

DEED OF CONVEYANCE

This Deed of Conveyance ("Conveyance Deed") executed on this _____ day of _____, 2026.

Property Sold : One self-contained residential self-contained Flat No: _____ on the _____ Floor admeasuring area of _____ Sq Ft(Sq Mtr)Carpet Area/ Saleable Areaalong with Parking no : _____ admeasuring area of _____sq ft at " DEVALAYA " situated at Holding / Premises no : AS/498/35/26, Mondal Para, Ward no : 026, Police Station : Newtown, Post Office : Krishnapur, Borough no : 04, Mouza - Krishnapur, J.L. no : 17, Re. Sa. no : 180, Touzi no : 228/229, R. S. Khatian no : 1019, L.R.no : 7194:7281, 7282, R.S. Dag no : 4028, within the limits of BIDHANNAGAR MUNICIPAL CORPORATION, Kolkata-700 102, District North - 24 Parganas, West Bengal, INDIA.

By and Between

(01) BADAL PATOWARY alias BADAL CHANDRA PATOWARY (Pan no : AIPP0490G) (Aadhar no : 9857 6628 0754) son of Late. Charu Bhusan Patowary, by Faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at AC-213/1, Prafulla Kanan East, Krishnapur, Post Office : Prafulla Kanan, Police station : Baguihati, Kolkata – 700 101, West Bengal, INDIA, (02) SMT. CHANDU KANA PATOWARY, (Pan no : AIPP0497B) (Aadhar no : 9284 3012 8054) wife of Badal Patowary by Faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at AC-213/1, Prafulla Kanan East, Krishnapur, Post Office : Prafulla Kanan, Police station : Baguihati, Kolkata – 700 101, West Bengal, INDIA, hereinafter jointly and collectively referred to and called as " PURCHASER " (which terms and expression shall, unless excluded by and repugnant to the subject or context, mean and included their legal heirs, executors, administrators and legal representatives or assignees) of the **SECOND PART.**

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Badal Patowary
Proprietor
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AND

(01) **BADAL PATOWARY** alias **BADAL CHANDRA PATOWARY** (Pan no : **AIPP0490G**) (Aadhar no : **9857 6628 0754**) son of Late. Charu Bhusan Patowary, by Faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at AC-213/1, Prafulla Kanan East, Krishnapur, Post Office : Prafulla Kanan, Police station : Baguihati, Kolkata – 700 101, West Bengal, INDIA, (02) **SMT. CHANDU KANA PATOWARY**, (Pan no : **AIPP0497B**) (Aadhar no : **9284 3012 8054**) wife of Badal Patowary by Faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at AC-213/1, Prafulla Kanan East, Krishnapur, Post Office : Prafulla Kanan, Police station : Baguihati, Kolkata – 700 101, West Bengal, INDIA, hereinafter jointly and collectively referred to and called as “ **PURCHASER** ” (which terms and expression shall, unless excluded by and repugnant to the subject or context, mean and included their legal heirs, executors, administrators and legal representatives or assignees) of the **SECOND PART**.

[If the Allottee is a company]

_____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN no : _____), represented by its authorized signatory _____, (Aadhar no : _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PANno : _____), represented by its authorized partner _____,

(Aadhar no : _____) authorized vide _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhar no : _____) son / daughter of _____, aged about _____, residing at _____, (PAN no : _____)

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_____), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors- in-interest and permitted assignees).

[OR]

[If the Allottee is a HUF]

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

WHEREAS:

A. The Promoter is the absolute and lawful owner of [Please insert land details as per laws in force] _____, totally admeasuring _____, square meters situated at in Mouza, Block & District _____, (" Said Land ") vide sale deed/ lease deed(s) dated _____, registered at the office of the Registrar /Sub-Registrar/ Additional Registrar of Assurance _____, in Book No. _____ Voucher No. _____, Pages from _____ to _____ bearing being No. _____, of the year _____.

[OR]

_____ ("Owner") is the absolute and lawful owner of [Please insert land details as per laws in force] _____ totally admeasuring _____.

B. _____ square meters situated at _____ in Mouza, Block & District ("Said Land") vide sale deed/ lease deed(s) dated _____ registered at the office of the Registrar /Sub-Registrar/ Additional Registrar of Assurance _____ in Book No. _____ Voucher No. _____ Pages from _____ to _____ bearing being No. _____ of the year _____. The Owner and the Promoter have entered into a [collaboration/development/joint development] agreement dated _____ registered at the office of the Registrar

C. The Said Land is earmarked for the purpose of building a [commercial /residential /any other purpose] project, comprising _____, multistoried apartment buildings

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and [insert any other components of the Projects] and the said project shall be known as
" DEVALAYA " ("Project");

[OR]

The Said Land is earmarked for the purpose of plotted development of a
[commercial/residential/any other purpose] project, comprising _____ plots and
[insert any other components of the Projects] and the said project shall be known as
" DEVALAYA " ("Project");

AND WHEREAS the seller is sound and disposing mind, without undue influence, coercion or
fraud and for legal requirements and necessities has agreed to sell and transfer the said Plot
unto the purchaser for a total sale consideration of Rs. /- (.....
Rupees) and the purchaser has also agreed to purchase of above said Plot for the above-
mentioned sale consideration.

D. The Developer herein has at its own costs caused the map or plan bearing **Building Permit
Memo No : SWS-OBPAS/2109/2024/0364 dated 09/06/2024 (Valid up to 08/06/2027)**
(hereinafter referred to as the said PLAN) sanctioned by the **BIDHANNAGAR MUNICIPAL
CORPORATION** and the new building has been completed in accordance thereof including
modifications and changes made thereto and the completion certificate, bearing completion
case No. _____ dated _____, issued by the **KOLKATA MUNICIPAL
CORPORATION**.

NOW THIS SALE DEED WITNESSETH AS HEREUNDER:

1. That the entire sale consideration amount of the above said Plot amounting to
Rs.....has been received by the Seller from the purchaser, as full and final sale
consideration of the above said Plot, prior to the execution of this sale deed, the receipt of
which is hereby admitted and acknowledged by the Seller, The details of the payment is
given as hereunder: -
2. That the Seller has handed over the actual, physical, vacant possession of the said Plot
unto the purchase and the purchaser has taken the possession and he/she is in possession
of the same.
3. That the Seller/Promoter hereby declares that the building/project has been completed in
all respects and a valid Completion Certificate/Occupancy Certificate has been duly obtained
from the competent authority prior to execution of this Deed. A copy of the said Completion
Certificate has been made available to the Purchaser.
4. That in consequences of the aforesaid consideration, the said Plot is hereby conveyed to
the purchaser and purchaser shall hereinafter hold, possess use, utilize the said Plot hereby
conveyed as absolute owner thereof at all time and from time to time without any
interruption by the Seller or any other person claiming through or under the Seller.

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5. That the Seller hereby undertake and agree to get the above said Plot mutated in the name of purchase in all relevant revenue recorded and/or in any other records of any authority concerned and the Seller shall sign any or all documents required in this behalf and/or the purchaser get mutation at his own level on the basis of this sale deed even in the absence of the Seller.
6. That the said Plot sold hereby is free from all sort of encumbrances such as sale, mortgage, litigation, disputes, attachment, acquirement, charges, claim etc and the Seller has subsisting right to sell, transfer and convey the same in any or all manners.
7. That the Seller hereby undertakes to indemnify the purchaser in case any defect in the title of the Seller is found of the above said Plot.
8. That the purchaser has right to use in common any or all casement rights, common path , common stairs, common passage, common sewage, drainage etc. together with proportionate undivided ownership rights in the common areas and facilities, and not merely easement Any rights of use.
9. That the Seller/Promoter hereby transfers, conveys and assures unto the Purchaser, along with the said Flat/Plot, the proportionate undivided share in the land and the common areas and facilities of the project, including but not limited to staircases, passages, lifts (if any), common roof, drainage, water supply systems and all other common amenities, and the same shall be handed over to the association of allottees or the competent body, as per applicable laws.
10. That the Seller is liable to pay all taxes and charges of the said Plot upto the date of registration of the sale deed and thereafter all such taxes and charges shall be paid and borne by the purchaser.
11. That the purchaser has borne all expenses of stamp duty, Registration fee and legal charges in respect of this sale deed.
12. That has right to use, utilize, hold, sell and transfer the said Plot in any or all the manners and the purchaser has right to use the plot in all manners.
13. That the purchaser has the proportionate right in the land and the event of any natural calamity like fire, earthquake, flood and the said building collapse or is materially, damaged then in that event the purchaser above named shall have a right to reconstruct the same and he shall have right to raise pillars, beams etc, from the land and/ the said Plot and the Seller, his legal heirs, other transfers or assigns shall have no right to object in any manner whatsoever it may be.
14. That the PURCHASER shall have every right to get new electric, water, sewer connection(s) or may get transferred and/or changed in his/their own name in the records of Department/Authority concerned on the basis of this deed without any further consent of the seller. The purchaser shall not do any illegal activities in the above said plot which are

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against the rules which may cause damages/loss to the neighbors and the other Plots of the Project. PROVIDED ALWAYS AND it is hereby agreed that wherever and whenever such interpretation would be requisite to give the fuller possible scope and effect or any contract or covenant herein contained. The expression, seller and purchaser include their heirs, executors, administrators, legal representatives and assigns language and it is hereby declared by both the parties that in any case the interpretations of this sale deed in considered necessary the English language drafting shall prevail of all intents and purposes.

15.DISPUTE RESOLUTION: All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through an Official Arbitrator under Arbitration and Reconciliation Act, 1996.

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IN WITNESS WHERE OF parties hereinabove named have set their respective hands and signed this Agreement for sale at _____ (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED :-

Allottee: (including joint buyers)

(1) _____

(2) _____

Please affix
Photograph
And sign
Across the
Photograph

Please affix
Photograph
And sign
Across the
Photograph

At _____ on _____ in the presence of:

SIGNED AND DELIVERED BY THE WITHIN NAMED :-

Promoter: (1) _____

(Authorized Signatory)

WITNESSES:

1. Signature _____

Name _____

Address _____

2. Signature _____

Name _____

Address _____

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SCHEDULE 'A'
(SAID PROPERTY ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS)

ALL THAT piece and parcel of a Bastu Land measuring more or less 05 (Five) Cottahs 00 (Zero) Chittaks 02 (Two) Sq.ft. which is lying and situate at Mouza : Krishnapur, J.L.no : 17, Re.Sa no : 180, Touzi no : 228/229, R. S. Khatian no : 1019, R.S.Dag no : 4028, Holding no : AS/498/35/26BL-FM, Mondol Para Road, (Krishnapur) under Police Sation : Baguihati, withi the Bidhan Nagar Municipal Corporation, under Ward no : 026, District North -24 Parganas, Kolkata – 700 102, west Bengal, INDIA, free from all encumbrances and the said land is butted and bounded by :-

ON HE NORTH : R.S.Dag no : 4030 & Land of Nakul Swarnakar;
ON THE SOUH : 16 Feet wide Common Road & R.S.Dag no : 4004 & Land of Bhim Chadra Biswas;
ON THE WEST : R.S.Dag no : 4027 & Land of Bhim Chadra Biswas;
ON THE EAST : R.S.Dag no : 4029 & Land of Nakul Chandra Sana & Ganesh : Ghosh;

SCHEDULE 'B'
FLOOR PLAN OF THE APARTMENT
(Said Apartment)

ALL THAT one self-contained residential flat being No. _____ on the _____ Floor measuring _____ sq. ft. _____ built up area more or less consisting of _____bed rooms, _____living room, _____, kitchen cum dining, _____toilets, _____balcony, along with undivided proportionate impartible share of the land fully mentioned in Schedule "A" lying and situated at _____ and proportionate share of common areas including staircases and landing roof etc. within the Building on which the said Flat and Car Parking Space (If any) is situated together with all easement rights over the common parts and common portions in the said building and premises.

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MEMO OF CONSIDERATION

Received an amount of Rs. on and from the within mentioned purchaser the within mentioned consideration money of Rs Vide several Cheques/RTGS/NEFT/Online Payment/QR payment, as mentioned hereunder:

Sino .	Cheques / RTGS / NEFT / Online Payment / QR Payment	Date	Amount

(RUPEES _____)

WITNESSES:

1.

2.

(OWNERS)

(DEVELOPER)

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