

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made this..... day of.....20

**BY AND BETWEEN**

**(1) JAI MATADI PLAZA PRIVATE LIMITED** (PAN: **AABCJ6871G** & CIN: **U70101WB2005PTC106557**), a company incorporated under the Companies Act of 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10<sup>th</sup> & 11<sup>th</sup> Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 122, J.N. Mukherjee Road, Ghusuri, Howrah-711107 and represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, **(2) NARAYAN NIKETAN PRIVATE LIMITED** (PAN: **AACCN3198H** & CIN: **U70101WB2005PTC106555**), a Company incorporated under the Companies Act of 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10<sup>th</sup> & 11<sup>th</sup> Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 122, J.N. Mukherjee Road, Ghusuri, Howrah-711107 and represented by its Director **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, **(3) TULSI ABASAN PRIVATE LIMITED** (PAN: **AACCT4671K** & CIN: **U70101WB2005PTC106565**), a company incorporated under the Companies Act of 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10<sup>th</sup> & 11<sup>th</sup> Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 122, J.N. Mukherjee Road, Ghusuri, Howrah-711107 and represented by its Director **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-

700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, **(4) JALAN HI-MECH PRIVATE LIMITED** (PAN: **AAACJ6553G** & CIN: **U70102WB1994PTC062987**), a company incorporated under the Companies Act, 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, **'ALTITUDE'**, 10<sup>th</sup> & 11<sup>th</sup> Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 238A, A.J.C. Bose Road, 2<sup>nd</sup> Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020 and represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, **(5) MAA DURGA ABASAN PRIVATE LIMITED** (PAN: **AAF6CM6137L** & CIN: **U51101WB2007PTC118812**), a company incorporated under the Companies Act, 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, **'ALTITUDE'**, 10<sup>th</sup> & 11<sup>th</sup> Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 236B, A.J.C. Bose Road, 2<sup>nd</sup> Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020 and represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, **(6) JALAN NIKETAN PRIVATE LIMITED** (PAN: **AABCJ1715B** & CIN: **U45210WB1999PTC089125**), a company incorporated under the Companies Act, 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, **'ALTITUDE'**, 10<sup>th</sup> & 11<sup>th</sup> Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore,, Kolkata-700020, previously situated at 238A, A.J.C. Bose Road, 2<sup>nd</sup> Floor,

Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020 and represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, AND **(7) NEO SEAMLESS TUBES LIMITED** (PAN: **AACCN4345E** & CIN: **U27202WB2007PLC112454** a Company incorporated under the Companies Act, 1956 as amended on 2013 having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10<sup>th</sup> & 11<sup>th</sup> Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-7000020, previously situated at 236B, A.J.C. Bose Road, 2<sup>nd</sup> Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-7000020, represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, hereinafter collectively referred to as the **LAND OWNERS/VENDORS** (which term or expression in the case of the Company shall mean and include its successor and/or successors in office/interest and assigns and in the case of the individuals their successor in office and interest, legal representatives, executors, administrators and assigns) of the **FIRST PART;**

**AND**

**JALAN BUILDERS PRIVATE LIMITED** (PAN: **AABCJ7754Q**) also a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10<sup>th</sup> and 11<sup>th</sup> Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020 and represented by its

Director **Mr. Pratiik Jalan** (PAN: **AGYPJ5046R** and Aadhaar No. **2770 0806 1311**) son of Shri Brij Mohan Jalan, residing at 9, Lovelock Place, 'ORBIT PALACE', Post Office & Police Station Ballygunge, Kolkata- 700019, having been duly authorized in pursuance of a Resolution of the Board of Directors dated 02.05.2024, hereinafter referred to as the **PROMOTER/DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest successor in office, respective heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART**;

**AND**

**MR./MRS./MESSERS**.....S/o, D/o,.....  
 having PAN: ..... and AADHAR NO. .... residing at  
 .....  
 .....hereinafter  
 referred to as the **ALLOTTEE(S)/PURCHASER(S)** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his/her heirs, legal representatives, executors, administrators and /or assigns) of the **THIRD PART**.

The **LAND OWNERS/VENDORS**, the **PROMOTER/DEVELOPER** and the **ALLOTTEE(S)/PURCHASER(S)** wherever the contexts so permit are collectively referred to as the "**Parties**" and individually as a "**Party**".

**WHEREAS:**

1. By a Deed of Conveyance dated 25<sup>th</sup> July, 2008 and registered at the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas in Book No. 1, CD Volume No. 22, Pages from 4296 to 4313, Being No. 07843 for the year 2008 said **JAI MATADI PLAZA**

**PRIVATE LIMITED** i.e. **Land Owner No. 1** mentioned hereinabove, purchased 1/3<sup>rd</sup> undivided share of 174 decimal land equivalent to 58 decimal more or less lying and situated at R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 1383, under Mouza-Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat (which is more fully and particularly described in **PART I** of the **FIRST SCHEDULE** written herein below).

2. By a Deed of Conveyance dated 25<sup>th</sup> July, 2008 and registered at the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas in Book No. 1, CD Volume No. 22, Pages from 4278 to 4295, Being No. 07841 for the year 2008 said **NARAYAN NIKETAN PRIVATE LIMITED** i.e. **Land Owner No. 2** mentioned hereinabove, purchased 1/3<sup>rd</sup> undivided share of 174 decimal land equivalent to 58 decimal more or less lying and situated at R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, L.R. khatian No. 380 & 418, New L.R. Khatian No. 1384, under Mouza-Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat (which is more fully and particularly described in **PART II** of the **FIRST SCHEDULE** written herein below).
3. By a Deed of Conveyance dated 25<sup>th</sup> July, 2008 and registered at the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas in Book No. 1, CD Volume No. 22, Pages from 4260 to 4277, Being No. 07834 for the year 2008 said **TULSI ABASAN PRIVATE LIMITED** i.e. **Land Owner No. 3** mentioned hereinabove, purchased 1/3<sup>rd</sup> undivided share of 174 decimal land equivalent to 58 decimal

more or less lying and situated at R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 1382, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat (which is more fully and particularly described in **PART III** of the **FIRST SCHEDULE** written herein below).

4. By a Deed of Conveyance dated 3<sup>rd</sup> November, 2017 and registered at the office of the Additional District Sub-Registrar, Gorla, South 24 Parganas in Book No. 1, Volume No. 1629-2017, Pages from 109366 to 109401, Being No. 162904213 for the year 2017 said **JALAN HIMMECH PRIVATE LIMITED**, i.e. **Land Owners No. 4** mentioned hereinabove, purchased 1/4<sup>th</sup> undivided share of 49.65 decimal land equivalent to 12.41 decimal, may be a little more or less, lying and situated at R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2835, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram Panchayat (which is more fully and particularly described in **PART IV** of the **FIRST SCHEDULE** written herein below).
5. By a Deed of Conveyance dated 3<sup>rd</sup> November, 2017 and registered at the office of the Additional District Sub-Registrar, Gorla, South 24 Parganas in Book No. 1, Volume No. 1629-2017, Pages from 109366 to 109401, Being No. 162904213 for the year 2017 said **MAA DURGA ABASAN PRIVATE LIMITED**, i.e. **Land Owners No. 5** mentioned hereinabove, purchased 1/4<sup>th</sup> undivided share of 49.65 decimal land equivalent to 12.41 decimal, may be a little more or less, lying and situated at R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos.

567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2805, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram Panchayat (which is more fully and particularly described in **Part V** of the **First Schedule** written herein below).

6. By a Deed of Conveyance dated 3<sup>rd</sup> November, 2017 and registered at the office of the Additional District Sub-Registrar, Gorla, South 24 Parganas in Book No. 1, Volume No. 1629-2017, Pages from 109366 to 109401, Being No. 162904213 for the year 2017 said **JALAN NIKETAN PRIVATE LIMITED**, i.e. **Land Owners No. 6** mentioned hereinabove, purchased 1/4<sup>th</sup> undivided share of 49.65 decimal land equivalent to 12.41 decimal, may be a little more or less, lying and situated at R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2833, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram Panchayat (which is more fully and particularly described in **Part VI** of the **First Schedule** written herein below).
7. By a Deed of Conveyance dated 3<sup>rd</sup> November, 2017 and registered at the office of the Additional District Sub-Registrar, Gorla, South 24 Parganas in Book No. 1, Volume No. 1629-2017, Pages from 109366 to 109401, Being No. 162904213 for the year 2017 said **NEO SEAMLESS TUBES LIMITED**, i.e. **Land Owners No. 7** mentioned hereinabove, purchased 1/4<sup>th</sup> undivided share of 49.65 decimal land equivalent to 12.41 decimal, may be a little more or less, lying and situated at R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2834, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52,



Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram Panchayat (which is more fully and particularly described in **Part VII** of the **First Schedule** written herein below).

8. **THE PART I, II, III, IV, V, VI AND VII of the FIRST SCHEDULE** written herein below (hereinafter collectively called and referred to as the **SAID PROJECT LAND**).
9. The Land Owners herein being desirous to develop the Said Project Land have entered into a Development Agreement with the Developer/Promoter herein in respect of the Said Project Land i.e. **ALL THAT** the piece and parcel of land measuring **223.65 decimal**, may be a little more or less, contained in R.S. Dag Nos. 587, 588 & 591, corresponding to L.R. Dag Nos. 567, 668 & 571, New L.R. Khatian Nos.1383,1384, 1382, 2835, 2805, 2833 and 2834, under Mouza-Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat, which is more fully and particularly described in **THE PART I, II, III, IV, V, VI AND VII of the FIRST SCHEDULE** written herein below by development and construction on the Said Project Land.
10. The Land Owners and the Developer have jointly decided for plotted development of a Residential & Commercial project, comprising of 2 Nos. G+IV Storied Residential Building, 1 No. G+III Storied Commercial Building & 1 No. G+II Storied Building for Guest House (hereinafter collectively referred to as **SAID PROJECT**) which shall be known and named as **'THE HYACINTH'**.
11. The Land Owners and the Promoter have duly registered the aforesaid

Development Agreement dated 31.12.2024 registered at the office of the D.S.R.- IV, South 24 Parganas, in Book - I, Volume No. 1604-2025, Pages from 3653 to 3728, bearing being No. 160400091 for the year 2025.

12. In connection with the aforesaid Development Agreement, the Land Owners have duly executed a Power of Attorney dated 31.12.2024 which was registered at the office of the D.S.R.- IV, South 24 Parganas, in Book - I, Volume No. 1604-2025, Pages from 41246 to 41280, bearing being No. 160401585 for the year 2025.
13. The Committee of the Sonarpur Panchayat Samity, Sonarpur, South 24 Parganas has granted the necessary Building Permission certificate to develop the said project vide approval dated 12/08/2025 bearing Memo No. 1057/SPS.
14. The Promoter has obtained the final layout plan, approvals for the Project from the Sonarpur Panchayat Samity, Sonarpur, South 24 Parganas. 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 Real Estate (Regulation and Development) Act, 2016 along with its connected rules framed thereunder and other laws as may be applicable;
15. The Promoter has duly registered the Said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 and its connected rules framed thereunder with the Real Estate Regulatory Authority at Kolkata on \_\_\_\_\_ under registration no. \_\_\_\_\_;
16. The Allottee/Purchaser had applied for an apartment/commercial space in the Said Project vide application no. \_\_\_\_\_

dated \_\_\_\_\_ and has been allotted apartment no. \_\_\_\_\_ having carpet area of \_\_\_\_\_ square feet, type \_\_\_\_\_ building, on \_\_\_\_\_ floor in [tower/block/building] no. \_\_\_\_\_ (“Building”) along with garage/closed parking no. \_\_\_\_\_ admeasuring \_\_\_\_\_ square feet in the \_\_\_\_\_ as permissible under the applicable law and of pro rata share in the common areas (“Common Areas”) as defined under clause (n) of Section 2 of the Real Estate (Regulation and Development) Act, 2016 and its connected rules framed thereunder (hereinafter referred to as the “Residential/Commercial Unit” more particularly described in the **SECOND SCHEDULE** and the floor plan of the apartment is annexed hereto.

17. The Parties have gone through all the terms and conditions set out in the Agreement for Sale dated \_\_\_\_\_ and understood the mutual rights and obligations detailed herein;
18. The parties hereby confirm that they are signing this Deed of Conveyance with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the project.
19. The parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contents in the Agreement for Sale dated \_\_\_\_\_.
20. In accordance with the terms and conditions set out in the aforesaid Agreement for Sale dated \_\_\_\_\_ and as mutually agreed upon by and between the parties, the promoter hereby agrees to sell and the Allottee/Purchaser herein hereby agrees to purchase the residential/commercial unit and the Garage/Closed Parking as specified in Paragraph-16;

**NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-**

- I. That in pursuance of the said Agreement and in consideration of the said sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only of the lawful money of the Union of India well and truly paid by the Purchaser/s to the Developer (the receipt whereof the Vendors and Developer doth hereby and also by the receipt/memo hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof acquit release and discharge the Purchaser/s and the said Unit hereby intended to be sold and transferred) the Vendors do hereby sell transfer convey assure and assign unto to and in favour of the Purchaser/s **ALL THAT** the Residential/Commercial Unit No. \_\_\_\_\_ on the \_\_\_\_\_ floor, in Tower/Block No. \_\_\_\_\_, of the said Project named and known as **'THE HYACINTH'** having Carpet area of the Residential/Commercial unit \_\_\_\_\_ sq.ft. ( \_\_\_\_\_ sq.ft) and having area of balcony/verandah \_\_\_\_\_ sq. ft. more or less and delineated in the **Plan** annexed hereto duly bordered thereon in "Red" together with Right to park \_\_\_\_\_ medium sized motor car in the open/cover/mechanical car parking space at open/basement/ground floor being parking space No. \_\_\_\_\_, **delineated by "Green" borders in the plan annexed hereto** at the said Premises (hereinafter collectively referred as the **"SAID UNIT"**) which is more fully and particularly described in the **SECOND SCHEDULE** written hereunder **TOGETHER WITH** proportionate undivided share or interest in the said project land more fully and more particularly mentioned in the First Schedule hereunder written **TOGETHER WITH** all facilities and amenities as more fully described in the **THIRD SCHEDULE** written hereunder **TOGETHER WITH** also all rights in all common areas or portions common with other owners/occupiers of the Said Project as

more fully described in the **FOURTH SCHEDULE** written hereunder **TOGETHER WITH** all easement rights more fully described in the **SIXTH SCHEDULE** appurtenant to the Said Unit hereunder written **AND ALSO TOGETHER WITH** the undivided indivisible impartible proportionate share or interest in the land below and underneath the building comprised in the said Premises (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written) and attributable to the said flat and hereinafter for the sake of brevity collectively referred to as the “**said Residential/Commercial Unit and Appurtenances**” thereto **OR HOWSOEVER** the said flat now are or is or at any time heretofore were situated butted and bounded called known numbered described or distinguished **AND ALL** the estates right title and interests property claims and demands whatsoever of the Vendors of in and to the said flat and the said car parking space hereby sold, granted, conveyed, transferred, assigned and assure and/or intended so to be **TOGETHER WITH** all the legal incidents remainder or remainders reversion or reversions and together with the right to receive realize and collect all the rents issues and profits therefrom **TO HAVE AND TO HOLD** the said flat and the said car parking space absolutely and forever free from all encumbrances charges trusts liens lispendens and attachments whatsoever **SUBJECT NEVERTHELESS** to the various easements or quasi-easement and other stipulations and provisions in connection with the beneficial use and enjoyment of the said flat as set out in the **SIXTH SCHEDULE** and **SUBJECT TO** the restrictions mentioned in the **SEVENTH SCHEDULE**.

**II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER/S**  
as follows:

- a) The right, title and interest of the Vendors in respect of the said Residential/Commercial Unit and Appurtenances which the Vendors do hereby profess to transfer subsists and the Vendors have good

right, full power and absolute authority to sell grant transfer convey assign and assure the said Residential/Commercial Unit and Appurtenances in the manner aforesaid.

- b) That the Vendors are the joint and absolute owners of the Said Project Land and has no objection to the said Residential/Commercial Unit and Appurtenances being transferred and used by the Purchaser.
- c) That it is hereby declared and confirmed by the Parties hereto that simultaneously with the execution of these presents, the Vendors have delivered peaceful vacant khas possession of the said Residential/Commercial Unit and Appurtenances in its entirety to the Purchaser and the Purchaser shall be entitled to cause its name to be mutated in the records of The Kolkata Municipal Corporation and all the records of the Government and/or Semi-Government and/or other statutory body and/or authority with full authority from the Vendors to sign all papers, petitions, No Objection etc. for and on behalf of the Vendors and for which no further consent of the Vendors shall be necessary and/or required and this Deed by itself is and shall be treated as its consent.
- d) It shall be lawful for the Purchaser from time to time and at all times hereafter to hold and enjoy the said Residential/Commercial Unit and Appurtenances and every part thereof without any interruption disturbance claim or demand whatsoever from or by the Vendors or any person or persons claiming through or under or in trust for the Vendors.
- e) The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser make do acknowledge execute and perfect all such further lawful and reasonable acts deeds matters and things whatsoever for further

better and more perfectly assuring the said Residential/Commercial Unit and Appurtenances and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

- f) No tax, assessment, and other outgoings in respect of the said Residential/Commercial Unit and Appurtenances is due to any authority or government. However, in case any taxes, assessments and other outgoings in respect of the said Residential/Commercial Unit and Appurtenances becomes due and payable in future for the period prior to the date of execution of these presents, then in such event the Vendors upon receiving the demand shall forthwith pay such amount to the appropriate authority and produce payment receipt of the same to the Purchaser.
- g) The Vendors shall sign and execute all relevant declarations/forms/documents for transferring all utilities connection i.e. the electricity meter, water connection etc. in respect of the said Residential/Commercial Unit and Appurtenances in the name of Purchaser.
- h) The Vendors shall at all times hereafter indemnify and keep the Purchaser indemnified against all losses and damages which the Purchaser may suffer or incur in any way in the enjoyment of the said Residential/Commercial Unit and Appurtenances hereby sold and conveyed on account of any defect or any infirmity in the title of the Vendors or due to any act or omission or commission by the Vendors or its predecessors in title.
- i) The said Residential/Commercial Unit and Appurtenances hereby transferred to the Purchaser is free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses,

occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, vestings, alignments, easements, liabilities, attachment, lispendens, suits, legal proceedings and litigation whatsoever.

- j) That the said Residential/Commercial Unit and Appurtenances or portion thereof is not affected by any notice or scheme of alignment of the Government or any other public body or authorities.
- k) That no declaration has been made and/or published for acquisition or requisition of the Said Project Land or any portion thereof under the Land Acquisition Act or any other Act or law for the time being in force.

**III. THE PURCHASER(S) HEREBY REPRESENTS AND WARRANTS THAT:**

- a. The Purchaser(s) shall bear all taxes, assessments and other outgoings in respect of the said Residential/Commercial Unit and Appurtenances on and from the date of execution of these presents.
- b. The said total consideration has been paid to the Vendors after deduction of tax at source (TDS), if applicable, in accordance with the provisions of the Income Tax Act, 1961 and the necessary TDS certificate shall be provided by the Purchaser to the Vendors within (one) month from the date of execution of these presents.
- c. The Purchaser, after fully satisfying themselves about the ownership right, title, interest and possession of the Vendors in the said Residential/Commercial Unit and Appurtenances to be



good and marketable and the Purchaser, after fully satisfying themselves about the nature and character of the said Residential/Commercial Unit and Appurtenances and the measurements of the said Residential/Commercial Unit and Appurtenances as also nature and condition thereof and having independently carried out investigation of title in respect of the said Project Land, causing necessary searches have executed the present Deed.

- d. Subsequent to the execution of the present Deed, the Purchaser shall be solely liable to pay all the common expenses in respect of the said Residential/Commercial Unit and Appurtenances as more fully described in the **FIFTH SCHEDULE** written hereunder.
- e. This Deed of Conveyance shall override the provisions of any other prior agreement between the Parties hereto.
- f. The stamp duty, registration fee and other charges payable on this Deed and all other documents to be executed in pursuance hereof shall be borne and paid by the Purchaser(s) only.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(SAID PROJECT LAND)**

**PART-I**

**ALL THAT** Land measuring 58 decimal may be a little more or less lying and situated at R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 1383, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram

Panchayat.

## **PART-II**

**ALL THAT** Land measuring 58 decimal may be a little more or less lying and situated at R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, L.R. Khatian No. 380 & 418, New L.R. Khatian No. 1384, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram Panchayat.

## **PART-III**

**ALL THAT** Land measuring 58 decimal may be a little more or less lying and situated at R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 1382, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram Panchayat.

## **PART-IV**

**ALL THAT** Land measuring 12.41 decimal, may be a little more or less, lying and situated at R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2835, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram Panchayat.

## **PART-V**

**ALL THAT** Land measuring 12.41 decimal, may be a little more or less,

lying and situated at R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2805, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram Panchayat.

#### **PART-VI**

**ALL THAT** Land measuring 12.41 decimal, may be a little more or less, lying and situated at R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2833, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram Panchayat.

#### **PART-VII**

**ALL THAT** Land measuring 12.41 decimal, may be a little more or less, lying and situated at R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2834, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram Panchayat.

**ALL THAT** Land measuring approximately and butted and bounded as follows:

ON THE NORTH :

ON THE EAST :

ON THE SOUTH :

ON THE WEST :

**OR HOWSOEVER OTHERWISE** the same shall be situate butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:  
(SAID UNIT)**

**ALL THAT the Residential/Commercial Unit No. \_\_\_\_\_** on the \_\_\_\_\_ floor of Tower/Block No. \_\_\_\_\_ **MEASURING \_\_\_\_\_ Sq.ft. (\_\_\_\_\_ Sq.ft.) of Carpet area** (more or less) and having area of balcony/verandah \_\_\_\_\_ **sq.ft.** (more or less) hereinafter referred to as the **CHARGEABLE AREA** in the building constructed on the demised land and delineated in the **Plan** annexed hereto duly bordered thereon in "Red".

**"With Right to park \_\_\_\_\_ medium sized motor car in the open/cover/mechanical car parking at open compound (open to sky)/Basement/Ground floor of the property at Parking Space No. \_\_\_\_\_, delineated by "Green" borders in the plan annexed hereto.**

**THE THIRD SCHEDULE ABOVE REFERRED TO:  
(FACILITIES AND AMENITIES)**

1. AUTOMATED ENTRY FOR YOUR APARTMENT
2. FIRE PREVENTION SYSTEM
3. VIDEO INTERCOM SYSTEM
4. 24×7 POWER BACKUP
5. CCTV SURVEILLANCE
6. HIGH SPEED ELEVATOR

7. LANDSCAPE PICK AND DROP ZONE
8. MULTILAVLE CAR PARKING
9. CLUB HOUSE WITH BASIC FACILITIES
10. COMMUNITY HALL
11. YUGA/ MEDITATION ROOM
12. LOUNGE
13. GYM
14. HOME THEATRE
15. LIBRARY
16. STEAM AND SAUNA
17. KIDS PLAY ROOM
18. INDOOR GAMES ROOM WITH BASIC AMENITIES
19. SWIMMING POOL
20. LANDSCAPE GARDEN
21. BBQ DECK
22. PATIO FOR EVENING ADDA
23. PET FRIENDLY
24. ROOF TURF

**THE FOURTH SCHEDULE ABOVE REFERRED TO:  
(COMMON AREAS AND PORTIONS)**

**THE FIFTH SCHEDULE ABOVE REFERRED TO:  
(Common Expenses)**

1. **MAINTENANCE:** All costs and expenses of maintaining repairing redecorating and renewing etc., of the main structure and in

particular the top roofs (only to the extent of leakage and drainage to the upper floors), gutters, water pipes for all purposes, drains, electric cables and wires in under or upon the said Project and enjoyed or used by the co-owners in common with each other, main entrance and exit gates, landings and staircases of the said Housing Complex and enjoyed by the co-owners in common as aforesaid and the boundary walls of the said Premises / Ultimate Premises, compounds etc. The costs of cleaning and lighting the main entrance and exit gates, passage, driveway, landings, staircases and other parts of the said Premises/Ultimate Premises so enjoyed or used by the co-owners in common as aforesaid and keeping the adjoining side spaces in good and repaired conditions.

2. **OPERATIONAL:** All expenses for running and operating all machines equipments and installations comprised in the Common Areas and Installations (including Lifts, Water Pump with Motor, Generator, Fire Fighting Equipments and accessories, CCTV, Security Systems, Deep Tube Well etc., as applicable) and also the costs of repairing, renovating and replacing the same and also including the costs/charges incurred/to be incurred for nattering into "Annual Maintenance Contracts" or other periodic maintenance contracts for the same.
3. **STAFF:** The salaries of and all other expenses of the staffs to be employed for the common purposes (e.g. security, electrician, maintenance persons, caretaker, plumber, administration persons, accountant, clerk, gardeners, sweepers, liftmen etc.) including their bonus; other emoluments, benefits etc.
4. **TAXES:** Municipal-and other rates, taxes and levies and all other outgoings, if any (save those assessed separately in respect of any unit).

5. **INSURANCE:** Insurance premium, if incurred for insurance of the said Housing Complex and also otherwise for insuring the same against earthquake, damages, fire, lightning, mob, violence, civil commotion (and other risks, if insured).
6. **COMMON UTILITIES:** Expenses for serving/supply of common facilities and utilities and all charges incidental thereto.
7. **RESERVES:** Creation of funds for replacement, renovation and/or other periodic expenses.
8. **OTHERS:** All other expenses and/or outgoings including litigation expenses as are incurred by the Maintenance In-charge for the common purposes.

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**  
**(Easements)**

1. The Purchaser shall be entitled to all rights privileges vertical and lateral easements quasi-easements appendages and appurtenances whatsoever belonging to or in any way appertaining to the said Unit as usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto Excepting And Reserving the rights easements quasi easements privileges and appurtenances hereinafter morefully and particularly set forth in the Sixth Schedule hereto.
2. The right of access and way in common with other occupiers of the said Housing Complex at all times and for all normal residential purposes connected with the common use and enjoiment of the common areas and installations.

3. The right of way in common as aforesaid at all times and for all purposes connected with reasonable use and enjoyment of the said Unit Provided Always and it is hereby declared that nothing herein contained shall permit the Purchaser or any person deriving title under him or his servants agents and invitees to obstruct in any way by vehicles deposit of materials rubbish or otherwise the free passage of other person or persons and/or other occupiers of the Housing Complex and the Maintenance In-charge entitled to such way as aforesaid.
4. The right of protection of the said Unit by and from all parts of the Housing Complex so far as they now protects the same.
5. The right of flow in common as aforesaid of electricity water and waste or soil from and to the said Unit through pipes drains wires and conduits lying or being in under through or over the other parts of the Housing Complex so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the said Unit.
6. The right of the Purchaser with or without workmen and necessary materials to enter from time to time upon the other parts of the Housing Complex solely and strictly for the purpose of rebuilding, repairing, replacing or cleaning so far as may be necessary such pipes drains wires and conduits as aforesaid and also for the purpose of rebuilding, repairing, replacing or cleaning any part or parts of the Housing Complex and the Common Areas and Installations insofar as such rebuilding repairing replacing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases excepting in emergent situation upon giving forty-eight hours previous notice in writing of his intention so to enter to the Maintenance-In-Charge and/or the occupier of the Housing Complex



affected thereby.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO;**  
**(Easements excepted out of the sale and reserved)**

The under mentioned rights easements quasi easements and privileges appertaining to the Housing Complex and the said Premises/ Ultimate Premises shall be excepted and reserved for the said Owner and/or the said Developer and/or the Maintenance In-charge and/or the other occupiers of the Housing Complex:

1. The right of access and way in common with the Purchaser and/or other person or persons entitled to the other part or parts of the Housing Complex at all times and for all purposes connected with the use and enjoyment of the common areas installations and facilities.
2. The right of flow in common with the Purchaser and other person or persons as aforesaid of electricity water and waste or soil from and to any part (other than the said Unit) of the other part or parts of the Housing Complex through pipes drains wires conduits lying or being in under through or over the said Unit and all other parts of the Housing Complex as far as may be reasonably necessary for the beneficial use occupation and enjoyment of other part or parts of the Housing Complex.
3. The right of protection of other part or parts of the Housing Complex by all parts of the said Unit so far as they now protects the same.
4. The right as might otherwise become vested in the Purchaser by means of any of the structural alterations or otherwise in any manner to lessen or diminish the normal enjoyment by other part or parts of

the Housing Complex.

5. The right with or without workmen and necessary materials to enter from time to time upon the said Unit for the purpose of rebuilding, repairing, replacing or cleaning so far as may be necessary such pipes drains wires and conduits as aforesaid provided always that except in emergent situation the said Owner, the said Developer, the Maintenance-In-Charge and the occupiers of other part or parts of the Housing Complex shall give to the Purchaser a prior forty-eight hours written notice of its or their intention for such entry as aforesaid.

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

**SIGNED, SEALED and DELIVERED**

by the **LAND OWNERS** at Kolkata in the presence of:

1.

**LAND OWNER/S**

2.

**SIGNED, SEALED and DELIVERED**by the **DEVELOPER** at Kolkata in the presence of:

1.

**DEVELOPER**

2.

**SIGNED AND SEALED by the PURCHASER**

at Kolkata, in the presence of:

1.

**PURCHASER/S**

2.

Drafted by:

**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_) only being the full consideration money as per memo below:

**MEMO OF CONSIDERATION**

|               |       |          |     |  |
|---------------|-------|----------|-----|--|
| By Cheque No. | dated | drawn on | Rs. |  |
|               |       |          |     |  |

|                                                |            |  |
|------------------------------------------------|------------|--|
| By Cheque No.          dated          drawn on | Rs.        |  |
| TDS @    %                                     | Rs.        |  |
| <b>TOTAL :</b>                                 | <b>Rs.</b> |  |

(Rupees ..... ) only.

**WITNESSES:**

1.

**DEVELOPER**

2.

**DATED THIS ..... DAY OF ..... 20**

**DEED OF  
CONVEYANCE**

**BETWEEN**

.....

**... OWNERS**

.....

**... DEVELOPER**

**AND**

.....

**... PURCHASER**