

DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE IS EXECUTED ON THIS THE _____
DAY OF _____, TWO THOUSAND AND TWENTY-FIVE (2025).**

-BETWEEN-

(1). SRI. GOUTAM SARKAR (PAN NO. KQNPS6266M) Son of Late Gouranga Chandra Sarkar, by Hindu – Religion, by Nationality – Indian, by Occupation – Business, residing at Birpara, Post Office – Birpara, Police

Station – Alipurduar, Pin No. – 736121, District – Alipurduar, West Bengal, **(2). SMT. DIPA CHOUDHURY SARKAR (PAN NO. BVIPC4150P)** Wife of Sri Dhruv Choudhury, by Religion – Hindu, by Nationality – Indian, by Occupation – Housewife, residing at Binod Bihari Halder Lane, Post Office – Shivpur, Police Station – Howrah, Pin No. – 711102, District – Howrah, West Bengal, **(3). SMT. GOPA DAS (PAN NO. FVBPD1409R)** Wife of Sri Nirmalendu Das, by Religion – Hindu, by Nationality – Indian, by Occupation – Housewife, residing at Haider Para, Siliguri, Post Office – Rabindra Sarani, Police Station – Bhaktinagar, Pin No. – 734006, District – Jalpaiguri, West Bengal, **(4). SMT. SOMA PRADHAN SARKAR (PAN NO. DHJPP8188P)** Wife Sri Surja Kanta Pradhan, & all are Daughter's of Late Gouranga Chandra Sarkar, by Religion – Hindu, by Nationality – Indian, by Occupation – Housewife, residing at Bidher Dabri, P.O. & P.S. – Golakganj, Pin No. – 783325, District – Dhubri, Assam, **(5). SRI. GOPAL SARKAR (PAN NO. BCGPS5627C)** Son of Late Gouranga Chandra Sarkar, by Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at Newtown, Alipurduar Sutlipatty, Ward No. 07, P.O. & P.S. – Alipurduar, Pin No. – 736121, District – Alipurduar, West Bengal, hereinafter jointly called and referred to as the **“OWNER'S”** (which expression shall mean and include unless excluded by or repugnant to the context their respective heirs, executors, successors, legal representatives, administrators and assigns) of the **FIRST PART.**

AND

“OMM BUILDER'S & DEVELOPER'S” (PAN NO. AAHFO5189P), a Registered Partnership Firm, is incorporated pursuant to Section 12(1) of the Registered Partnership Firm Act 2008, having it's Registered Office at Newtown Alipurduar, Ward No. 02, P.O. & P.S. – Alipurduar, Pin No. – 736121, District – Alipurduar, West Bengal, represented by its Partner's namely **(1). SRI. JOYDIP NANDI (PAN NO. ABOPN6178P)** Son of Sri Sudhindra Chandra Nandi, by Religion - Hindu, by Nationality - Indian, by Occupation - Business, residing at Newtown Alipurduar, Ward No. 02, P.O.

& P.S. – Alipurduar, Pin No. – 736121, District – Alipurduar, West Bengal, **(2). SRI. GOPAL SARKAR (PAN NO. BCGPS5627C)** Son of Late Gouranga Chandra Sarkar, by Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at Newtown, Alipurduar Sutlipatty, Ward No. 07, P.O. & P.S. – Alipurduar, Pin No. – 736121, District – Alipurduar, West Bengal, **(3). SMT. MOUSUMI SARKAR ROY (PAN NO. BJQPR3145B)** Wife of Sri Bijay Kumar Roy, by Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at Newtown Alipurduar, Ward No. 02, P.O. & P.S. – Alipurduar, Pin No. – 736121, District – Alipurduar, West Bengal, **(4). SRI BABUN RAKSHIT (PAN NO. ACWPR9606D)** Son of Sri Sudhir Lal Rakshit, by Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at College Para, Ward No. 03, P.O. & P.S. – Alipurduar, Pin No. – 736121, District – Alipurduar, West Bengal, **(5). SRI. SUVASHIS BASU (PAN NO. ACWPR9606D)** Son of Late Subhas Chandra Basu, by Religion – Hindu, by Nationality – Indian, by Occupation – Business, residing at Arabinda Nagar, Ward No. 01, Post Office – Alipurduar Court, Police Station – Alipurduar, Pin No. – 736122 District – Alipurduar, West Bengal, hereinafter referred to as the “**DEVELOPER’S/PROMOTER’S**” (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-interest and assigns) of the **SECOND PART**.

AND

[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 _____), represented by its authorized signatory, _____, (Aadhaar 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 _____, (PAN _____), represented by its authorized partner, _____, (Aadhaar 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. _____, (Aadhaar No. _____)
Son / Daughter of _____, aged about _____, residing at _____, (PAN _____), 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. _____, (Aadhaar 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 _____), 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) of the **THIRD PART**.

WHEREAS:

1. WHEREAS by virtue of Deed of Sale, dated 24th October, 1979, registered at the office of Sub-Registrar Alipurduar, District – Jalpaiguri Now Alipurduar, and recorded in Book No. I, being Deed No. 5490 for the year 1979, executed from Sri Parimalendu Bishnu, Son of Late Udesch Chandra Bishnu, has acquire all that piece and parcel of Land Measuring 10 Decimals out of total Land Measuring 41 Decimals, appertaining to R.S. Plot No. 1929, recorded in R.S. Khatian No. 448, Situated at Mouza – Alipurduar, J.L. No. 50, Pargana – Buxa, Police Station – Alipurduar, Registry Office at Sub-Registrar Alipurduar, District – Alipurduar, in the name of Sri Gouranga Chandra Sarkar, Son of Late Manmath Nath Sarkar, the Owner herein.
2. WHEREAS by virtue of Deed of Sale, dated 24th October, 1979, registered at the office of Sub-Registrar Alipurduar, District – Jalpaiguri Now Alipurduar, and recorded in Book No. I, being Deed No. 5491 for the year 1979, executed from Sri Bimalendu Bishnu, Son

of Late Ramesh Chandra Bishnu, has acquire all that piece and parcel of Land Measuring 10 Decimals out of total Land Measuring 41 Decimals, appertaining to R.S. Plot No. 1929, recorded in R.S. Khatian No. 448, Situated at Mouza – Alipurduar, J.L. No. 50, Pargana – Buxa, Police Station – Alipurduar, Registry Office at Sub-Registrar Alipurduar, District – Alipurduar, in the name of Sri Gouranga Chandra Sarkar, Son of Late Manmath Nath Sarkar, the Owner herein.

3. WHEREAS by virtue of Deed of Sale, dated 24th October, 1979, registered at the office of Sub-Registrar Alipurduar, District – Jalpaiguri Now Alipurduar, and recorded in Book No. I, being Deed No. 5492 for the year 1979, executed from (1) Sri Uktio Bishnu, (2) Sri Sushpa Bishnu, both are Son's of Late Nirmalendu Bishnu, (3) Smt. Usha Rani Bishnu, Wife of Late Paddalendu Bishnu, has acquire all that piece and parcel of Land Measuring 10 Decimals out of total Land Measuring 41 Decimals, appertaining to R.S. Plot No. 1929, recorded in R.S. Khatian No. 448, Situated at Mouza – Alipurduar, J.L. No. 50, Pargana – Buxa, Police Station – Alipurduar, Registry Office at Sub-Registrar Alipurduar, District – Alipurduar, in the name of Sri Gouranga Chandra Sarkar, Son of Late Manmath Nath Sarkar, the Owner herein.
4. Hence, thereafter Sri Gouranga Chandra Sarkar, Son of Late Manmath Nath Sarkar, the Owner herein have become the absolute owner of the total area of Land Measuring 30 Decimals, having permanent heritable & transferable right, title & interest therein.
5. WHEREAS thereafter by virtue of Deed of Gift, dated 24th June, 1987, registered at the office of Sub-Registrar Alipurduar, District – Alipurduar and recorded in Book No. I, being Deed No. 3920 for the year 1987, executed from his Husband namely Sri Gouranga Chandra

Sarkar, Son of Late Mamath Nath Sarkar, has gifted all that piece and parcel of Land Measuring 10 Decimals out of total Land Measuring 41 Decimals, appertaining to R.S. Plot No. 1929, recorded in R.S. Khatian No. 448, Situated at Mouza – Alipurduar, J.L. No. 50, Pargana – Buxa, Police Station – Alipurduar, Registry Office at Sub-Registrar Alipurduar, District – Alipurduar, to and in favor of Smt. Arati Sarkar, Wife of Sri Gouranga Chandra Sarkar, the Owner herein.

6. WHEREAS the aforesaid (1) Gouranga Chandra Sarkar, Son of Late Manmath Nath Sarkar, died intestate and (2) Arati Sarkar, Wife of Late Gouranga Chandra Sarkar, also died intestate, leaving behind her two Son's namely (i) Sri. Goutam Sarkar, and (ii) Sri. Gopal Sarkar, and three Married Daughter's namely (i) Smt. Dipa Choudhury, Wife Sri Dhruv Choudhury, (ii) Smt. Gopa Das, Wife Sri Nirmalendu Das, and (iii) Smt. Soma Pradhan, Wife Sri Surja Kanta Pradhan, entitled to succeed to his property according to Hindu Law and as her only Legal heir's and successors as per provision of Hindu Succession Act, 1956.

7. WHEREAS thereafter by virtue of inheritance (1) Sri. Goutam Sarkar, (2) Sri. Gopal Sarkar, both are Son's of Late Gouranga Chandra Sarkar, (3) Smt. Dipa Choudhury, Wife Sri Dhruv Choudhury, (4) Smt. Gopa Das, Wife Sri Nirmalendu Das, (5) Smt. Soma Pradhan, Wife Sri Surja Kanta Pradhan, all are Daughter's of Late Gouranga Chandra Sarkar, the above named legal heirs became the joint owner's of aforesaid Land Measuring of 30 Decimals, each having $1/5^{\text{th}}$ share of the said Land Measuring of 30 Decimals, left by deceased Arati Sarkar, Wife of Late Gouranga Chandra Sarkar, since then in their khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

8. WHEREAS thereafter abovenamed (1) Sri. Goutam Sarkar, (2) Sri. Gopal Sarkar, both are Son's of Late Gouranga Chandra Sarkar, (3) Smt. Dipa Choudhury, Wife Sri Dhruv Choudhury, (4) Smt. Gopa Das, Wife Sri Nirmalendu Das, (5) Smt. Soma Pradhan, Wife Sri Surja Kanta Pradhan, all are Daughter's of Late Gouranga Chandra Sarkar, the Owner's herein also recorded the aforesaid land in their name's in the record of rights at the Office of B. L. & L.R.O, Alipurduar-1, therefore five new Khatian has been issued in their favor vide L.R. Khatian Nos. 6019, 6020, 6021, 6022 & 6023, Bearing in L.R. Plot Nos. 4062 & 4063, and got the permanent heritable and transferable right over the said landed property in their names as per provision of W. B. L. R. Act 1955.

9. WHEREAS virtue of Deed of Gift, dated 02nd February, 2021, registered at the office of Additional District Sub-Registrar Alipurduar, District –Alipurduar, and recorded in Book No. I, Volume No. 2003-2021, Pages from 11744 to 11770, being Deed No. 200300654 for the year 2021, executed from (1) Sri Goutam Sarkar, Son of Late Gouranga Chandra Sarkar, (2) Smt. Dipa Choudhury, Wife Sri Dhruv Choudhury, (3) Smt. Gopa Das, Wife Sri Nirmalendu Das, (4) Smt. Soma Pradhan, Wife Sri Surja Kanta Pradhan, all are Daughter's of Late Gouranga Chandra Sarkar, jointly desirous to gift and transfer their aforesaid plot of Land Measuring about 5.920 Decimals, out of total Land Measuring 7.42 Decimals of each 1/4th share holder's, and aforesaid total Gifted Land Measuring 23.680 Decimals, alongwith 1860 Sq.Ft. Structure Standing thereon, appertaining to R.S. Plot No. 1929, corresponding to L.R. Plot Nos. 4062 & 4063, recorded in R.S. Khatian No. 448, corresponding to L.R. Khatian Nos. 6019, 6020, 6021, 6022 & 6023, Situated at Mouza – Alipurduar, J.L. No. 50, Pargana – Buxa, Police Station – Alipurduar, Registry Office at Additional District Sub-Registrar Alipurduar, District – Alipurduar, to and in favor of their own brother namely Sri Gopal Sarkar, Son of Late

Gouranga Chandra Sarkar, and in the same deed of gift said Sri Gopal Sarkar, Son of Late Gouranga Chandra Sarkar, the property in the name of my mother namely Smt. Arati Sarkar, Wife of Sri Gouranga Chandra Sarkar, which is mentioned in the said deed, in the Deed of Gift being No. 3720 dated 24-06-1987. The Deed of Gift document number of the mother's donation document has been recorded as 3720 due to by mistake or negligence and due to the mistake in recording the said document number and also the mistake in printing of the original document Deed of Gift being No. 654 dated 01-02-2021, in the Second Page of the Paragraph Line No. 17, due to such reason I am suffering irreparable loss and I am facing difficulty in doing the necessary work, therefore and it has been corrected with the correct document number by the registered Deed of Declaration, dated 22nd January, 2025, registered at the office of District Sub-Registrar Alipurduar, District – Alipurduar, and recorded in Book No. IV, Volume No. 2002-2025, Pages from 119 to 127 being Deed No. 200200009 for the year of 2025, and the correct document number of the deed of declaration document shall be considered as 3920, dated 24-06-1987, the Owner herein.

10. WHEREAS thereafter by virtue of Deed of Sale, dated 29th October, 2021, registered at the office of Additional District Sub-Registrar, District – Alipurduar and recorded in Book No. I, Volume No. 2003-2021, Pages from 104515 to 104541, being Deed No. 200305836 for the year 2021, executed from Sri Gopal Sarkar, Son of Late Gouranga Chandra Sarkar, has acquired all that piece and parcel of Land Measuring 20.80 Decimals, out of total Land Measuring 31.10 Decimals, alongwith 1860 Sq. Ft. Structure Standing thereon, appertaining to R.S. Plot No. 1929, corresponding to L.R. Plot Nos. 4062 & 4063, recorded in R.S. Khatian No. 448, corresponding to L.R. Khatian No. 6023, Situated at Mouza – Alipurduar, J.L. No. 50, Pargana – Buxa, Police Station – Alipurduar, Registry Office at

Additional District Sub-Registrar Alipurduar, District – Alipurduar, in the name of “OMM BUILDER’S AND DEVELOPER’S”, a Registered Partnership Firm, represented by its Partner’s namely (i) Sri Joydip Nandi, Son of Sri Sudhindra Chandra Nandi, (ii) Sri Gopal Sarkar, Son of Late Gouranga Chandra Sarkar, (iii) Smt. Mousumi Sarkar Roy, Wife of Sri Bijay Kumar Roy, (iv) Sri Babun Rakshit, Son of Sri Sudhir Lal Rakshit, (v) Sri Suvashis Basu, Son of Late Subhas Chandra Basu, the Owner herein.

11. WHEREAS thereafter by virtue of Deed of Sale, dated 30th October, 2021, registered at the office of Additional District Sub-Registrar, District – Alipurduar and recorded in Book No. I, Volume No. 2003-2021, Pages from 105304 to 105329, being Deed No. 200305861 for the year 2021, executed from Sri Gopal Sarkar, Son of Late Gouranga Chandra Sarkar, has acquired all that piece and parcel of Land Measuring 8.80 Decimals, out of total Land Measuring 31.10 Decimals, appertaining to R.S. Plot No. 1929, corresponding to L.R. Plot No. 4062, recorded in R.S. Khatian No. 448, corresponding to L.R. Khatian No. 6023, Situated at Mouza – Alipurduar, J.L. No. 50, Pargana – Buxa, Police Station – Alipurduar, Registry Office at Additional District Sub-Registrar Alipurduar, District – Alipurduar, in the name of “OMM BUILDER’S AND DEVELOPER’S”, a Registered Partnership Firm, represented by its Partner’s namely (i) Sri Joydip Nandi, Son of Sri Sudhindra Chandra Nandi, (ii) Sri Gopal Sarkar, Son of Late Gouranga Chandra Sarkar, (iii) Smt. Mousumi Sarkar Roy, Wife of Sri Bijay Kumar Roy, (iv) Sri Babun Rakshit, Son of Sri Sudhir Lal Rakshit, (v) Sri Suvashis Basu, Son of Late Subhas Chandra Basu, the Owner herein.
12. WHEREAS thereafter abovenamed “OMM BUILDER’S AND DEVELOPER’S”, a Registered Partnership Firm, represented by its Partner’s namely (i) Sri Joydip Nandi, Son of Sri Sudhindra Chandra

Nandi, (ii) Sri Gopal Sarkar, Son of Late Gouranga Chandra Sarkar, (iii) Smt. Mousumi Sarkar Roy, Wife of Sri Bijay Kumar Roy, (iv) Sri Babun Rakshit, Son of Sri Sudhir Lal Rakshit, (v) Sri Suvashis Basu, Son of Late Subhas Chandra Basu, the Owner herein also recorded the aforesaid land in his name in the record of rights at the Office of B. L. & L.R.O, Alipurduar-1, therefore one new Khatian has been issued in his favor vide L.R. Khatian Nos. 8340 & 6757, Bearing in L.R. Plot Nos. 4062, 4063 & 4063/4181, and got the permanent heritable and transferable right over the said landed property in their names as per provision of W. B. L. R. Act 1955.

13. WHEREAS thereafter the abovesaid developer namely “OMM BUILDER’S AND DEVELOPER’S”, a Registered Partnership Firm, represented by its Partner’s namely (i) Sri Joydip Nandi, Son of Sri Sudhindra Chandra Nandi, (ii) Sri Gopal Sarkar, Son of Late Gouranga Chandra Sarkar, (iii) Smt. Mousumi Sarkar Roy, Wife of Sri Bijay Kumar Roy, (iv) Sri Babun Rakshit, Son of Sri Sudhir Lal Rakshit, (v) Sri Suvashis Basu, Son of Late Subhas Chandra Basu, constructed the said Ground (Parking) + 4 Storied Residential Building upon the aforesaid plot of Land Measuring 4.476 Katha as per Sanctioned Building Permit vide No. SWS-OBPAS/0301/2023/0368, duly approved by Siliguri Municipal Corporation, dated 16-01-2024, and hereinafter referred to as “**the said Premises**” and more fully and particularly mentioned and described in the **Schedule “A”** hereunder written and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corner whatsoever and paying usual rents and taxes to the proper authorities concerned in their own names as the absolute owner’s and possessors and have the absolute power of ownership and also entitle to sell, gift, lien, mortgage, assign the same to anybody else in any way as they will think fit and proper. The Owner’s state that the said Premises has a good and marketable title

and the Owner's are exercising all rights of ownership thereupon free from all encumbrances, charges, liens, lispendens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

14. The Owner and the Developer pursuant to the Development Agreement duly commenced the construction of multi-storied buildings consisting of several commercial apartments, in accordance with the vide **Sanction Building Plan No. SWS-OBPAS/0301/2023/0368, Ground (Parking) + 4 Storied Residential Building**, dated **16-01-2024**, duly issued by **Alipurduar Municipality**, in respect of the project known as "**NIL KANTHA**".
15. The Developer has registered the Project under the provisions of the Act with the West Bengal Real Estate Regulatory Authority **at Alipurduar on _____ under Registration.**
16. While in the course of construction the Developer invited offers for purchase of self-contained units/apartments and the Purchasers herein offered to purchase **ALL THAT** the **APARTMENT NO. _____**, on the _____ **Floor** of the building being **Block-_____**, containing by estimation an area of _____ (_____) **Square Feet** more or less (**Carpet Area**) excluding balcony area of _____ (_____) **Square Feet** more or less appertaining to _____ (_____) **Square Feet** more or less (**Super Built Up Area**), flooring _____, consisting of _____ (<_____) **Bed Rooms**, _____ (<_____) **Living/Dining Room**, _____ (<_____) **Kitchen**, _____ (<_____) **Toilets**, _____ (<_____) **Balconies**, along with One _____ **Car Parking space** being **Car Parking No.**, situate at the _____ of the building, containing by

estimation an area of _____ (_____) **Square Feet(Super Built Up Area)**more or less, flooring _____, at the Project known as “**NIL KANTHA**”, hereinafter referred to as the said “**FLAT AND/OR UNIT**” more particularly described in the **SECOND SCHEDULE** hereunder written, constructed on the premises stated in the First Schedule hereunder written TOGETHERWITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other units in the building at and for a total consideration of the said unit sum of **Rs.**_____/-(**Rupees** _____)**only.**

17. The said Flat along with the Covered Car Parking Space and/or Unit is now since completed and the Purchasers have duly satisfied themselves as to the constructions, measurements, materials used, workmanship, the scheme of the Project and upon such satisfaction have now proceeded to have the Deed of Conveyance executed in their favour.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

In total consideration of the sum of **Rs.**_____/-(**Rupees** _____) **only**paid by the Purchasers herein to the Developer (receipt whereof the Developer hereby by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the Purchasers) the Owners and Owner and/or Developer doth hereby sell, transfer and convey unto and in favour of the Purchasers herein the said Unitpurchased **ALL THAT** the **APARTMENT NO.** _____, on the _____**Floor** of the building being **Block-**_____, containing by estimation an area of _____ (_____) **Square Feet** more or less (**Carpet Area**) excluding balcony area of _____ (_____) **Square Feet** more or less appertaining to

_____ (_____) **Square Feet** more or less (**Super Built Up Area**), flooring _____, consisting of ____ (_____) **Bed Rooms**, _____ (_____) **Living/Dining Room**, ____ (_____) **Kitchen**, _____ (_____) **Toilets**, ____ (_____) **Balconies**, along with One _____ **Car Parking space** being **Car Parking No.**, situate at the _____ of the building, containing by estimation an area of _____ (_____) **Square Feet(Super Built Up Area)**more or less, flooring _____, at the Project as “**NIL KANTHA**”, constructed on the premises stated in the First Schedule hereunder written TOGETHERWITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other units in the building (more fully and more particularly described in the **SECOND SCHEDULE**) lying and situated at and upon the Premises described in the **FIRST SCHEDULE** hereunder written **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 other the premises or any part thereof belonging or anywise appertaining thereto And ALL the estate, right, title, Interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Owners and/or Developer 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 Purchasers 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’s and/or Developer assure that The Purchasers shall be entitled to the rights, benefits and privileges attached to the said unit and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in common areas (excluding the roof/terrace) and common facilities in the building for the use occupation and enjoyment of the

said unit as detailed in **THIRD SCHEDULE** hereunder written and/or describe and the Purchaser/s shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of maintenance, repair, renew, redecoration etc. of the common spaces as detailed in the **FOURTH SCHEDULE** hereunder written AND FURTHER that The Purchasers shall be entitled to the common easements and quasi easements affecting and attached to the Said Unit and/or Unit are as detailed in the **FIFTH SCHEDULE** hereunder written and/or described.

THE OWNER'S and/or DEVELOPER COVENANT WITH THE PURCHASERS AS FOLLOWS:-

1. The Purchasers may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Unit and/or Unit and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for their own uses and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from the Owner's and/or Developer herein or their successors 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.
2. The Purchasers shall hold the said Unit and/or Unit free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owner's and/or 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's and/or Developer herein or by any other person or persons claiming or to claim by, from, under or in trust for them.

3. The Purchasers shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to anyone without the consent of the Owner's and/or Developer or any other Co-owners who may have acquired before and who may hereafter acquire any right, title and interest similar to those acquired by the Purchasers under the terms of this conveyance.
4. The Owner's and/or Developer doth hereby further covenant with the Purchasers that the Purchasers may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Unit and/or Unit and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Owner's and/or Developer or their heirs or anyone of them or by any person or persons claiming or to claim, from, under or in trust for him or anyone of them.
5. The Owner's and/or Developer and all person's having or claiming any estate, right, title or Interest In the said Unit and/or Unit and premises hereby conveyed or any part thereof by, from under or in trust for the Owner's and/or Developer 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 costs of the Purchasers 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's in the manner aforesaid as by the Purchaser's, their heirs, executors or administrators and assigns shall be reasonably required.

THE PURCHASERS COVENANT/S WITH THE OWNER'S AND/OR DEVELOPER AS FOLLOWS:-

1. The Purchasers admits and accepts that the **OWNER'S AND/OR DEVELOPER** and/or their employees and/or agents and/or contractors shall be entitled to use and utilize the Common Portions and the building Common Portions for movement of building materials and for other purposes as may become necessary for completing the Construction of the building thereof and the Purchasers shall not raise any objection in any manner whatsoever with regard thereto.

2. The Purchasers consents to be a member of the Association of Unit Owners to be formed by the Owner's of **UNIT AND/OR UNIT** in the building for which Purchasers agrees and covenants:
 - i) To Co-Operate with the other Co-Purchaser/s and the **OWNER'S AND/OR DEVELOPER** /and /or the Association of Unit Owner's in The Management and Maintenance of The Block/Complex/Project.
 - ii) **TO OBSERVE** the rules framed from time to time by the **OWNER'S AND/OR DEVELOPER** and /or the Association of Unit Owners for quiet and peaceful enjoyment of the Complex as a decent place for living.
 - iii) **TO ALLOW** the **OWNER'S AND/OR DEVELOPER** and /or the Association of Unit Owners with or without workmen to enter into the said **UNIT AND/OR UNIT** for the purpose of maintenance and repairs.
 - iv) **TO PAY** and bear the common expenses and other outgoings and expenses since the date of possession and also the rates and taxes

for and/or in respect of the said building including those mentioned in the **FOURTH SCHEDULE** hereunder written proportionately for the building and/or common parts/areas and wholly for the said **UNIT AND/OR UNIT** and/or to make deposit on account thereof in the manner mentioned hereunder to or with the **OWNER'S AND/OR DEVELOPER** and upon the formation of the association of Unit Owners. Such amount shall be deemed to be due and payable on and from the **DATE OF POSSESSION** irrespective of the Purchasers taking actual possession of the said **UNIT AND/OR UNIT** at a later date or the said **UNIT AND/OR UNIT** has been taken possession of or not by the Purchasers.

- v) **TO DEPOSIT** the amounts reasonably required with the **OWNER'S AND/OR DEVELOPER** and upon the formation with the association of Unit Owners as the said case may be towards the liability for the rates and taxes and other outgoings.
- vi) **TO PAY** charges for electricity in or relating to the said **UNIT AND/OR UNIT** wholly and proportionately relating to the **COMMON PORTIONS**.
- vii) **NOT TO** sub-divides the said **UNIT AND/OR UNIT**.
- viii) **NOT TO** do any act deed or thing or obstruct the further construction or completion of the said building in any manner whatsoever and notwithstanding any temporary construction in the Purchaser's enjoyment of the said **UNIT AND/OR UNIT**.
- ix) **NOT TO** throws dirt, rubbish or other refuse or permits the same to be thrown or accumulated in the said building and/or compound or any portion of the building.
- x) **NOT TO** store or bring and allow to be stored and brought in the

said **UNIT AND/OR UNIT** any goods or hazardous or combustible nature or which are so heavy as to affect or endanger the structures of the building or any portion of the building, any fittings or fixtures thereof including windows, floors etc. in any manner.

- xi) NOT TO** hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage the construction of the building or any part thereof.
- xii) NOT TO** fix or install air conditions in the said **UNIT AND/OR UNIT** save and except at the places which have been specified in the said **UNIT AND/OR UNIT** for such installation.
- xiii) NOT TO** do or cause anything to be done in or around the said **UNIT AND/OR UNIT** which may cause or tend to cause or that amount to cause or affect any damage to any flooring or ceiling of the said **UNIT AND/OR UNIT** or adjacent to the said **UNIT AND/OR UNIT** or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.
- xiv) NOT TO** damage or demolish or cause to be damaged or demolished the said **UNIT AND/OR UNIT** or any part thereof or the fittings and fixtures affixed thereto.
- xv) NOT TO** close or permit the closing of verandahs or lounges or balconies or lobbies and common parts and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, lounges or any external walls or the fences, of external doors and windows of the said **UNIT AND/OR UNIT** which in the opinion of the **OWNER'S AND/OR DEVELOPER** differs from the colour scheme of the

building or deviation or which in the opinion of the **OWNER'S AND/OR DEVELOPER** may affect the elevation in respect of the exterior walls of the said building.

- xvi)** **NOT TO** install grill the design of which have not been suggested or approved by the Architect of the Developer.
- xvii)** **NOT TO** do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said **UNIT AND/OR UNIT** or any part of the said building or cause increased premium to be payable in respect thereof if the building is insured.
- xviii)** **NOT TO** raise any objection whatsoever to the **OWNER'S/DEVELOPER** dealing with all the unsold and open areas in the Complex in the manner as deemed fit and proper by the **OWNER'S AND/OR DEVELOPER** subject to approval by the concerned authority.
- xix)** **NOT TO** make in the said **UNIT AND/OR UNIT** any structural addition and/or alteration such as beams, columns, partition walls etc. or improvement of a permanent nature except with the prior approval in writing of the **OWNER'S AND/OR DEVELOPER** and/or any concerned authority.
- xx)** **NOT TO** raise any objection as and when the Owners and/or Developer erects, install, fix, mount hoarding, neon sign board, signage, mobile towers etc at any place /location/roof of any block within the project and not to claim any right over the revenue arising out of such erection, installation, fixing, mounting of hoardings, neon sign boards, signages, mobile towers etc and for the purpose not to block the free access to any/all such installations.

- xxi) NOT TO claim** any right whatsoever over and in respect of the **COMMON PARTS AND PORTIONS** in other Block/s and/or **COMMON PARTS AND PORTIONS** in the Complex.
- xxii) TO ABIDE** by such building rules and regulations as may be made applicable by the **OWNER'S AND/OR DEVELOPER** before the formation of the and /or the Association of Unit Owners and after the and /or the Association of Unit Owners is formed.
- xxiii) NOT TO** make or cause, any objection interruption interference hindrance, obstruction or impediment for any **reason** or in any manner whatsoever relating to the Project or the construction and completion of the Building/s by the Owners and/or Developer herein including any further constructions, additions or alterations that may be made from time to time.
- xxiv) NOT TO** claim partition of its undivided right, title and interest in the land attributable to the said **UNIT AND/OR UNIT**.
- xxv) NOT TO** claims any right over and in respect of any other Units and/or the roof and/or open spaces and/or Common Parts and Portions of other Block/s and not to object to the Owners and/or Developer exercising its right to deal with the same.
- xxvi) NOT TO** place any signboard, hoarding, and signage on the outer and / or inner wall except a reasonably sized nameplate outside the main door to the **UNIT AND/OR UNIT**.
- xxvii) To pay** GST at the applicable rates and /or any enhancement thereof at any point in time in addition to the consideration amount.

THE SCHEDULE 'A' ABOVE REFERRED TO:
DESCRIPTION OF THE SAID PREMISES

All that piece and parcel of Bastu Land Measuring 4.476 Katha, appertaining to R.S. Plot No. 1929, corresponding to L.R. Plot Nos. 4062 & 4063, recorded in R.S. Khatian No. 448, corresponding to L.R. Khatian Nos. 6023, 4203 (Old) & 6757 (New), Situated at Mouza – Alipurduar, J.L. No. 50, Pargana – Buxa, within Alipurduar Municipality under Ward No. 07, bearing Holding No. 278/514, at B.F. Road, Alipurduar, Police Station – Alipurduar, Registry Office at Additional District Sub-Registrar Alipurduar, District – Alipurduar.

Which is butted and bounded as follows:-

By the North	:	Land of “OMM BUILDER’S AND DEVELOPER’S”.
By the South	:	Land of Alo Paul.
By the East	:	Land of “OMM BUILDER’S AND DEVELOPER’S”.
By the West	:	Land of Sukhmay Ghosh.

THE SCHEDULE “B” ABOVE REFERRED TO :
(THE SAID UNIT)

ALL THAT the **APARTMENT NO.** _____, on the _____ **Floor** of the building being **Block-**_____, containing by estimation an area of _____ (_____) **Square Feet** more or less (**Carpet Area**) excluding balcony area of _____ (_____) **Square Feet** more or less appertaining to _____ (_____) **Square Feet** more or less (**Super Built Up Area**), flooring _____, consisting of _____ (_____) **Bed Rooms**, _____ (_____) **Living/Dining Room**, _____ (_____) **Kitchen**, _____ (_____) **Toilets**, _____ (_____) **Balconies**, along with One _____ **Car Parking space** being **Car Parking No.**, situate at the

_____ of the building, containing by estimation an area of _____
 (_____) **Square Feet(Super Built Up Area)**more or less, flooring
 _____, at the Project known as “**NIL KANTHA**”,constructed on the
 premises stated in the First Schedule hereunder written TOGETHERWITH
 undivided, impartible proportionate share of land underneath the said Block
 TOGETHER WITH all other easement and common rights over common
 passages and common facilities and amenities attached to and available
 with all other units in the building as delineated and demarcated in the
 appended Map or Plan and highlighted in RED colours.

THE SCHEDULE ‘C’ ABOVE REFFERRED TO :
(COMMON FACILITIES AND AMENITIES)

**THE OWNER AND THE INTENDING PURCHASER OR PURCHASERS ARE
 ENTITLED TO COMMON USER OF THE COMMON AREAS (EXULDING
 THE ROOF OF THE BUILDING) AND THE COMMON PARTS MENTIONED
 IN THIS INDENTURE SHALL INCLUDE:**

1. The Foundation Column, Beams, Supports, Corridor, Lobbies, Stair
 Ways, Entrance and Exists Path ways.
2. Drains: Sewerage from the premises to the main road.
3. Water Reservoir.
4. Drainage Pipes from the Units to the Drains and swear connection to
 the premises.
5. Toilets for use of the Durwans, Caretakers of the premises and/or
 servants.
6. Meter room.
7. Boundary Walls of the premises including outside wall of the building
 and main gate.
8. COMMON PARTS :
 - a) Pump and Meter with installation and room thereof.

- b) Water pump, underground reservoir, water pipes and other common plumbing installation and space required thereto.
- c) Transformer (if any), electric wiring meter for lighting stair case, lobby and other common areas (excluding those as are installed for any particular floor) and space required thereto.
- d) Windows, Doors and other fittings of the common area of the premises.
- e) Lift and their accessories installations and space required therefore.
- f) Such other common parts areas equipment installations fixtures fittings covered and open space in or about the said premises of the building as are necessary for use and occupancy of the Units as are required.

THE SCHEDULE 'D' ABOVE REFFERRED TO:

(COMMON EXPENSES)

The proportionate expenses which will be borne by the Purchaser and the Owners with other occupiers or Owners of the flats of the said building

1. The cost of maintaining, repairing, white washing, painting, re-building, replacing and decorating the main structure of the said building including the exterior thereof and in particular the common portion of the landing and staircase of the said building, rain water pipes, motor pumps, electrical wires, sewerage and all other common parts of the fixtures, fittings and equipment in, under or upon the said building enjoyed or used in common by the occupiers thereof.
2. The cost of acquisitions, legal proceedings, cost of cleaning, and electricity of the common entrances, passages, landings, staircase, main walls and other parts of the said building as enjoyed or used in common by the occupiers thereof.

3. The salary of managers, clerks, bills collectors, chowkidars, plumbers, electricians, sweepers etc. as decided by the Association.
4. The cost of working, repairing, replacement and maintenance of lights, pumps and other plumbing work including all other service charges for services rendered in common to all other occupiers.
5. Municipal and other taxes (both Owners and occupiers) and other outgoings.
6. Insurance of the building against fire, earthquake or any other damages caused by natural calamities.
7. All electricity charges payable in common for the said building.

THE SCHEDULE 'E' ABOVE REFERRED TO :
(EASEMENTS)

- 1) The Purchasers shall be entitled to all rights privileges including the right of vertical and lateral supports easements quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said unit and the properties appurtenant thereto or otherwise hereby intended so to be held, used, occupied or enjoyed or reputed or known as part and parcel or number thereof or appertaining thereto with the other Co-Owners and occupiers of other units of the building the rights, easements, quasi-easements, privileges thereto.
- 2) The right of access in common with other co owners or occupiers of the units of the said building at all times and for all normal purposes connected with the use and enjoyment of the entrance staircase, landing and other common parts of the building.

3) The right of way in common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said premises and properties appurtenant thereto and common parts with or without vehicles over and along the passages and pathways comprised within the said building and the appurtenant land PROVIDED ALWAYS and it is declared that herein contained shall permit the Purchasers or any person deserving title under the Purchasers and/or her servants agents and employees invitees to obstruct in any way by deposit of materials, rubbish or otherwise the free passage of the Vendors and other co-owners or occupiers of other units of the said building property entitled to such rights of way over and along such passages or pathways or common parts as aforesaid.

4) The right of protection of the said floor and the properties appurtenant thereto by or from all other parts of the said building as they now protect the same and in any manner, not to demolish the support at present enjoyed by the said premises and the properties appurtenant thereto from the other part or parts of the said building.

5) The right of passage in common as aforesaid of electricity, gas, water, telephone and soil pipes and to the said unit and the properties appurtenant thereto through pipes, drains, wires and conduits lying or being in under through or over any part or parts of the said unit and the said unit and the said premises so far as be reasonably necessary for the beneficial occupation and enjoyment of the said unit and the properties appurtenant thereto for all lawful purpose whatsoever.

6) The right with or without workmen and necessary materials for the Purchasers to enter from time to time during the day time upon the other parts of the said building and the said premises for the purpose of repairing so far as may be necessary such pipes, drains and conduits aforesaid and for the purpose of re-building, repairing, replacing, cleaning any part or

parts of the said premises and the properties appurtenant thereto to so far as such repairing, replacing, painting or cleaning as aforesaid cannot be reasonably carried out without such entry.

IN WITNESS WHEREOF the Parties hereto have set and subscribe their respective hands and seal hereunto this the day, month and year first above written.

SIGNED SEALED AND DELIVERED by
the **OWNER'S, DEVELOPER and**
PURCHASER'S at _____ in the
presence of:

WITNESS:

1.

**As the constituted attorney
holder of the Owner's
SIGNATURE OF THE OWNER'S**

2.

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER'S

RECEIPT

RECEIVED from the within named Purchasers the within mentioned sum
Rs. _____ **/ - (Rupees** _____ **)only** by way of total
 consideration money as per Memo below :-

MEMORANDUM OF CONSIDERATION

Sl.No.	Date	Cheque No.	Bank	Amount (in Rs.)
			TOTAL	Rs. _____-/-

(Rupees _____ **) only.**

WITNESS:

1.

SIGNATURE OF THE DEVELOPER

2.

Deed prepared and Drafted by:-