

CONVEYANCE DEED

This **Conveyance Deed** is executed on this ____ day of ____ 2025 at Midnapore, Paschim Medinipur, West Bengal.

BY AND BETWEEN

GLOBLE CONSTRUCTION, a Proprietorship Firm having its registered office at Mirzabazar, P.O.- Midnapore, P.S.- Kotwali, District- Paschim Medinipur, West Bengal, 721101, PAN No. AWIPK6708M, represented by its proprietor namely **IMRAN KHAN**, son of Lt. Mujibu Rahaman Khan (PAN No. ____, Aadhaar No. ____), by religion – Muslim, by occupation – Business, residing at Mirzabazar, P.O.- Midnapore, P.S.- Kotwali, District- Paschim Medinipur, West Bengal, 721101, hereinafter referred to as the “**PROMOTER/DEVELOPER/VENDOR**” (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) of the **ONE PART**;

AND

MR/MRS ____ (Aadhaar No. ____), (PAN No. ____), Son of/Daughter of ____, aged about ____ years, by religion- ____, by occupation- ____, residing at ____, P.O.- ____, P.S.- ____, District- ____, Pin- ____, hereinafter referred to as the “**PURCHASER/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) of the **OTHER PART**.

The **VENDOR** and the **PURCHASER** shall hereinafter collectively be referred to as the “**Parties**” and individually as a “**Party**”.

WHEREAS

A. The Vendor is the absolute owner and developer of a piece and parcel of bastu land measuring about 11.60 decimals, lying and situated within the District – Paschim Medinipur, P.O. and P.S. – Midnapore, old Ward No. – 11, New – 22, Holding No. – 163/219/2 (Full), 162 (Part), 164 (Part), New Holding No. – 642 and 642/A, A.D.S.R Sadar Midnapore, Mouza – Mirzabazar, J.L. No. – 179, Khatian No. – 178, 367, 285, 284, L.R. Khatian No. – 100, 1555, 66, present L.R. – Khatian No. – 4928 and 4935, R.S. Plot No. – 875, 876, and L.R. Plot No. – 1139, along with a multi-storied building constructed thereon (hereinafter referred to as the “**Said Premises**”), as more fully described in **Schedule A** below.

B. The Vendor has developed the Said Premises into a residential project comprising a multi-storied apartment building (hereinafter referred to as the “**Project**”) in accordance with the sanctioned plans and approvals obtained from Midnapore Municipality/M.K.D.A., vide approval dated ____.

C. The Purchaser applied for an apartment in the Project vide application dated ____ and was allotted Apartment No. ____ having a carpet area of ____ square feet, super built-up area of ____ square feet, on the ____ floor, along with car parking space No. ____ measuring ____ square feet, as permissible under applicable law, together with a pro-rata share in the common areas (hereinafter referred to as the “**Said Apartment**”), as more fully described in **Schedule B** below.

D. The Purchaser and the Vendor entered into an Agreement for Sale dated ____ (hereinafter referred to as the “**Agreement for Sale**”), wherein the Vendor agreed to sell, and the Purchaser agreed to purchase the Said Apartment for a total consideration of Rs. ____ (Rupees ____ Only) as per the payment plan outlined in the Agreement for Sale.

E. The Vendor has obtained the occupancy certificate for the Project from the competent authority on ____ and has duly completed the construction of the Said Apartment in accordance with the sanctioned plans, specifications, and terms of the Agreement for Sale.

F. The Purchaser has paid the entire consideration amount of Rs. ____ (Rupees ____ Only), along with all applicable taxes, charges, and deposits as per the Agreement for Sale, the receipt of which the Vendor hereby acknowledges.

G. The Vendor is now ready and willing to convey the title of the Said Apartment, along with the undivided proportionate share in the common areas, to the Purchaser, and the Purchaser is ready and willing to accept the same, in accordance with the terms of the Agreement for Sale and applicable laws.

NOW THIS CONVEYANCE DEED WITNESSES AS FOLLOWS:

In consideration of the sum of Rs. ____ (Rupees ____ Only) paid by the Purchaser to the Vendor as the total price for the Said Apartment (the receipt whereof the Vendor doth hereby acknowledge), the Vendor doth hereby grant, convey, transfer, and assure unto the Purchaser, free from all encumbrances, the following:

1. **The Said Apartment:** ALL THAT the residential Apartment No. ____ on the ____ floor, having a carpet area of ____ square feet, super built-up area of ____ square feet, in the multi-storied building named ____ situated at the Said Premises, together with the right to use car parking space No. ____ measuring ____ square feet, as more fully described in **Schedule B** below.
2. **Undivided Proportionate Share in Common Areas:** An undivided, indivisible, and proportionate share in the common areas of the Project, as defined in the Agreement for Sale and as per the provisions of the West Bengal Apartment Ownership Act, 1972, to be used in common with other allottees/occupants of the Project.
3. **Rights and Easements:** Together with all rights, privileges, easements, and appurtenances belonging to or in any way appertaining to the Said Apartment, including but not limited to the right to use the common areas, facilities, and amenities of the Project, subject to the timely payment of maintenance charges and compliance with the rules and regulations of the association of allottees.

TO HAVE AND TO HOLD the Said Apartment and the undivided proportionate share in the common areas unto the Purchaser absolutely and forever, subject to the terms, conditions, and covenants contained herein and in the Agreement for Sale.

COVENANTS OF THE VENDOR

1. The Vendor hereby covenants with the Purchaser that the Said Apartment is free from all encumbrances, charges, liens, attachments, or any other claims whatsoever, and the Vendor has good, absolute, and marketable title to the Said Apartment and the Said Premises.
2. The Vendor has full power, authority, and right to convey the Said Apartment to the Purchaser as per the terms of this Deed.
3. The Vendor has paid and discharged all governmental dues, taxes, rates, charges, and outgoings in respect of the Said Premises up to the date of execution of this Deed, and any future dues or liabilities arising after the date of possession shall be borne by the Purchaser or the association of allottees, as applicable.
4. The Vendor shall, at all times, indemnify and keep indemnified the Purchaser against any claims, demands, or proceedings arising out of any defect in title to the Said Apartment or the Said Premises.

COVENANTS OF THE PURCHASER

1. The Purchaser hereby covenants to observe and perform all the rules, regulations, and bye-laws of the association of allottees or maintenance agency, as applicable, for the use and maintenance of the common areas and facilities of the Project.
2. The Purchaser shall pay all maintenance charges, taxes, rates, and other outgoings related to the Said Apartment from the date of possession, as determined by the association of allottees or maintenance agency.
3. The Purchaser shall not make any structural changes, additions, or alterations to the Said Apartment without prior written consent of the association of allottees and/or the competent authority, as applicable.
4. The Purchaser shall use the Said Apartment solely for residential purposes and shall not store any hazardous, combustible, or dangerous materials therein.

OTHER TERMS AND CONDITIONS

1. **Possession:** The Vendor has handed over physical, vacant, and peaceful possession of the Said Apartment to the Purchaser simultaneously with the execution of this Deed.
2. **Stamp Duty and Registration:** The Purchaser shall bear all stamp duty, registration charges, and other incidental expenses related to the registration of this Conveyance Deed, as demanded by the competent authority.
3. **Governing Law:** This Deed shall be governed by and construed in accordance with the laws of India, and any

disputes arising hereunder shall be resolved amicably or through the Adjudicating Officer appointed under the West Bengal Apartment Ownership Act, 1972, or any other applicable law.

4. **Entire Agreement:** This Conveyance Deed, along with the Agreement for Sale and its schedules, constitutes the entire agreement between the Parties with respect to the Said Apartment and supersedes all prior agreements, understandings, or arrangements, whether written or oral.
5. **Notices:** Any notice required to be given under this Deed shall be sent by Registered Post to the respective addresses of the Parties as mentioned above, and any change in address shall be communicated in writing to the other Party.

SCHEDULE A (Description of the Said Premises)

All that piece and parcel of bastu land measuring 11.60 decimals, lying and situated within the District – Paschim Medinipur, P.O. and P.S. – Midnapore, old Ward No. – 11, New – 22, Holding No. – 163/219/2 (Full), 162 (Part), 164 (Part), New Holding No. – 642 and 642/A, A.D.S.R Sadar Midnapore, Mouza – Mirzabazar, J.L. No. – 179, Khatian No. – 178, 367, 285, 284, L.R. Khatian No. – 100, 1555, 66, present L.R. – Khatian No. – 4928 and 4935, R.S. Plot No. – 875, 876, and L.R. Plot No. – 1139, be the same or little more or less, bounded by:

Butted and Bounded By

- ON THE NORTH: House of Sk. Sahajahan
- ON THE SOUTH: 8 Ft. Municipality Road
- ON THE EAST: House of Julfikar Ali
- ON THE WEST: 24 Ft. Municipality Road

Dimensions of the Land:

- NORTH – 76 Feet
- SOUTH – 84 Feet
- EAST – 48 Feet
- WEST – 89 Feet

SCHEDULE B (Description of the Said Apartment)

ALL THAT the residential Apartment No. ____ on the ____ floor, containing a carpet area of ____ square feet, super built-up area of ____ square feet, consisting of ____ Bed Rooms, ____ Drawing cum Dining Space, ____ open Kitchen, ____ Toilets, and ____ Balcony with Vitrified Tiles flooring and Lift facility in the multi-storied building named ____, situated at the Said Premises, under the jurisdiction of Midnapore Municipality, in the District of Paschim Medinipur, together with car parking space No. ____ measuring ____ square feet, and an undivided, indivisible, and proportionate share in the common areas of the Project, as more fully described in the Agreement for Sale.

IN WITNESS WHEREOF

The Parties hereto have set their respective hands and signed this Conveyance Deed at Midnapore, Paschim Medinipur, in the presence of attesting witnesses, on the day, month, and year first above written.

SIGNED AND DELIVERED BY THE WITHIN-NAMED VENDOR

(1) ____
(Authorized Signatory for Globle Construction)

SIGNED AND DELIVERED BY THE WITHIN-NAMED PURCHASER

(1) ____

(2) ____ (if joint purchaser)

WITNESSES:

1. Signature: ____, Name: ____, Address: ____
2. Signature: ____, Name: ____, Address: ____

RECEIPT

Received from the Purchaser the sum of Rs. ____ (Rupees ____ Only) towards the full and final payment of the consideration for the Said Apartment, as per the Agreement for Sale dated ____.

SIGNED BY THE VENDOR

(1) ____

(Authorized Signatory for Globle Construction)