DEED OF CONVEYANCE

Police Station - Formerly Bally at present Nischinda,

DIST. - HOWRAH.

THIS DEED OF CONVEYANCE is made on this day of July, Two Thousand Twenty Five (2025) A.D.

BETWEEN

MR. RAMESH JANA (PAN: AFRPJ2796Q & AADHAAR NO. 4959 5961 9758 & DOB: 19/06/1977), Son of Late Kartick Jana, by faith Hindu, by Nationality Indian, by occupation Business, residing at Bally Ghoshpara, Post Office - Ghoshpara, Police Station formerly Bally at Present - Nischinda, District - Howrah, Pin Code No.- 711227, (West Bengal) as self as well as Attorney of MR. PRABIR ROYCHOUDHURY (PAN: ACRPR9758B & AADHAR NO: 4624 0139 6455, & DOB : 01/07/1961) Son of Late Phani Bhusan Roychoudhury, by faith Hindu, by Nationality Indian, by occupation -Business, residing at 31/6, Baidikpara Lane, P.O.- Hindmotor, P.S. Uttarpara, District - Hooghly, Pin.-712233, (West Bengal) hereinafter called LAND OWNERS (which expression shall unless excluded by or repugnant to the context by deemed to mean and include their/his heirs, legal representatives and assigns) of the FIRST PART represented by his Attorney M/S. LOKENATH DEVELOPER, a Proprietorship firm being represented by its sole Proprietor MR. RAMESH JANA (PAN: AFRPJ2796Q & AADHAAR NO. 4959 5961 9758 & DOB: 19/06/1977), Son of Late Kartick Jana, by faith Hindu, by Nationality Indian, by occupation Business, residing at Bally Ghoshpara, Post Office - Ghoshpara, Police Station - formerly Bally at present Nischinda, District Howrah, Pin Code No. 711227 (West Bengal).

AND

1) MR. ABHIJIT GANGULY (PAN: AJSPG9451A & DOB: 02/03/1980 & AADHAAR NO. 5493-1293-4792), Son of Late Badal Kumar Ganguly by faith Hindu, by nationality Indian, by Occupation - Service, 2). MRS. SOMA GANGULY (PAN: BRQPG2072Q & DOB: 06/09/1982. & AADHAAR NO. 8464-9775-3800), Wife of Mr. Abhijit Ganguly, Wife, by faith - Hindu, by nationality Indian, by occupation - House both are residing at Vill & P.O.- Chickrand, P.S. - Chanditala, Dist - Hooghly (West Bengal) Pin - 712304, (West Bengal) hereinafter called the **PURCHASERS** (which expression shall unless excluded

by or repugnant to the context by deemed to mean and include **their** heirs, legal representatives and assigns) of the **SECOND PART.**

AND

M/S LOKENATH DEVELOPER, a Proprietorship firm being represented by its sole Proprietor MR. RAMESH JANA (PAN: AFRPJ2796Q & AADHAAR NO. 4959 5961 9758 & DOB: 19/06/1977), Son of Late Kartick Jana, by faith Hindu, by Nationality Indian, by occupation Business, residing at Bally Ghoshpara, Post Office-Ghoshpara, Police Station-formerly Bally at present Nischinda, District- Howrah, Pin Code No. 711227, (West Bengal, hereinafter called DEVELOPER/CONFIRMING PARTY (which expression shall unless excluded by or repugnant to the context by deemed to mean and include its / his heirs, legal representatives and assigns) of the THIRD PART.

WHEREAS ALL THAT piece and parcel of a self contained Residential Flat being No. C4, on the 3rd floor, North-East side measuring 756 Sq. ft. Carpet area of the Flat, and measuring 847 Sq. ft. Covered area of the Flat and equivalent to measuring 1059 Sq. ft including super built up area of the Flat with Tiles flooring with lift facility of the multi storied building namely "NAMO LOKENATH" comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R Dag No. 5474 previously under L.R Khatian No. 71719, 71499 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, lying and situated Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O.- Ghoshpara, P.S.- Bally at present Nischinda, District - Howrah, West Bengal, Pin.-711227, within the ambit of Nischinda Gram Panchayet, within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal, together with proportionate share of the Land along with common rights, amenities and facilities attached thereto is the subject matter of this Deed.

Title of R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R Dag No. 5474 previously under L.R. Khatian No. 32129 presently under L.R. Khatian No. 71719.

WHEREAS the property within R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5474 previously under L.R. Khatian No. 32129 presently under L.R. Khatian No. 71719 along with many other properties were originally belonged to **SUKUMAR DAS, RENU RANJAN DAS, SUBODH CHANDRA DAS**, who were the joint owners and occupiers of the aforesaid property by way possession in Rayata Dakhali Interest without any disturbance from any corner.

AND WHEREAS by dint of a registered Deed of Gift executed on 02/07/1984 subsequently registered in the year 1984 as Deed No. 2975 registered in D.S.R. Howrah SUBODH CHANDRA DAS gifted his property in favour of RENU RANJAN DAS.

AND WHEREAS RENU RANJAN DAS gifted 4 1/3 decimal property in favour of RANJIT KUMAR DAS by dint of a registered Deed of Gift executed on 01/09/1986 subsequently registered in the year 1986 as Book No. 1, volume no. 21, pages from 185 to 190 being Deed No. 1329 for the year 1989 registered in A.D.S.R. Howrah.

AND WHEREAS After Renu Ranjan Das demise, Ranjit Kumar Das, Bithika Das, and Juthika Sinha inherited the remaining share.

AND WHEREAS Bithika & Juthika later gifted their share to Ranjit Kumar Das via Gift Deed vide No. 254/2010 registered at A.D.S.R. Howrah.

AND WHEREAS Arun Kumar Das, Subrata das, Pabitra Das, Sulekha Roy, Smt Sila Bose by dint of a registered Deed of Sale executed on 15/06/1987 registered in the year 1987 as Book No. 1, Volume No. 21 Deed No. 766 registered in A.D.S.R. Howrah sold out 4 1/3 decimal property in favour of RANJIT KUMAR DAS.

AND WHEREAS RANJIT KUMAR DAS obtained peaceful possession in respect of the said property and sold out the same in favour of SIMA KANGSABANIK by virtue of registered Deed of sale, duly registered before the Office of the A.D.S.R. Howrah and recorded in Book No. 1, Volume No. 114, pages from 6 to 11 being No. 4634 for the year 1989.

AND WHEREAS by virtue of said deed of purchase SIMA KANGSABANIK became the absolute owner & occupier of ALL THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, TOGETHER WITH 100 Sq.ft. R.T. Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R Dag No. 5474 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Panchayet, situated at Jagadish Basu Sarani. Ghoshpara, Galasara, P.O.- Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District Howrah, West Bengal and is in possessed the same by recording her name as L.R Khatian No. 32129 and paying necessary Taxes & Khajna to the concern Authorities without any disturbance from any comer and free from all encumbrance.

WHEREAS SIMA KANGSABANIK, the LAND OWNER entered into a GENERAL POWER OF ATTORNEY registered in A.D.S.R. Howrah, recorded in Book No. 1, Volume No. 0502-2022, pages from 359800 to 359820 being no. 050209768 for the year 2022 with SHAMPA KANGSABANIK (PAN EJAPK8794J 8026 8557 2454), Wife of Manoj Kangsabanik, Daughter of Ratan Kumar Kangsabanik, by faith Hindu, by occupation Housewife, residing at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin-711227 for look after the said property i.e. ALL THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No.

2974/3191 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5474 under L.R. Khatian No. 32129 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Jagadish Panchayet, situated at Basu Sarani, Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal.

AND WHEREAS SHAMPA KANGSABANIK is not in a position to look after the said landed property and not interested or unwilling to continue the Power and accordingly they jointly cancelled the said **GENERAL POWER OF ATTORNEY** registered in A.D.S.R. Howrah, recorded in Book No. 1, Volume No. 0502-2022, pages from 359800 to 359820 being no. 050209768 for the year 2022 and all the dispute have been settled in between them and said cancellation Deed registered in A.D.S.R. Howrah, recorded in Book No. IV, Volume No. 0502-2023, pages from 1012 to 1028 being no. 050200062 for the year 2023.

WHEREAS SIMA KANGSABANIK, sold out ALL THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R Dag No. 5474 under L.R. Khatian No. 32129 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, (Touzi No. 3989 Hooghly), under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. - Ghoshpara, P.S.- Bally at present Nischinda, District - Howrah, West Bengal, Pin- 711227, within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal through a registered Sale deed register in A.D.S.R. Howrah, recorded in Book No. 1, Volume No. 0502-2023, pages from 39971 to 39996 being no. 050201066 for the year 2023 in favour of PRABIR ROYCHOUDHURY and possessed the same by recording his name as L.R. Khatian No. 71719.

and possessed of ALL THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, **TOGETHER WITH** 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under L.R. Khatian No. 32129 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O.- Ghoshpara, P.S. - Bally at present Nischinda, District - Howrah, West Bengal, Pin 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal which have more particularly described in the **FIRST SCHEDULE** hereunder and hereinafter called the said Property.

AND WHEREAS PRABIR ROYCHOUDHURY is desirous for making construction and raising a building at the said property and with the intention of construction of a new building thereon and approach LOKENATH DEVELOPER, a Proprietorship firm represented by its sole Proprietor MR. RAMESH JANA to construct a Multi-storied building and entered into a Development in Book No. 1, Volume No. 0502- 2023, pages from 236954 to 236987 being no. 050208106 for the year 2023 and for betterment of construction work and to sell out the portion of Developer's allocation the land owner also registered into a Development Power of Attorney on 07/08/2023 registered in A.D.S.R Howrah recorded in Book No. 1, Volume No. 0502-2023, pages from 236988 to 237012 being no. 050208110 for the year 2023.

Title of R.S. Dag No. 2975 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5472 under L.R. Khatian No. 32128 and R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5474 under L.R. Khatian No. 32128 presently under L.R. Khatian No. 71499.

WHEREAS the property within R.S. Dag No. 2975 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5472 under

L.R.Khatian No. 32128 and R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5474 under L.R Khatian No. 32128 along with many other properties were originally belonged to SUKUMAR DAS, RENU RANJAN DAS, SUBODH CHANDRA DAS, who were the joint **OWNERS** s and occupiers of the aforesaid property by way possession in Rayata Dakhali Interest without any disturbance from any corner.

AND WHEREAS by dint of a registered Deed of Gift executed on 02/07/1984 subsequently registered in the year 1984 as Deed No. 2975 registered in D.S.R. Howrah SUBODH CHANDRA DAS gifted his property in favour of RENU RANJAN DAS.

AND WHEREAS RENU RANJAN DAS gifted 4 1/3 decimal property in favour of RANJIT KUMAR DAS by dint of a registered Deed of Gift executed on 01/09/1986 subsequently registered in the year 1986 as Book No. 1, volume no. 21, pages from 185 to 190 being Deed No. 1329 for the year 1989 registered in A.D.S.R. Howrah

AND WHEREAS Arun Kumar Das, Subrata das, Pabitra Das, Sulekha Roy, Smt. Sila Bose by dint of a registered Deed of Sale executed on 15/06/1987 registered in the year 1987.

AND WHEREAS **RANJIT** KUMAR DAS obtained possession in respect of the said property and sold out the same in favour of (1) SANKAR KANGSABANIK (PAN: AKVPK8892P & AADHAAR NO.3627 6025 6127), Son of Late Kalisadhan Kangsabanik, by faith Hindu, by occupation Business, residing at Jagadish Basu Sarani, Purba Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin 711227 (2) ANJANA KANGSABANIK (PAN: FXSPK3974B & AADHAAR NO. 6820 3528 1734), Wife of Sankar Kangsabanik, by faith Hindu, by occupation Housewife, residing at Jagadish Basu Sarani, Purba Ghoshpara, Galasara, P.O.- Ghoshpara, P.S.- Bally at present Nischinda, District -Howrah, West Bengal, Pin-711227, by virtue of registered Deed of sale, duly registered before the Office of the A.D.S.R. Howrah and recorded in Book No. I, CD Volume No. 14, pages from 1291 to 1307 being No. 06594 for the year 2013.

AND WHEREAS by virtue of said deed of purchase SANKAR KANGSABANIK & ANJANA KANGSABANIK became the joint OWNERS & occupiers of ALL THAT piece and parcel of Bastu land measuring about 01 Katha 14 Chataks 12 Sq. ft. comprised in R.S. Dag No. 2975 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5472 under L.R. Khatian No. 32128 and ALL THAT piece and parcel of Bastu land measuring about 02 Katha 02 Chataks 00 Sq. ft. comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5474 under L.R. Khatian No. 32128 i.e. in total measuring about 04 (Four) Katha 12 (Twelve) Sq.ft. TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Panchayet, situated at Jagadish Basu Sarani, Ghoshpara, Galasara, P.O.- Ghoshpara, P.S. - Bally at present Nischinda, District - Howrah, West Bengal, Pin.- 711227, within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal and possessed the same by paying necessary Taxes & Khajna to the concern Authorities without any disturbance from any corner from all encumbrance but not mutated his name from and free Settlement/ B.L. & L.R.O. and during enjoyment over the same they sold out the same in favour of RAMESH JANA through registering a Deed of Sale on 10/02/2023 registered in A.D.S.R Howrah recorded in Book No. 1, Volume No. 0502-2023, pages from 39930 to 39953 being no. 050201022 for the year 2023.

AMALGAMATION.

AND WHEREAS RAMESH JANA is the owner of **ALL THAT** piece and parcel of Bastu land measuring about 08 Chataks 12 Sq. ft. comprised in R.S. Dag No. 2975 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5472 under L.R. Khatian No. 32128 presently under L.R. Khatian No. 71499 **AND ALL THAT** piece and parcel of Bastu land measuring about 03 Katha 08 Chataks 00 Sq. ft.

comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5474 under L.R .Khatian No. 32128 presently under L.R Khatian No. 71499 i.e. in total measuring about 04 (Four) Katha 12 (Twelve) Sq. ft. **TOGETHER WITH** 100 Sq.ft. R.T. Shed structure standing thereon within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Jagadish situated Gram Panchayet, at Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal by way of purchase SANKAR KANGSABANIK & ANJANA KANGSABANIK through a Regd. Deed of Sale on 10/02/2023 which was registered before A.D.S.R. Howrah and duly recorded in Book No. I, Volume No. 0502-2023 Pages from 39930 to 39953, Being No. 050201022 for the year 2023 and mutated his name as L.R.khatian No. 71499 and thereafter for corrected the measurement of the two Dags in Page No. 2 line No. 27, Page No. 3 line No. 4, Page No. 4 line No. 24, 27, Page No. 5 line No. 24, 27, Page No. 7 line No. 4, 8 and Page No. 11 line No. 6, 11 execute a Regd. Deed of Declaration on 25/07/2023 which was registered before A.D.S.R.. Howrah and duly recorded in Book No. 1, Volume No. 0502-2023 Pages from 215625 to 215644, Being No. 050207637 for the year 2023.

THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, **TOGETHER WITH** Sq. ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R Dag No. 5474 previously under LR Khatian No. 32129 presently under L.R Khatian No. 71719 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, (Touzi No. 3989 Hooghly), under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O.- Ghoshpara, P.S.- Bally at present Nischinda, District - Howrah, West Bengal, Pin-711227, within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal, together with all right of easements and appurtenances

thereto by way of purchase from SIMA KANGSABANIK through a Regd. Sale deed register in A.D.S.R Howrah, recorded in Book No. 1, Volume No. 0502-2023, pages from 39971 to 39996 being no. 050201066 for the year 2023, mentioned in the SCHEDULE and possessed the same by recording his name as L.R. Khatian No. 71719 thereafter M/S.LOKENATH DEVELOPER, and engage Proprietorship firm being represented by its sole Proprietor MR. RAMESH JANA (PAN: AFRPJ2796Q & AADHAAR NO. 4959 5961 9758), Son of Late Kartick Jana, by faith Hindu, by Nationality Indian, by occupation Business, residing at Bally Ghoshpara, Post Office-Ghoshpara, Police Station-formerly Bally at present Nischinda, District- Howrah, Pin Code No. 711227, as developer to develop the landed property through a Regd. Development Agreement register in A.D.S.R. Howrah, recorded in Book No. 1, Volume No. 0502-2023, pages from 236954 to 236987 being no. 050208106 for the year 2023 and also through a Regd. Development Power of Attorney register in ADSR Howrah, recorded in Book No. 1, Volume No. 0502-2023, pages from 236988 to 237012 being no. 050208110 for the year 2023.

AND WHEREAS That the construct multi storied Building over the landed property Developer Amalgamated their property through Deed of Amalgamation registered in ADSR Howrah in Bok No.1, Voiume No. 0502-2023, pages from 241462-to 241485-being no.08334 for the year 2023,

AND WHEREAS by way of registered Development Agreements and Power of Attorney made between the **OWNERS** of the First Part and Developer have applied and got plan sanctioned by Howrah Zila Parishad vide Memo no. 220/032/HZP/PS. dated 11/12/2023 and constructed multi storied building over the landed property and the Developer completed the construction of the said multi storied building which has duly be completed with all facilities of electrical sanitary and/or other fixtures i.e. in a habitable condition.

AND WHEREAS the Developer herein constructed the said multi storied Building and the Developer proposed to sale **ALL THAT piece**

and parcel of a self contained Residential Flat being No. C4, on the 3rd floor, North-East side measuring 756 Sq. ft. Carpet area of the Flat, and measuring 847 Sq. ft. Covered area of the Flat and equivalent to measuring 1059 Sq. ft including super built up area of the Flat with Tiles flooring with lift facility of the multi storied building namely "NAMO LOKENATH" comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5474 previously under L.R Khatian No. 71719, 71499 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, lying and situated Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. - Ghoshpara, P.S.- Bally at present Nischinda, District - Howrah, West Bengal, Pin.- 711227, within the ambit of Nischinda Gram Panchayet, within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal,

AND WHEREAS the PURCHASERS/Second Party herein also are desirous of purchasing ALL THAT piece and parcel of a self contained Residential Flat being No. C4, on the 3rd floor, North-East side measuring 756 Sq. ft. Carpet area of the Flat, and measuring 847 Sq. ft. Covered area of the Flat and equivalent to measuring 1059 Sq. ft including super built up area of the Flat with Tiles flooring with lift facility of the multi storied building namely "NAMO LOKENATH" comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5474 previously under L.R Khatian No. 71719, 71499 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, lying and situated Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O.-Ghoshpara, P.S. - Bally at present Nischinda, District - Howrah, West Bengal, Pin.- 711227, within the Jurisdiction of District Sub-Registrar Office and Additional District Sub-Registrar Office at Howrah, TOGETHER WITH the right to enjoy the common amenities attached thereto or meant for common purpose and unpartitioned share in the land on which the building has been erected and constructed **TOGETHER** WITH the undivided proportionate impartible share in the land and all common facilities which is more fully and particularly described in the Second Schedule hereunder written.

AND WHEREAS the PURCHASERS/ Second Party have inspected the marketable title of the ownership of the said premises and after being satisfied about the title interest and right of the first party being owners, the PURCHASERS have agreed to enter into an agreement for sale with the first party and third party herein and have agreed to sell "Developer Allocation" the said Flat at or total consideration amount of Rs.29,90,000/- (Rupees Twenty Nine Lakhs Ninety Thousand) only, and the PURCHASERS have paid the entire balance consideration money to the developer herein and hence this Deed Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Sale agreement, and in consideration of Rs.29,90,000/- (Rupees Twenty Nine Lakhs Ninety Thousand) only paid **PURCHASERS** to the confirming Party/Developer (the receipt of which the Developer/Confirming Party herein hereby acknowledges) as per the Memo of Consideration below the Vendors and confirming Party do hereby sell, grant, transfer, convey, assign and transfer by way of sell, unto the PURCHASERS forever and give possession to the PURCHASERS herein in respect of ALL THAT piece and parcel of a self contained Residential Flat being No. C4, on the 3rd floor, North-East side measuring 756 Sq. ft. Carpet area of the Flat, and measuring 847 Sq. ft. Covered area of the Flat and equivalent to measuring 1059 Sq. ft including super built up area of the Flat with Tiles flooring with lift facility of the multi storied building namely "NAMO LOKENATH" comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5474 previously under L.R Khatian No. 71719, 71499 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, lying and situated Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O.-Ghoshpara, P.S. - Bally at present Nischinda, District - Howrah, West Bengal, Pin.- 711227, the undivided proportionate impartible share in

the land and all common facilities (morefully and particularly described in the Second Schedule) hereunder written including the undivided impartible proportionate share in the Land together with the proportionate share in the Common areas more fully and particularly described in the First Schedule written herein above along with all other common, joint and undivided easements and amenities attach thereto, TOGETHER WITH proportionate undivided interest in the other common facilities appurtenant to the said FLAT and common areas for the beneficial use of the said FLAT including uninterrupted and free access to and from the main road facilities of the said piece of land and the proportionate undivided share in the land underneath the building described in the FIRST SCHEDULE and proportionate undivided interest in the limited common areas and facilities as defined by the statute prevailing as on this date, and as listed in the Third schedule below AND TOGETHER WITH all appurtenances belonging to or in any way appertaining to or with the same or any part thereof usually held, occupied, enjoyed or reputed or known as part or member thereof or be appurtenant thereto along with proportionate undivided share in land (and the said FLAT and other common areas, facilities and amenities etc. are hereinafter referred to as the Said FLAT and all the estate, right, interest, use, inheritance, property, possession, benefit, claim and whatsoever of the Vendors into and out of and upon the said **FLAT** or any part thereof **TO HAVE AND TO HOLD** the said **FLAT** from hereby granted and sold or intended so to be with him and every of their right, members and appurtenances unto and to the use and benefit of the PURCHASERS forever to be held as heritable, transferable and immovable property within the meaning of the law in force for the time being subject to the rules, regulations and bye laws of the condominium/ Association of the flat/Garage/Shop owners in the whole building and also subject to the payments of all rents, taxes, easements, rates, dues and duties now chargeable upon the same which hereafter become payable in respect thereof to the Government of West Bengal or Local Gram Panchayet or any other concerned

authorities AND subject to the condition that the said FLAT or apartment will be used only for Residential purpose AND free from all encumbrances, charges, liens, lispendens, attachments, acquisitions and requisitions by the Government or any Government agency or others and all other liabilities whatsoever SUBJECT NEVERTHLES to the easements and quasi easements and other stipulations or provisions in connection with the beneficial use and enjoyment of the said FLAT and excepting and reserving unto the Vendors and the other FLAT owners occupiers and in the said building such easements or quasi easements and other rights and privileges and also subject to the PURCHASERS covenant to bear and pay their proportionate share of common expenses to the Association / Society/ the Company formed by owners/ occupiers FLATS/GARAGES/SHOPS of the said building for maintenance of the said building.

AND THE VENDORS AND THE CONFIRMING PARTY DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:

- 1. **THAT** the Vendors and the confirming party have in themselves good right full power and absolute authority to grant convey, transfer, assign and assure the said **FLAT** hereby sold, granted, conveyed, transferred, assigned, assured and expressed so to be unto and to the use of the **PURCHASERS** absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever;
- 2. **THAT** the **PURCHASERS** shall use the **FLAT** for Residential purpose.
- 3. AND THAT the PURCHASERS shall and may at all times hereafter peaceably and quietly enter into, hold, occupy, possess and enjoy exclusively the said appurtenances and receive the rents, issues, incomes and profits thereof and every part thereof for their own use and benefits without any suit, lawful eviction, interruption and claims and demands whatsoever from or by the Vendors or confirming party or any person or persons claiming under him or in trust for him or lawfully claiming any estate, right or interest

whatsoever at law in the said **FLAT** hereby granted, sold or expressed so to be freely and clearly and absolutely and forever released and discharged or otherwise by the Vendors and Confirming Party and well and sufficiently saved, kept harmless and indemnified from or against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the Vendors or the Confirming Party or any other persons lawfully claiming or claiming under or in trust for the Vendors and Confirming Party.

- 4. AND THAT the Vendors and the confirming party shall from time to time and at all times hereafter, at the request and cost of the **PURCHASERS** do and execute all such further and other Lawful acts, deeds, things, matters, conveyances, assurances in Law whatsoever for the better, further and more perfectly and absolutely granting the said **FLAT** hereby granted and sold unto and to the use of the **PURCHASERS** the manner aforesaid as by the **PURCHASERS** shall be reasonably required.
- 5. AND THAT the said Land/ flat (as described in the First and Second Schedule below) are not attached to any proceedings connected with the Department of Income Tax. Wealth Tax, Gift Tax or otherwise and no certificate has been filed in the office of the Certificate Officer under the provisions of the execution of any Certificate at Public Demand Recovery act and no steps has been taken in execution of any certificate at the instance of the said Departments.
- 6. AND THAT the PURCHASERS shall be entitled to sell, gift, transfer, mortgage, lease, assign or otherwise deal with the said FLAT along with the undivided proportionate share of land and right of common passages and spaces and portions and amenities etc. hereby acquired in the manner as the PURCHASERS shall think fit and proper subject to the terms and conditions laid down herein without any consent or objection of the other flat/ FLAT owners or the Vendors and the Confirming Party who have acquired right, title and

interest similar to that of **PURCHASERS** or who might acquire the same in future.

- 7. **AND THAT** the percentage of the proportionate undivided interest shall remain unaltered at all points of time and the same shall always remain impartible and indivisible and the **FLAT** owners shall be entitled to that as per the provisions of the West Bengal Apartment Ownership Act, 1972;
- **8. AND THAT** the Confirming Party and Vendors hereby declare that the building situated on the property described in the First Schedule has been constructed as per the provisions of the West Bengal Apartment Ownership Act, 1972, as amended upto date.
- **9. THAT** the Original Title Deeds, Building Plan and other relevant documents are lying with the Owners and/or Developer herein and he shall produce the said documents before the concerned authorities as and when required for the purpose of mutation and/or any other purposes on the part of the **PURCHASERS**.

AND THE PURCHASERS DOTH HEREBY COVENANT WITH THE VENDORS, CONFIRMING PARTY AND/OR THE OWNERS OF THE OTHER FLAT IN THE SAID BUILDING AS FOLLOWS:

- 1. THAT the PURCHASERS shall abide by the bye laws, regulations etc. of the Association of the flat/shop/garage owners in the said building and shall bear and pay all the common expenses, such as, proportionate share of tax till the FLAT is separately assessed, proportionate cost of maintenance, repair, replacement of the common areas of the building, e.g. outer wall, stair case, lobby, entrance, terrace, landing, structure, rain water pipes, lift water tank and reservoir, plumbing, electrical wirings, drainage, common parts of the fixtures, cleaning expenses, security expenses, service charges etc.
- 2. **AND THAT** the right of the **PURCHASERS** shall remain restricted to the said **FLAT** undivided proportionate share of the land and properties appurtenant thereto and the open spaces, side spaces and back spaces in the said premises and the common spaces/ parts/ portions/ amenities/ conveniences.

- **3. AND THAT** the cost of maintaining, replacing, repairing, white washing, painting and decorating the main structure and particularly the common portions of the roof terrace and structure of the building, rainwater pipes, water tanks, motor pumps, tube well, gas pipes, electrical wires, sewerages, drains, transformers and all other common parts of the fixtures, fittings and equipment in, under or upon the building enjoyed or used in common by the **PURCHASERS** and the occupiers thereof, shall be borne by the said Society, Association or Company.
- **4. AND THAT** the **PURCHASERS** shall get supply 24 (Twenty four) hrs of water from the joint overhead tank.
- **5. AND THAT** the **PURCHASERS** shall be liable and agrees to make payment of the proportionate share of maintenance and Service charges regularly and punctually to the said Society, Association or Company on and from the date of taking possession of the property.
- **6. AND THAT** the **PURCHASERS** shall pay the service charges or the charges for consumption of electricity for common space regularly to the said Society, Association or Company.
- **7. AND THAT** as the separate electric meter of the **PURCHASERS** are installed at their cost.
- **8. AND THAT** the **PURCHASERS** shall take electricity in their own name from the **W.B.S.E.D.C.L.** they shall pay necessary electric charges month by month according to meter reading in **their** own meter.
- **9. AND THAT** in the event of any capital expenditure for repair, maintenance etc. for common purpose of the **PURCHASERS** shall be liable to make payment of **their** proportionate share as shall be determined by the said Society, Association or Company.
- 10. AND THAT the PURCHASERS shall be liable to pay the Panchayet Taxes, Rates and other outgoing of the like nature in respect of **their FLAT** in full and the **PURCHASERS** will bear all service Taxes or any other Govt. Taxes/ charges separately.
- 11. AND THAT the PURCHASERS shall have the absolute right to mutate their name in the records of Local Gram Panchayet and the

- B.L. and L.R. office and shall pay the taxes in respect of their **FLAT** to be separately assessed by the authorities. So long as the **FLAT** of the building are not separately assessed for the tax purpose, the **PURCHASERS** shall pay to the Confirming Party a proportionate share of the said taxes in respect of their **FLAT** in the said building. Such apportionment shall be made by the Confirming Party in consultation with the **PURCHASERS** on the basis of the area purchased by the **PURCHASERS**.
- 12. AND THAT the Confirming Party shall appoint a Caretaker to look after the building and its common parts till the said Society, Association or Company takes charge of the building. Till that point of time, the **FLAT** owners will pay an amount fixed by mutual arrangement to the Confirming Party for looking after the building and its common parts, if necessary.
- 13. AND THAT the PURCHASERS shall permit the Vendors or the Confirming Party or their authorized agent with or without workmen, to enter into the **FLAT** at all reasonable time on notice (without notice in case of emergency) to check view or examine the state or condition thereof and also for cleaning/ repairing and/or maintenance of the sewers, drains pipes, rain water pipes, electric cables etc.
- 14. AND THAT the PURCHASERS shall not cause to be caused the common areas and spaces to become dirty and shall not accumulate or throw dirt, refuge, garbage, rubbish in the said **FLAT** or in the common areas or spaces.
- 15. AND THAT the PURCHASERS shall not do any work which would jeopardize the soundness or safety of the property, reduce the value thereof, impair any easement or cause disturbance and annoyance to the other **FLAT** owners;
- 16. AND THAT the **PURCHASERS** shall not add or demolish any material structure or excavate any additional basement and for doing such things the unanimous consent of the other **FLAT** owners in the building should be obtained first;

- 17. AND THAT the PURCHASERS shall not display any hoardings, placards or signboards on the terrace of the said unit or anywhere else in the said premises. It is also made expressly clear hereby that in no event the **PURCHASERS** shall be entitled to put any permanent apparatus or thing protruding outside the outermost wall of the said building.
- **18. AND THAT** the **PURCHASERS** shall keep the internal portions of the said **FLAT** in good and sound conditions so as to support and protect the other parts of the building.
- 19. AND THAT the PURCHASERS shall not keep any shoe's or shoe's cabinet and not use stove or "chulas" in the stairs or in the common parts and shall not allow smoke to spread in the other parts.
- **20. AND THAT** the **PURCHASERS** shall not be permitted to fix, install or run any plant and machinery in anywhere in the said **FLAT** save and except air conditioner or other electrical appliances for domestic use.
- **21. AND THAT** the **PURCHASERS** shall have right to use and enjoy all the common areas, spaces, amenities, convenience and services etc. as described in the **THIRD SCHEDULE** below, equally with the other **FLAT** owners.
- **22. AND THAT** the **PURCHASERS** shall **have** name mutated in the records of the B.L & L.R.O and Local Gram Panchayet and that of the Settlement in respect of the **FLAT** on the force of this Deed.
- **23.** That if the GST has been imposed by the Government in respect of the **Second Schedule** mentioned **FLAT** in that respect the **PURCHASERS** shall be liable to pay the same according to Govt. rate.
- **24.** Be it mention that no any shoe's cabinet keep in the building common part/passage.

THE FIRST SCHEDULE ABOVE REFERRED TO (The ENTIRE Property)

ALL THAT piece and parcel of Bastu land measuring about 05 (Five) Katha 08 (Eight) Chattaks out of 06 (Six) Katha 08 (Eight) Chattaks, **TOGETHER WITH** 100 Sq.ft. R.T. Shed structure standing thereon compustu..was Khatian No.2885 appertaining to L.R. Dag No.

5474 previously under LR Khatian No. 71719, 71499 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. - Ghoshpara, P.S.- Bally at present Nischinda, District - Howrah, West Bengal, Pin.- 711227, within the ambit of Nischinda Gram Panchayet, within the jurisdiction of District Sub-Registrar and Additional District Sub-Registrar at Howrah together with all right of easements and appurtenances thereto together with all sorts of easement rights attached thereto together with right to use water connection, electric connection, telephone connection, cable line, internet network connection line, sewerage connection, drainage connection and together with all easement rights and ancient liberties thereto and right to use common paths and passages for free ingress, egress attached the said property which is butted & bounded as follows:-

On the North	:	Property of Samar Guha and others.	
On the South	:	18'-04" wide Panchayet Road.	
On the East	:	5'-00" Kacha Common Passage.	
On the West	:	Property of Dr. Moloy Das.	

THE SECOND SCHEDULE ABOVE REFERRED TO: (THE SAID FLAT)

ALL THAT piece and parcel of a self contained Residential Flat being No. C4, on the 3rd floor, North-East side measuring 756 Sq. ft. Carpet area of the Flat, and measuring 847 Sq. ft. Covered area of the Flat and equivalent to measuring 1059 Sq. ft including super built up area of the Flat with Tiles flooring with lift facility of the multi storied building namely "NAMO LOKENATH" comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to L.R. Dag No. 5474 previously under

L.R. Khatian No. 71719, 71499 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, (Touzi No. 3989 Hooghly), lying and situated Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. - Ghoshpara, P.S.- Bally at present Nischinda, District -Howrah, West Bengal, Pin.- 711227, within the ambit of Nischinda Gram Panchayet, within the jurisdiction of District Sub-Registrar and Additional District Sub-Registrar at Howrah **TOGETHER WITH** the undivided proportionate impartible share in the land and all common facilities **TOGETHER WITH** the right to enjoy the common amenities attached thereto or meant for common purpose and unpartitioned share in the land on which the building has been erected and constructed together with the rights in the common areas and common facilities in the entrance, sanitary privy, drainage, water supply system, electricity, stair case with landing, top roof, which is butted and bounded as follows:-

ON THE NORTH: Side Open Space.

ON THE SOUTH: Lift, Staircase & Lobby.

ON THE EAST: Side Open Space.

ON THE WEST: Flat No. C3.

The Flat is consisting of 03 Bed Rooms, 01 Kitchen, 02 Bath cum Privy (Toilets), 01 Dining, and 01 Verandah.

THE THIRD SCHEDULE ABOVE REFERRED TO The Common areas and installations: Common to the Co-Owners of the Building.

- **1.** Common passages and lobby.
- **2.** Water pumps, water tank, water pipes and other common plumbing installations.
- **3.** Electrical wiring and fittings and fixtures for lighting the staircase lobby and landings and electrical installations with main switches and meters and space required therefore.

- **4.** General common elements of all appurtenances and other common facilities including lift facility which are parts of the said flat.
- **5.** Public connection meters gas electricity telephones and water owned by public utility or other agencies providing such service and located outside the building.
- **6.** Exterior lighting and other facilities needed to the safety of the said building.
- **7.** All elevations including main entrance walls/pump room and apartments facilities.
- **8.** All other facilities or elements or any improvement outside the flat but upon the said building which is necessary for convenient to the existence management operation maintenance and safety of the building or normally in common use.
- **9.** The foundation, fittings, columns, beams, support exterior walls of the building beyond the **SAID FLAT** side or interior load bearing walls of the complex or concrete floor slab except the roof slab and all concrete ceilings and all stair cases in the said building.
- **10.** Conduits utility lines telephone and electrical systems contained within the said building.
- 11. The roof and/or terrace will be undivided property among the Land Owners and Developer of the building and the **PURCHASERS** are entitled to use and enjoy for the any purpose of the said roof with the land Owner and/or other **PURCHASERS**.

THE FOURTH SCHEDULE ABOVE REFERRED TO (To the Land Owners, PURCHASER or PURCHASERS shall have to bear).

1. The expenses of administration, maintenances repair replacement of the common parts and equipments and accessories common areas and facilities including white washing and decorating the exterior portion of the said building/the boundary walls/entrance, the stair case, the landing/the gutters, rain water pipes, motor pumps water and gas pipes, electric wiring and installations, sewers, drains and all other common areas, fixtures, fittings and equipments in

under or upon the building enjoyed or used in commonly by the **PURCHASER**, **/Co-PURCHASERS** or other occupiers of the building.

- 2. The costs of cleaning maintaining and lighting the main entrance, passages, landings, stair cases and other parts of the building as enjoyed or sued in common by the occupiers of the said building.
- **3.** Cost and charges of establishment reasonably/required for the maintenance of the building and for wash and ward duty and other incidents costs.
 - **4.** The cost of decoration the exterior of the building.
- **5.** The cost of repairing and maintenance of water pump electrical installations and over lights and service charges supplies of common utilities.
- **6.** Panchayet taxes, multi storied building tax, if any and other similar taxes save those separately assessed on the respective flats.
- **7.** Litigation expenses a may be necessary for protecting the right, title and possession to the land and the building.
- **8.** Such other expenses as are necessary or incidental expenses for the maintenance/Govt./duties and upkeepment of the building as may be determined by the flat and/or Unit Owners association.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(The guidance respectively possession and/or user of the said flat hereunder demised interalia shall included the imposition and restriction as under).

- 1. Not to carry on or permit to be carried on upon the said Unit any offensive or unlawful activities illegal for forbidden under any act for the time being in force.
- **2.** Not to demolish or cause to be demolished or damaged the said Unit or any part thereof.
- **3.** Not to do or permit to be done any act deed or things which may render void or voidable insurance of any flat and/or unit and/or

any part therefore cause any increase in premium payable in respect thereof.

- **4.** Not to claim deviation or partition of the said land and/or the building thereon and Common areas within the same.
- **5.** Not to throw or accumulate any dirt/rubbish/water or other refuse or permit the same to be thrown or accumulated in his/her/their said Unit or any portion of the building housing the same.
- **6.** Not to decorate the exterior of the said Unit which may affected the other Flat/Unit/Car Parking Space/Shop and other spaces within the said building or the structure thereof in any manner whatsoever.
- 7. No to avoid the liability or responsibility of repairing any portion or any component part of the units hereunder sold and transferred of fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part or fixtures and fittings within the flat and/or Unit demanding repairs thereby causing in convenience and injuries to other flat or unit Owners as may be affected in consequences.
- **8.** Not to paint outer walls or portion of other unit or common walls or portions of the building, exclusive of the get up there of the being entitled to paint inside the walls and portions or his/her/their unit only in any colour of his/her/their choice.
- **9.** The **PURCHASERS** of the Unit together with other **PURCHASERS** or others of other unit shall mast have the obligations for guidance of members or maintenance safety and security of the building or otherwise as shall be necessary in the interest thereof.

10. Not to cause sound pollution to the inconvenience of other Unit Owners using and/or manipulating musical instruments loud speakers' tape recorders etc. without indiscriminately as such.

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11. Not to enough any common portion of the building as

aforesaid not to obstruct jeopardize the user thereof nor to encumber

any of such portion in any manner whatsoever.

IN WITNESS WHEREOF the parties have hereunto set and subscribed **their** respective hands on the day, month and year first

above written.

SIGNED SEALED AND DELIVERED on this date

by the parties hereto in the presence of:

WITNESSES:

The Vendors namely SRI RAMESH JANA self and as attorney of SRI PRABIR ROYCHOUDHURY.

SIGNATURE BY OWNERS
/VENDORS

SIGNATURE OF THE PURCHASERS

SIGNATURE OF THE THIRD PARTY/DEVELOPER /CONFIRMING PARTY

Drafted by:-

Advocate,

Typed by

MEMO OF CONSIDERATION

Received the sum of Rs.29,90,000/- (Rupees Twenty Nine Lakhs Ninety Thousand) only towards total consideration money in respect of the Second Schedule mentioned FLAT from the PURCHASERS in the manner as follows:-

DATE	MODE OF	BANK/BRANCH	AMOUNT (RS.)
	PAYMENT		
15/07/2025	ONLINE		50,001/-
	TRANSFER		
18/07/2025	ONLINE		1,00,000/-
	TRANSFER	-	
19/07/2025	ONLINE		75,000/-
	TRANSFER	-	
20/07/2025	ONLINE		75,000/-
	TRANSFER		
		Total RS.	29,90,000/-

(Rupees Twenty Nine Lakhs Ninety Thousand) onlyWITNESSES:

SIGNATURE OF THIRD PARTY/DEVELOPER/ CONFIRMING PARTY