

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this _____ day of _____ 2025 (Two Thousand Twenty Five)

BETWEEN

SK MUDASSIR AHMED (AADHAAR NO-4073 1051 2605, PAN-ANDPA1389C), son of Sekh Mohammad Arif, residing at Padumbasan, Ward No-10 of Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636, by nationality-Indian, by faith-Hindu, by occupation-Business, hereinafter called and referred to as the "LAND OWNER" which terms and expressions shall, unless repugnant to the context, include his heirs, successors, executors, administrators, representatives, and assigns) of the FIRST PART. The Owner herein is duly represented by "M/S SHREE BISHNU INFRASTRUCTURE (PAN-AFKFS0535F)", from the registered office premises at Padumbasan, Ward No-6, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin Code-721636, represented by the partners namely - 1) SATYAJIT ROY (AADHAAR NO-7516 3977 5009, PAN-AQAPR8293E), son of Mr. Alayendra Narayan Roy, residing at Rajbari, Padumbasan, Ward No. 06, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636, by nationality-Indian, by faith-Hindu, by occupation-Business, 2) ALPANA ROY (AADHAAR NO-3514 1164 8130, PAN-FZFPR1313L), wife of Mr. Alayendra Narayan Roy, residing at Rajbari, Padumbasan, Ward No. 06, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636, by nationality-Indian, by faith-Hindu, by occupation-Business.

AND

"M/S SHREE BISHNU INFRASTRUCTURE (PAN-AFKFS0535F)", from the registered office premises at Padumbasan, Ward No-6, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin Code-721636, represented by the partners namely - 1) SATYAJIT ROY (AADHAAR NO-7516 3977 5009, PAN-AQAPR8293E), son of Mr. Alayendra Narayan Roy, residing at Rajbari, Padumbasan, Ward No. 06, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636, by nationality-Indian, by faith-Hindu, by occupation-Business, 2) ALPANA ROY (AADHAAR NO-3514 1164 8130, PAN-FZFPR1313L), wife of

M/s Shree Bishnu Infrastructure
Alpana Roy
Partner

M/s Shree Bishnu Infrastructure
Satyajit Roy
Partner

Mr. Alayendra Narayan Roy, residing at Rajbari, Padumbasan, Ward No. 06, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636, by nationality-Indian, by faith-Hindu, by occupation-Business (hereinafter referred to as the "Developer/Confirming Party", which terms shall, unless repugnant to the context, include their heirs, executors, administrators, legal representatives, and assigns) of the SECOND PART.

AND

[Allottee Clause – select as applicable]

If the Allottee is a company:

[Name of Company] (CIN No. _____), incorporated under the Companies Act, [1956/2013], with its registered office at _____, (PAN No. _____), represented by its authorized signatory, (Aadhaar No. _____), duly authorized by board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall, unless repugnant to the context, include its successors-in-interest and permitted assigns).

If the Allottee is a partnership:

[Name of Firm], a partnership firm registered under the Indian Partnership Act, 1932, with its principal place of business at _____, (PAN No. _____), represented by its authorized partner (Aadhaar No. _____), duly authorized vide _____, hereinafter referred to as the "Allottee" (which expression shall, unless repugnant to the context, include the partners for the time being, the survivor or survivors, their heirs, executors, and administrators).

If the Allottee is an individual:

Mr./Ms. _____, (Aadhaar No. _____), son/daughter of _____, aged about _ _ years, (PAN No. _____), hereinafter referred to as the "Allottee" (which expression shall, unless repugnant to the context, include his/her heirs, executors, administrators, successors-in-interest, and permitted assigns).

If the Allottee is a HUF:

Mr. _____, (Aadhaar No. _____), son of _____, aged about _ _ years, for self and as Karta of the Hindu Undivided Family known as _____ HUF, with office/residence at _____, (PAN No. _____), hereinafter referred to as the "Allottee" (which expression shall, unless repugnant to the context, include the members of the HUF, their heirs, executors, administrators, and permitted assigns) of the THIRD PART.

M/s Shree Chisum Infrastructure
Alpana Roy
Partner

M/s Shree Chisum Infrastructure
Sabyasit Ray
Partner

WHEREAS:

Original Title & Ownership:

- a. That at all relevant times, one Sunil Kumar Bhowmik, son of Rakhal Bhowmik of Padumbasan, Ward No. 10, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636 was the owner and possessor of ALL THAT a piece & parcel of land measuring an area of 41.602 decimals land of L.R. Plot No 67/164 of Mouza-Padumbasan, J.L. No 144 under Police Station-Tamluk in the district-Purba Medinipur and the same was duly recorded in his name in L.R.R.O.R. in L.R. Khatian No. 5447;
- b. The said Sunil Kumar Bhowmik, while in peaceful possession of the aforesaid land, transferred the specifically demarcated land measuring an area of 6.071 decimals of L.R. Plot No. 67/164 as mentioned in SCHEDULE-A more specifically in favour of the Land Owner namely SK MUDASSIR AHMED by virtue of two registered Deed of Sale, executed on 09.08.2010 & registered on 10.08.2010 at Additional Registrar of Assurances-III, Kolkata, bearing nos. 1285 of 2010 & 1286 of 2010;
- c. The said Owner herein decided to construct a building on the said land as per the plan to be obtained from the Tamralipta Municipality over the aforesaid land;
- d. The Owner entered into a registered Development Agreement with M/S SHREE BISHNU INFRASTRUCTURE on 06.02.2025 for construction of a building upon the said property, which has been registered on the same day at the office of the Additional District Sub-Registrar, Tamluk, bearing Book No. I, Volume No. 1103-2025, Page from 17441 to 17468, being no. 110300876 for the year 2025.
- e. Concurrently, by a registered Development Power of Attorney 06.02.2025, the Owner appointed "M/S SHREE BISHNU INFRASTRUCTURE (Partners: SATYAJIT ROY & ALPANA ROY as his lawful attorney, which has been registered on the same day at the office of the Additional District Sub-Registrar, Tamluk, bearing Book No. I, Volume No. 1103-2025, Page from 17422 to 17440, being no. 110300877 for the year 2025.
- f. Thereafter, as per the terms and conditions of the Development Agreement and the Development Power of Attorney, the Developer constructed a Ground plus

M/s Shree Bishnu Infrastructure

Partner

Alpana Roy

M/s Shree Bishnu Infrastructure

Partner

Satyajit Roy

four storied building in accordance with the sanctioned plan, being Plan No. _____ dated _____], issued by the Tamralipta Municipality, upon the said piece and parcel of land measuring about 6.071 decimals of L.R. Plot No. 67/164, more or less, and more fully and particularly described in the First Schedule hereunder written.

- g. As per the allocation/allotment under the Development Agreement dated 6th day of February, 2025, the Developer is seized and possessed of and otherwise well and sufficiently entitled to the property more fully and particularly described in the Second Schedule hereunder written, which is a part and parcel of the First Schedule and is in lawful possession, enjoying the right, title, and interest thereof.
- h. The Promoter has registered the project under the provisions of the Real Estate (Regulation and Development) Act, with the West Bengal Real Estate Regulatory Authority, Kolkata, under Registration No. _____.
- i. The Developer has declared its intention to sell a residential flat from its allocated portion of the said building, and the Purchaser, upon being made aware of the same and being desirous of purchasing a flat, inspected the relevant documents. Having found satisfaction with the title of the land, authority of the Developer, the sanctioned plan, and quality of construction, the Purchaser agreed to purchase ALL THAT one residential flat, being Flat No. [Insert Flat No.], on the [Insert Floor] Floor, East-facing, of the Ground plus _____ storied building, measuring [Insert Area] Square Feet super built-up area, in complete and habitable condition, lying and situated at ALL THAT a piece & parcel of Bastu Land measuring an area of 6.071 decimals of L.R. Plot No. 67/164, L.R. Khatian No. 6612, of Mouza-Padumbasan, J.L. No. 144 under Police Station-Tamluk in the district-Purba Medinipur within the local limits of Ward No. 10 of Tamralipta Municipality, hereinafter referred to as the "Said Flat", morefully and particularly mentioned and described in the Second Schedule hereunder written.
- j. This was agreed to be purchased for a total consideration of Rs. [Insert Amount]/- (Rupees [Insert Amount in Words] Only), and the said proposal being acceptable, the competent authority of the Developer has agreed to sell and transfer the said flat in favour of the Purchaser.
- k. By an Agreement for Sale dated [Insert Date], the Owner/Vendor and the Developer agreed to sell, transfer, and convey the flat described above Flat No.

M/s Shree Dhisnu Infrastructure
Alpana Ray
Partner

M/s Shree Dhisnu Infrastructure
Sudipit Ray
Partner

[Insert Flat No.], on the [Insert Floor] Floor, East-facing, in the Ground plus _____ storied building, measuring [Insert Area] Square Feet super built-up area, complete and in habitable condition, situated at L.R. Plot No. 67/164, L.R. Khatian No. 6612, of Mouza-Padumbasan, J.L. No. 144 under Police Station-Tamluk in the district-Purba Medinipur TOGETHER WITH undivided, proportionate, impartible share and interest in the land described in the First Schedule, along with all common areas, amenities, and facilities appurtenant thereto, unto and in favour of the Purchaser for the agreed consideration of Rs. [Insert Amount]- (Rupees [Insert Amount in Words] Only). The same was duly confirmed by the Developer.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:

In pursuance of the Agreement for Sale dated and in consideration of the payment of a sum of Rs. 00,00,000/- (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 discharges from every part thereof, acquits, discharges, and exonerates the PURCHASER), paid on or before the execution of these presents, the Owner/Vendor and the Developer herein do 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:), \[East/West/etc.] facing, of the Ground plus 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 6.071 decimals of L.R. Plot No. 67/164, L.R. Khatian No. 6612, of Mouza-Padumbasan, J.L. No. 144 under Police Station-Tamluk in the district-Purba Medinipur, within the local limits of Ward No. 10 of Tamralipta Municipality, more fully 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 the other premises or any part thereof belonging or anyway appertaining thereto, and ALL the estate,

M/s Shree Chisnu Infrastructure

Pranab Ray

Partner

M/s Shree Chisnu Infrastructure

Satyajit Ray

Partner

right, title, interest, use, possession, benefit, claim, and demand whatsoever at law or otherwise of the Owner/Vendor 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 Owner/Vendor herein and Developer do hereby covenant with the PURCHASER that:

1. The Owner/Vendor 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, and 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 the Owner/Vendor 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 Owner/Vendor 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 Owner/Vendor 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 enjoy the common

M/s Shree Dhisanu Infrastructure

Alpana Pandey
Partner

M/s Shree Dhisanu Infrastructure

Satyajit Ray
Partner

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 maintenance, repair, renewal, 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-owners shall abide by common restrictions, along with the other owners/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 any one without the consent of the Owner/Vendor 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's undivided proportionate interest in land is impartible in perpetuity.
10. The Owner/Vendor, 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 Owner/Vendor or their heirs, executors, administrators, or any of them, shall and will from time to time and at all times hereafter, at the request and cost 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, administrators, and assigns shall be reasonably required.

M/s Shree Chisnu Infrastructure
Partner
Alpana Ray

M/s Shree Chisnu Infrastructure
Partner
Satyashil Ray

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. NOTE:

- i. Singular shall include plural, and vice versa.
- ii. Masculine gender shall include feminine and neuter gender, and vice versa.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(THE SAID PREMISES)

ALL THAT a piece & parcel of Bastu Land measuring an area of 6.071 decimals of L.R. Plot No. 67/164, L.R. Khatian No. 6612, of Mouza-Padumbasan, J.L. No. 144 under Police Station-Tamluk in the district-Purba Medinipur, within the local limits of Ward No. 10 of Tamralipta Municipality, which is butted and bounded as follows:

On the North- Rest Portion of the Respective Plots

On the South: Plot Nos. 48, 49 & 10' wide Barampathway

On the East: Plot No. 47/2391

On the West: Plot No. 47

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the Said Flat)

ALL THAT one residential Flat, being Flat No., on the Floor (Flooring —), facing, of the Ground plus storied Building, namely "ASIAN HEIGHTS", measuring an area of Square Feet super built-up area, consisting of (.....) Bedrooms, 1 (One) Drawing-cum-Living Room, 1 (One) Kitchen, (.....) Toilet(s), and (.....) Balcony(ies), together with common areas, benefits, facilities, amenities and others, together with undivided proportionate share of land at of Mouza-Padumbasan, J.L. No. 144 under Police Station-Tamluk in the district-Purba Medinipur.

M/s Shree Chisnu Infrastructure
Alpana Ray
Partner

M/s Shree Chisnu Infrastructure
Satyjit Ray
Partner

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Common Parts and Facilities)

1. Common facilities and amenities shall include corridor, stairways, passageways, driveways, pump room, meter installation area, main meter, pump and motor, overhead water reservoirs, septic tanks, lift facilities, and other amenities which may be mutually agreed upon between the parties, and required for the establishment, use, enjoyment, maintenance and/or management of the building including the open roof and terrace.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Common Expenses)

1. All costs related to maintenance, operation, replacement, whitewashing (once every two years), painting, rebuilding, reconstruction, decoration, redecoration, and lighting of the common parts, outer walls of the building, parking spaces, and gate of the building.
2. Salaries of all personnel employed for the above purposes.
3. All charges and deposits for the supply of common facilities and utilities.
4. Municipal taxes, multi-storied building taxes, and other outgoings (except those separately assessed on the respective flat/unit).
5. Cost and charges related to establishment and building maintenance, including for watch and ward staff.
6. All litigation expenses incurred to protect the title of the said land and building.
7. All other expenses and outgoings deemed necessary or incidental for protecting the interest and rights of the purchaser.
8. All such expenses shall be borne proportionately by the co-purchasers from the date of taking possession of their respective units. Purchasers shall not be liable for charges related to unsold units/flats.

M/s Shree Bhishnu Infrastructure
Partner
Alpana Ray

M/s Shree Bhishnu Infrastructure
Partner
Satyajit Ray

9. All occupiers shall contribute their proportionate share of the common expenses on a monthly basis.
10. Until formation of a society, building maintenance will remain under the developer's supervision. Every occupier shall pay maintenance charges @ ₹ 0.60 per sq. ft. (as per occupied area) monthly, within the 10th of the following month. Delay beyond 15 days shall attract penal interest @ 2% per month.
11. Electrical expenses related to operating the water pump.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Common Restrictions for Occupiers)

- Neither party shall use or permit the use of their respective premises for any obnoxious, illegal, or immoral trade or activity, or for any purpose that causes nuisance or hazard to other occupiers.
- Neither party shall demolish any wall or structure or make structural alterations in their respective premises without prior written consent of the other.
- Neither party shall transfer or permit the transfer of their respective premises unless they have complied with all terms and conditions, and the proposed transferee has submitted a written undertaking to abide by the terms of this deed and has paid all dues.
- Both parties shall always comply with applicable laws, bye-laws, rules, and regulations of government and statutory/local authorities.
- Each party shall maintain the interior walls, sewers, pipes, fixtures, fittings, floors, ceilings, etc. in good condition to avoid damage to the building or other units, and shall indemnify others from any resulting damages.
- No party shall store or display goods in corridors or common areas or cause any obstruction to free movement in those areas.
- Neither party shall dump or accumulate waste in or around the building, corridors, or common areas.

M/s Shree Dhishnu Infrastructure
Apana Raj
Partner

M/s Shree Dhishnu Infrastructure
Satyajit Ray
Partner

- No construction shall be carried out in common areas, including the roof, without proper permission from the developer and/or association.
- Use of common or open areas for permanent vehicle parking is prohibited.
- Roof gardens are not allowed.

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

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

SIGNED, SEALED AND DELIVERED

By the VENDOR at Tamluk, Purba Medinipur in the presence of:

SIGNATURE OF THE VENDOR

SIGNED, SEALED AND DELIVERED

By the DEVELOPER at Kolkata in the presence of:

1. ---

2. ---

For M/s. SREE BISHNU INFRASTRUCTURE

(Signature) *M/s Shree Bhisnu Infrastructure*
Satyodit Ray Alpana Ray
Partner

Partners

SIGNATURE OF THE DEVELOPER
SIGNED, SEALED AND DELIVERED

M/s Shree Bhisnu Infrastructure
Satyajit Roy
Partner

M/s Shree Bhisnu Infrastructure
Alpana Ray
Partner

By the PURCHASER at Kolkata in the presence of:

1. ---

SIGNATURE OF THE PURCHASER

DRAFTED BY:

Advocate

Judges' Court, Purba Medinipur

Enrolment No.: _____

RECEIVED

From the within-named PURCHASER, the within-mentioned sum of ₹ 00,00,000/-
(Rupees only)

as the total consideration money, as per the Memo below:

MEMO OF CONSIDERATION

Cheque No.	Date	Bank & Branch Name	Amount

Total: 00,00,000/-

(Rupees only)

SIGNATURE OF THE WITNESS

For M/s. SREE BISHNU INFRASTRUCTURE

M/s Shree Bishnu Infrastructure
Satyajit Ray (Signature) *Alpana Ray*

Proprietor

SIGNATURE OF THE DEVELOPER

Identified by:

Name: _____

Son of: _____

By Faith: _____

Occupation: _____

Residing at: _____

P.O.: _____

P.S.: _____

District: _____