

DEED OF CONVEYANCE

This Deed of Conveyance (“Deed”) is made and executed on this [Day] day of [Month], 2025 at Raniganj, West Bengal.

BY AND BETWEEN

SAACHI DEVELOPERS, a partnership firm registered under the Indian Partnership Act, 1932, having its Income Tax PAN No. ACLFS6373B, with its principal place of business at 119/A, N.S.B. Road, P.O. & P.S. Raniganj, Pin-713347, A.D.S.R. Office Raniganj, Sub-Division Asansol, District Paschim Bardhaman, West Bengal, represented by its Partners: (1) Sri Satish Kumar Bagaria, son of Late Binod Kumar Bagaria, Indian, Hindu, residing at 40/N.S.B. Road, P.O. & P.S. Raniganj-713347, District Paschim Bardhaman, West Bengal, and (2) Mr. Sejamel Hoque, son of Late Bani Israil, Indian, Muslim, residing at M.N. Ghosh Road, Ronai, Idgah Para, P.O. & P.S. Raniganj-713347, District Paschim Bardhaman, West Bengal, hereinafter referred to as the “**Vendor/Promoter**” (which expression shall, unless repugnant to the context or meaning thereof, include its successors-in-interest, executors, administrators, and permitted assignees), of the **FIRST PART**;

AND

(1) Mr. [Name of Allottee 1], son of Mr. [Fathers Name], aged about [Age] years, Indian, Hindu, occupation [Occupation], residing at [Address], PAN: [PAN Number], Aadhaar No: [Aadhaar Number], and (2) Mr. [Name of Allottee 2], son of Mr. [Fathers Name], aged about [Age] years, Indian, Hindu, occupation [Occupation], residing at [Address], PAN: [PAN Number], Aadhaar No: [Aadhaar Number], hereinafter jointly referred to as the “**Purchasers/Allottees**” (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators, successors-in-interest, and permitted assignees), of the **OTHER PART**.

WHEREAS:

- A. The Vendor/Promoter is the absolute and lawful owner of a piece and parcel of Bastu land measuring approximately 55 decimals, more particularly described in **Schedule A** below, situated within the District of Paschim Bardhaman, Sub-Division Durgapur, P.O. Fuljhore & P.S. New Township, Durgapur-713206, Mouza Fuljhore, J.L. No. 107, L.R. Khatian Nos. 7137, 8387, 7629, R.S. Plot Nos. 1492, 1494, 1497, 1677, corresponding to L.R. Plot Nos. 6110, 6113, 6117, 6119, 6119/6983 (“**Said Land**”).
- B. The Said Land has been developed by the Vendor/Promoter under the project named “**NAKSHATRA TOWERS**” comprising multistoried residential blocks, as per the sanctioned plan by Durgapur Municipal Corporation.
- C. The Purchasers/Allottees have entered into an Agreement for Sale dated [Insert Date of

Agreement] with the Vendor/Promoter for the purchase of a residential flat described in **Schedule B** below, being Flat No. [Flat Number], Floor [Floor Number], Type [BHK Type], admeasuring [Total Area] sq.ft. (including Super-Built-Up), with Carpet Area [Carpet Area] sq.ft., EBVT Area [EBVT Area] sq.ft., totaling Net Area [Net Area] sq.ft., in Block [Block Number], along with one wheeler parking space measuring [Parking Area] sq.ft. at the Ground Floor of Block [Block Number], in the Project named “NAKSHATRA TOWERS” (“**Said Apartment**”).

- D. The Purchasers/Allottees have paid the entire consideration amount of Rs. [Total Price] (Rupees [Total Price in Words] only), along with all other charges, taxes, and deposits as per the Agreement for Sale, and the Vendor/Promoter acknowledges receipt thereof.
- E. The Vendor/Promoter has obtained the occupancy certificate for the Project from the competent authority, and the Said Apartment is ready for possession as per the terms of the Agreement for Sale.
- F. The Vendor/Promoter has complied with all applicable laws, including the West Bengal Real Estate (Regulation and Development) Rules, 2021, and has the lawful right to convey the Said Apartment to the Purchasers/Allottees.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. **Conveyance:** In consideration of the total sum of Rs. [Total Price] (Rupees [Total Price in Words] only) paid by the Purchasers/Allottees to the Vendor/Promoter (the receipt whereof the Vendor/Promoter hereby acknowledges), the Vendor/Promoter hereby conveys, transfers, and assigns to the Purchasers/Allottees, ALL THAT the Said Apartment, more particularly described in **Schedule B** below, together with the undivided, proportionate, indivisible, and impartible share in the Said Land described in **Schedule A** below, attributable to the Said Apartment, and the right to use the common areas and facilities as described in **Schedule C** below, TO HAVE AND TO HOLD the same absolutely and forever, free from all encumbrances, liens, charges, and claims.
2. **Rights and Obligations:** The Purchasers/Allottees shall have exclusive ownership of the Said Apartment and the right to use the common areas in conjunction with other occupants, subject to timely payment of maintenance charges and compliance with the rules and regulations of the Association of Allottees, as formed or to be formed by the Vendor/Promoter.
3. **Covenants by the Vendor/Promoter:**
 - (i) The Vendor/Promoter has clear, marketable title to the Said Land and the Said Apartment, free from all encumbrances.
 - (ii) All approvals, licenses, and permits for the Project have been obtained lawfully and

are valid and subsisting.

- (iii) The Vendor/Promoter has paid all governmental dues, taxes, and charges related to the Said Land and Project up to the date of this Deed.
- (iv) The Vendor/Promoter shall hand over all necessary documents, plans, and common areas to the Association of Allottees upon its formation.

4. Covenants by the Purchasers/Allottees:

- (i) The Purchasers/Allottees shall be responsible for payment of stamp duty, registration fees, and other incidental expenses related to this Deed.
- (ii) The Purchasers/Allottees shall comply with all applicable laws, rules, and regulations and maintain the Said Apartment in good condition.
- (iii) The Purchasers/Allottees shall pay maintenance charges and other dues as determined by the Vendor/Promoter or the Association of Allottees.

5. Indemnity: The Vendor/Promoter shall indemnify the Purchasers/Allottees against any loss arising from defective title to the Said Land or Said Apartment. The Purchasers/Allottees shall indemnify the Vendor/Promoter against any breach of their obligations under this Deed.

6. Governing Law: This Deed shall be governed by and construed in accordance with the laws of India, and any disputes arising hereunder shall be subject to the jurisdiction of the courts at Durgapur, West Bengal.

SCHEDULE A Description of the Said Land

ALL THAT piece and parcel of Bastu land measuring approximately 55 decimals, situated within the District of Paschim Bardhaman, Sub-Division Durgapur, under Durgapur Municipal Corporation, A.D.S.R. Office Durgapur, Mouza Fuljhore, J.L. No. 107, L.R. Khatian Nos. 7137, 8387, 7629, R.S. Plot Nos. 1492, 1494, 1497, 1677, corresponding to L.R. Plot Nos. 6110, 6113, 6117, 6119, 6119/6983, within the limits of Durgapur Municipal Corporation.

SCHEDULE B Description of the Said Apartment

ALL THAT the Residential Flat No. [Flat Number], Floor [Floor Number], Type [BHK Type], admeasuring [Total Area] sq.ft. (including Super-Built-Up), having Carpet Area [Carpet Area] sq.ft., with EBVT Area [EBVT Area] sq.ft., totaling Net Area [Net Area] sq.ft., on the [Floor Number] Floor of Block [Block Number], together with one wheeler parking space measuring [Parking Area] sq.ft. (including Super-Built-Up) at the Ground Floor of Block [Block Number], in the Project named “NAKSHATRA TOWERS”, without roof rights, as per the sanctioned plan of Durgapur Municipal Corporation.

SCHEDULE C Common Areas and Facilities

- a) Common passages, staircases, and lobbies.
- b) Lifts and lift machine rooms.
- c) Overhead water tank and underground water reservoir.
- d) Water pump and motor, and water pump room (if any).
- e) Common electrical wiring, meters, fittings, and fixtures for lighting of common areas.
- f) Firefighting equipment in the Buildings (if any).
- g) Generator room/space for 24-hour power backup.
- h) Boundary walls and main gate.
- i) Any other areas as per the prevailing Act and Rules.

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

SIGNED AND DELIVERED BY:

Vendor/Promoter:

For SAACHI DEVELOPERS

Signature _____

- Sri Satish Kumar Bagaria, Partner

Signature _____

- Mr. Sejamel Hoque, Partner

Purchasers/Allottees:

Signature _____

Name of Allottee 1

Signature _____

Name of Allottee 2

WITNESSES:

1. Name: _____ Address: _____

2. Name: _____ Address: _____