for them;

4. The PURCHASER 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.
5. The PURCHASER 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.
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 and other co-owner shall abide by common restrictions along with the other owner/occupiers of the other units/flats in the building as detailed in the FIFTH SCHEDULE hereunder.
8. The PURCHASER shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to anyone without the consent of the Owners/Vendors 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 under the terms of this conveyance.

9. The PURCHASER undivided proportionate interest in land is impartible in perpetuity along with easementary rights.
10. The Owners/Vendors, Developer/Confirming party 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 Owners/Vendors 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 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 in manner aforesaid as by the PURCHASER, his heirs, executors or administrators and assigns shall be reasonably required.
11. The PURCHASER shall mutate the said Flat in his own name and shall pay all such municipal taxes and other impositions that may be charged from time to time, directly to the concerned authority.
12. The DEVELOPER confirms that this conveyance and all project records have been disclosed in the website of West Bengal RERA Authority as required under Section 11(1)(a) of the Act.
13. The DEVELOPER confirms that the occupancy certificate bearing no. _____ dated _____ has been issued by Rajpur Sonarpur

Municipality certifying that construction has been completed in accordance with the sanction plans and is fit for occupation.

14. This conveyance is being executed in accordance with the West Bengal Real Estate (Regulation and Development) Rules 2001 and the provisions of Section 17 Real Estate (Regulation and Development) Act, 2016, which mandates transfer of legal title and undivided proportionate interest in common areas to the Allottee.

FIRST SCHEDULE

[SAID PROPERTY]

ALL THAT piece and parcel of total 'Bastu" land, measuring 5 Cotthas 10 Chittaks 3 Sq.ft. [2 Cottahs 15 Chitaks 33 Sq.ft. + 2 Cottahs 10 Chitaks 15 Sq.ft.) more or less, with 200 Sq. ft. Tiles Shed structure standing thereon, lying and situated in Mouza-Teghari, J.L.No. 52, Pargana-Medanmolla, R.S. 126, Touzi No. 250, appertaining to R.S. Khatian No. 265 corresponding to L.R. Khatian No. 845, 846, 2568 and 2569 comprised in R.S. Dag No. 447 corresponding to L.R. Dag No. 479, being Holding No. 4686, Street Name: Sonarpur Station Road, P.S. Sonarpur now Narendrapur, Kolkata-700150, within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas, which is butted and bounded as follows :-

ON THE NORTH	:	30 feet wide Road (Sonarpur Station Road)
ON THE SOUTH	:	Land of Part Dag No. 580
ON THE EAST	:	Land of Part Dag No. 447
ON THE WEST	:	Property of Future Institute of Technology.

SECOND SCHEDULE ABOVE REFERRED

[SAID FLAT]

ALL THAT one residential Flat, being Flat No_____, on the _____ Floor (Flooring-_____), _____ facing of the Ground plus IV (four) storied Building namely " _____ ", measuring an area of _____ Square Feet super built up area consisting of ____ (_____) Bed Rooms, 1 (One) Drawing-cum-Living Room, 1 (One) Kitchen, ____ (_____) Toilet and ____ (_____) Balcony together with common areas, benefits, facilities, amenities and others thereof together with undivided proportionate share of land at Mouza-Teghari, J.L.No. 52, Pargana-Medanmolla, R.S. 126, Touzi No. 250, appertaining to R.S. Khatian No. 265 corresponding to L.R. Khatian No. 845, 846, 2568 and 2569 comprised in R.S. Dag No. 447 corresponding to L.R. Dag No. 479, being Holding No. 4686, Street Name: Sonarpur Station Road, P.S. Sonarpur now Narendrapur, Kolkata-700150, within limits of the Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24-Parganas.

THIRD SCHEDULE ABOVE REFERRED

(Common areas and facilities)

1. Stair, Staircase, Stair landings on all the floors and stair room.
2. Lift and Lift landings on all the floors.
3. Common passage.
4. Drainage system, Sewerage system with Fittings.
5. Common user right of Roof of the said building and roof parapet.
6. Water pump, water line, water pipes and other common plumbing installations.
7. Common electrical fittings and wirings
8. Boundary wall and main entrance and exit gates, whole exterior of

the building such other common parts, equipment's installations, fixtures, fittings and spaces within the said building which are necessary for passage to the user and occupancy of the said flat/unit in common.

9. The foundations, columns, girders, beams, supporting main walls, the main gate of the premises and the passage leading to the building and the staircase.
10. The installation for common service such as the drainage system in the premises, supply arrangements in the premises, electric connection and telephone connection to the premises
11. Underground and overhead water reservoir in the Ground floor and the Top Floor of the building, pump, motor, pipes.

FOURTH SCHEDULE ABOVE REFERRED (COMMON EXPENSES)

1. The expenses for maintaining, repairing, reconstructing and renewing the main structure, exteriors and in particular thereof the drainage system, main water discharge arrangement and the arrangement for supply of water, electricity and all common areas and services contained in the Third Schedule.
2. The cost of cleaning and lighting the entrance of the building and the passage and spaces around the building, lobby corridors, staircase etc.
3. Cost of repairing and decorating the exterior of the premises.
4. All Municipality Taxes and rates and all outgoing charges, surcharges and impositions now in force or which may hereafter be imposed on the said premises including interest or penalty accrued thereon.
5. Salary, wages, fees and remuneration of lawyers, engineers,

accountants, caretaker, technicians, plumbers, electricians, masons, carpenters for maintenance and protection of the said premises and all administrations and management of the affairs thereof.

6. The cost of working and maintenance and pump and service charges.
7. All expenses of common services and in connection with common areas and facilities.
8. Premium for insurance of the premises against earthquake and fire, if any.
9. Such expenses as are necessary for or incidental to the said maintenance and upkeep of the premises and of the common areas, facilities and amenities.

FIFTH SCHEDULE ABOVE REFERRED
(Common Obligations & Rules and Regulations)

- 1) The DEVELOPER undertakes to transfer common areas, installation records and maintenance responsibilities to the Association of Allottees or such competent body upon its formation as required under Section 17(2) of the Act.
- 2) The share or interest in the land underneath is impartible and the PURCHASER 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 therein.
- 3) The PURCHASER shall apply for mutation of the Second Schedule property in his own name and apply for and have the said separately assessed for the purpose of Municipality rates and taxes
- 4) The PURCHASER shall use the said flat and all common portions peacefully with the other co-owners.

- 5) The PURCHASER shall co-operate with the Association and/or other Owners in the Building for upkeep and proper maintenance and protection of the common portions.
- 6) The PURCHASER shall regularly and punctually pay the proportionate share of the common expenses and/or debts and in the manner provided for elsewhere in the Agreement and in case of default in making payment by the PURCHASER, the Association shall have the additional right without prejudice to its other rights to stop the electricity, water or other utilities to the said Unit to realize the due amounts from the PURCHASER
- 7) The PURCHASER 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 not to affect the structural stability of the building.
 - d) Keep or store any offensive, combustible, obnoxious dangerous or hazardous article in the said Unit
 - e) Affix or draw any cable, wire pipeline from and through any common portions or outside wall of the Building or other Unit
 - f) Keep any heavy articles on the floor or operate any machine other than the usual home appliance.

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

SIGNED SEALED AND DELIVERED AT
KOLKATA BY THE VENDOR
IN THE PRESENCE OF
WITNESSES : -

1.

2.

SIGNED SEALED AND DELIVERED AT
KOLKATA BY THE PURCHASERS
IN THE PRESENCE OF
WITNESSES : -

1.

2.

DRAFTED BY ME

AYAN PAUL
ADVOCATE
F/1261/1040/2018

MEMO OF CONSIDERATION

RECEIVED full and final consideration value of **Rs. _____/- (Rupees _____ only)** from the purchaser **herein** towards the full consideration value as per memo below:

Cheque no.	Date	Bank and Branch Name	Amount
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Total

(Rupees _____ only)

WITNESSES :-

1.

DEVELOPER

2.

Identified by

Advocate