

GOLDENERA VENTURES
A Quanya Partners

DEED OF CONVEYANCE (SALE)

GOLDEN ERA VENTURES
Partners
Ajanya

One Residential Flat measuringSq.ft. (Rera Carpet Area), Sq.ft (Super-built up area) in the Floor and Parking Space in the Ground Floor of a Parking plus Five Storied Residential building named "**PRANA HOMES**" with a proportionate undivided share in the land on which the same stands.

MOUZA	:	Siliguri (Siliguri Madhya Paschim)
J.L.NO.	:	90
R.S PLOTNO.	:	3366
L.RPLOTNO.	:	9915 & 9916
KHATIANNO.	:	9798 (L.R.)
PARGANA	:	Baikunthapur
P.S.	:	Siliguri
DISTRICT	:	DARJEELING
CONSIDERATION	:	Rs. /-

THIS DEED OF SALE IS MADE ON THIS THE _____ DAY OF _____, 2025

BET WE E N

GOLDEN ERA VENTURES, [PAN: AAYFG9611R], a partnership firm, having its office address at Naya Bazar, Khalpara, Siliguri, P.O. Siliguri Bazar, Police Station - Siliguri, District. Darjeeling, Pin-734005, in the State of West Bengal – hereinafter called the **VENDOR** (Which expression shall mean and include unless excluded by or repugnant to the context its successor-in-office, administrators, legal representatives and assigns) of the **FIRST PART**. [The Vendor hereof is being represented by one of its Partners namely **SRI AJAY KUMAR CHIRANIYA**, [PAN : ABTPC9579L] [AADHAAR: 769502895945], Son of Sri Ratan Lal Agarwal, Hindu by religion, Indian by nationality, Business by Occupation, resident of Electric Supply Office Road, Millan Pally, Ward No.25, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling – 734005.

AND

GOLDEN ERA VENTURES
A. Dhanika
Partners

1. **SRI**....., son of Sri.....,
2. (PAN:.....) (Aadhaar No.) **and**
2. **SMT**....., wife of Sri.....,(PAN
.....),(Aad
haar No.), both
are..... by Religion, Indians by Nationality, No.1.....by Occupation
and
..... No.2...
..... by Occupation, both Residing at, in the State
of..... hereinafter called the "**ALLOTTEES/PURCHASERS**" (which
expression shall unless repugnant to the context or meaning thereof be deemed to mean and
include their heirs, executors, administrators, successors-in-interest and permitted assignees)
of the "**SECOND PART**".

AND

The Vendor and the Purchaser(s) shall hereinafter be collectively referred to as "Parties" and
individually as a "Party".

WHEREAS M/S. GOLDEN ERA VENTURES i.e. the Vendor referred to above has
become the absolute owner in possession of all that 4.92 Kathas of land appertaining to and
forming part of L.R. Plot No.9915 & 9916, corresponding to R.S. Plot No.3366, recorded in
the then L.R. Khatian No.9798, within Mouza - Siliguri (Siliguri Madhya Paschim), Pargana
- Baikunthapur, J.L. No.110(88) now 90, within Ward No.XXV of S.M.C, under P.S.
Siliguri, District Darjeeling, by virtue of purchase for valuable consideration from the
erstwhile owner-in possession of the said land through a Deed of Conveyance which has been
transcribed in Book No. I, Volume No.0402-2023, Page from 5290 to 5311, being document
No.00050 for the year 2023 registered at the office of the A.D.S.R. Siliguri.

AND WHEREAS the Vendor hereof also acquired 4.5 Kathas of land appertaining to and
forming part of L.R. Plot No.9915 & 9916, corresponding to R.S. Plot No.3366, recorded in
the then L.R. Khatian No.9798, within Mouza - Siliguri (Siliguri Madhya Paschim), Pargana
- Baikunthapur, J.L. No.110(88) now 90, within Ward No.XXV of S.M.C, under P.S.
Siliguri, District Darjeeling, by virtue of purchase for valuable consideration from the
erstwhile owner-in possession of the said land through a Deed of Conveyance which has been
transcribed in Book No. I, Volume No.0402-2023, Page from 5411 to 5432, being document
No.00051 for the year 2023 registered at the office of the A.D.S.R. Siliguri.

AND WHEREAS the Vendor hereof also acquired 4 Kathas of land appertaining to and forming part of L.R. Plot No.9915 & 9916, corresponding to R.S. Plot No.3366, recorded in the then L.R. Khatian No.9798, within Mouza - Siliguri (Siliguri Madhya Paschim), Pargana - Baikunthapur, J.L. No.110(88) now 90, within Ward No.XXV of S.M.C, under P.S. Siliguri, District Darjeeling, by virtue of purchase for valuable consideration from the erstwhile owner-in possession of the said land through a Deed of Conveyance which has been transcribed in Book No. I, Volume No.0401-2022, Page from 26603 to 26622, being document No.01382 for the year 2022 registered at the office of the D.S.R. Darjeeling.

AND WHEREAS the Vendor hereof also acquired 4.5 Kathas of land appertaining to and forming part of L.R. Plot No.9915 & 9916, corresponding to R.S. Plot No.3366, recorded in the then L.R. Khatian No.9798, within Mouza - Siliguri (Siliguri Madhya Paschim), Pargana - Baikunthapur, J.L. No.110(88) now 90, within Ward No.XXV of S.M.C, under P.S. Siliguri, District Darjeeling, by virtue of purchase for valuable consideration from the erstwhile owner-in possession of the said land through a Deed of Conveyance which has been transcribed in Book No. I, Volume No.0402-2023, Page from 620 to 639, being document No.03822 for the year 2022 registered at the office of the A.D.S.R. Siliguri.

And by virtue of aforesaid registered deeds, the Vendor hereof has acquired permanent, heritable and transferable right, title and interest in the said total landed property measuring 17.92 Katha, which is free from all encumbrances and charges whatsoever. And furthermore after purchasing the said landed property the Vendor hereof has duly mutated and recorded its name in the L.R. R.O.R. vide L.R. Khatian No.9894.

AND WHEREAS the Vendor hereof has presently decided to raise a multi-storied residential building upon all that entire aforesaid 17.92 Katha of land as particularly described in the Schedule - "A" herein below.

AND WHEREAS meanwhile the Vendor have obtained a duly sanctioned building plan to construct a P+5 storied residential building on the Schedule - "A" land being building plan being No. SWS-OBPAS/0104/2023/3185 dated 24/03/2025 duly sanctioned by appropriate authority i.e. Siliguri Municipal Corporation and in the process the Vendor have also obtained "**LAND USE CERTIFICATE (LUC)**" issued by the office of the Siliguri Jalpaiguri Development Authority, vide its Memo No.11539/SJDA dated 03/08/2023 and Fire Safety Certificate issued by Deputy Director, West Bengal Fire and Emergency Services, vide Memo No. FSR/0125186230500276, dated 04.08.2023.

GOLDENERA VENTURES
A. Uaniya
Partners

The said Land is earmarked for the purpose of a Ground plus Five Storied Residential building and the said project shall be known as "**PRANA HOMES**".

AND WHEREAS the Vendor/Promoter have formulated a scheme to enable a person/party intending to have own unit or premises in the said building along with the undivided proportionate share and interest in the land on which the said building stands. The proportionate share or interest in the land is to be determined according to the constructed area comprising the unit or premises proportionate to the total constructed area on the said land.

AND WHEREAS the Vendor/Promoter in the process of construction of the said building divided into several independent units/premises along with the common facilities.

AND WHEREAS the Vendor/Promoter have now firmly and finally decided to sell and have offered for sale to the purchaser/s a flat measuring about.....sq.ft. (Rera carpet Area) at.....Floor and Parking Space in the Ground Floor of the building more particularly described in the Schedule- B given herein below, for a valuable consideration of Rs /- (Rupees.....Only).

AND WHEREAS the Purchaser/s being in need of a flat and parking space in ownership in the locality where the aforesaid building under construction is situated and after inspecting the documents of title of Vendor to the said land, site plan, sanctioned building plan, standard of workman ship in construction, quality of materials used etc. as well as the construction of the said building and considering the price so offered by the Vendor/Promoter as fair, reasonable and highest have agreed to purchase from the Vendor/Promoter, the said flat and parking space more particularly described in the **Schedule - B** given herein under with undivided common share or interest in the stairs, roof, open space, toilet, well, overhead tanks and other fittings and fixtures and other common parts, services of the building, free from all encumbrances, charges, liens, lispendences, attachments, mortgages and all or any other liabilities whatsoever with sole, absolute, exclusive, transferable and irrevocable right, title and interest for the Schedule-B property for a valuable consideration of Rs. (Rupees.....Only).

GOLDEN ERA VENTURES
A. Chandra
Partners

AND WHEREAS the Vendor/Promoter have now agreed to execute the Deed of Sale of the Schedule-B property in favour of the Purchaser/s for effectually conveying the right, title and interest in the Schedule- B property for a consideration of Rs.../- (Rupees.....Only).

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. That in consideration of a sum of Rs /- (Rupees.....Only) paid by the Purchaser/s to the Vendor/Promoter, the receipt of which is acknowledged by the Vendor/Promoter by execution of these presents and grants full discharge to the Purchaser/s from the payment thereof and the Vendor/Promoter do hereby convey and transfer absolutely the Schedule -B property, to the purchaser/s who will/shall now HAVE AND HOLD the same absolutely and forever free from all encumbrances and charges subject to the payment of proportionate rent, etc. to the Govt. of West Bengal.
2. That the Purchaser/s has/have examined and inspected the Documents of title of the Vendor/Promoter, Site Plan, Building Plan, Foundation Plan, Structural details of beams and slabs, Typical Floor Plan, Front Elevation, Rear Elevation/Sectional Elevation details of staircase as well as the COMMON PORTIONS & AREAS and COMMON PROVISIONS & UTILITIES and have also seen and inspected the construction work of the BUILDING to the extent constructed as on the date of execution of these presents and have satisfied himself/herself/themselves about the standard of construction thereof including that of the Schedule-B property purchased by the purchaser/s and shall have no claim whatsoever upon the Vendor/Promoter as to construction plan, quality of materials used or standard of workmanship in the construction thereof including foundation of the BUILDING and/or development, installation, erection and construction of the COMMON PROVISIONS & UTILITIES.
3. That the purchaser/s shall have all rights, title and interest in the Schedule-B property sold and conveyed to him/her/them and shall hold and enjoy the same without any interruption or obstruction whatsoever from the Vendor/Promoter or anybody claiming through or under it and all the rights, title and interest which vested in the Vendor/Promoter with respect to the Schedule-B property shall hence forth vest in the Purchaser/s to whom the said Schedule-B property has been conveyed absolutely.

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A Chanya Partners

4. That the purchaser/s hereby covenant with the Vendor/Promoter not to dismantle the flat hereby sold and conveyed in favour of the Purchaser/s in part or parts in any manner whatsoever and the same shall be used by the Purchaser/s exclusively for residential purposes.
5. That the Vendor/Promoter declare that the interest which they profess to transfer hereby subsists as on the date of these presents and that the Vendor/Promoter have not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule-B property or any part thereof to or in favour of any other party or person/s and that the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and is free from all encumbrances whatsoever.
6. That the Vendor/Promoter do hereby covenant with the purchaser/s that the tenancy rights under which the Schedule-A property is held by the Vendor under the superior landlord the State of West Bengal is good and effectual and the interest which the Vendor/Promoter proposes to transfer subsists and the Vendor/Promoter have full right and authority to transfer the SCHEDULE-B property to the Purchaser/s in the manner as aforesaid and the PURCHASER/S shall hereinafter peacefully and quietly possess and enjoy the Schedule-B property without any obstruction or hindrance whatsoever.
7. That the Purchaser/s shall not do any act, deed or thing whereby the construction of the said building is in any way hindered or impeded with nor shall prevent the Vendor/Promoter from selling, transferring, assigning or disposing of unsold portion or rights, title and interest therein or appurtenant thereto.
8. That the Purchaser/s will obtain his/her/their own independent electric connection from the W.B.S.E.D.C.L. for his/her/their electric requirement and the connection charges as well as the electric consumption bill will be paid by the Purchaser/s, the Vendor/Promoter shall have no responsibility or any liability in this respect.
9. That the Vendor/Promoter further under take to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest of the Purchaser/s to the property hereby conveyed at the cost of the Purchaser/s.

10. That the Purchaser/s shall have the right to get his/her/their name mutated with respect to the said Schedule-B property both at the Office of the B.L. & L.R.O. Siliguri and concerned Gram Panchayat and get it numbered as a separate holding and shall pay all the outgoings as may be levied upon him/her/them from time to time though the same has not yet been assessed.
11. That the Purchaser/s shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule-B property or let-out, lease-out the Schedule-B property to whomsoever.
12. That the Purchaser/s shall keep the area neat and clean and in proper condition and shall not use the same for any illegal purpose or in a manner which may cause annoyance to the other occupiers/occupants of the said building.
13. That the Purchaser/s shall have proportionate right, title and interest in the land along with other occupants/owners of the building. It is hereby declared that the interest in the land is impartible.
14. That the Vendor/Promoter will pay up to date ground taxes, land revenue and/or any other charges/dues if any prior to the date of transfer of the Schedule-B property.
15. That the Vendor/Promoter shall not be liable at any time under any circumstances for any rate and/or taxes pertaining to the Schedule-B property except for unsold portion of the building which shall be borne by the Vendor/Promoter proportionately with all the Purchaser/s unless separately levied upon and charged for.
16. That the upkeep and maintenance of the COMMON PORTIONS & AREAS as well as the COMMON PROVISIONS & UTILITIES shall be looked after by the Apartment owners Association by framing a proper memorandum of Association together with the Rules & Regulations thereof by their mutual consent subject to law in force for the time being regulating the ownership residential apartments.
17. That the Purchaser/s shall be entitled to use and pay such proportionate charges for common facility, such as repairs and maintenance of the outer walls, stairs, septic tank, water supply, sanitation, sweeper, chowkidar, etc. as will be determined by the Vendor/Promoter from time to time till the time an executive body or any other authority of the building or Apartment owners association is formed to take care of the common maintenance of the building.

18. That the payment of the maintenance charge by the Purchaser/s is irrespective of his/her/their use and requirement.

19. That in case the purchaser/s make default in payment of the proportionate share towards the COMMON EXPENSES (described in the Schedule-C given herein under) within time allowed by the Vendor/Promoter or the Apartment Owners Association the purchaser/s shall be liable to pay interest at the rate of 2% per month or part of a month compoundable for the period of default on all amounts remaining so unpaid along with such dues and arrears and shall also be liable to compensate Vendor/Promoter or the Association acting at the relevant time for any loss or damage suffered by the Vendor/Promoter or the Association in consequence thereof.

20. That the Purchaser/s shall not encroach upon any portion of the land or building carved out by the Vendor/Promoter for the purpose of road, landings, stairs or other community purpose/s and in the event of encroachment, the Vendor/Promoter or the executive body or any authority of the occupants of the building acting as such at the relevant time shall be entitled to remove such unauthorized act or nuisance by force and the Purchaser/s shall be legally bound to repay the entire cost and expenses including damages if any as will be caused by such nuisance and its subsequent removal.

21. That the Purchaser/s further covenant with the Vendor/Promoter not to injure, harm or cause damage to any part of the building including common portions and areas as well as the common provisions and utilities by making or causing any sort of alteration or withdrawal of any support or causing any construction, addition or deletion thereof or therein or otherwise in any manner whatsoever and in the event of contrary the Purchaser/s shall be fully responsible for it, the Vendor/Promoter shall not be held responsible in any manner whatsoever.

22. That it is hereby specifically declared that use of personal generator of any kind and description and of any capacity whatsoever which causes sound and air pollution will not be permitted in any of the residential flat of the building save the battery operated inverter.

23. That the matter not specifically stipulated in these presents or in case of any dispute or any question arising herein after at any time between the Vendor/Promoter and the Purchaser/s or other occupiers of the building shall be referred for arbitration under the Arbitration and Conciliation Act, 1996 and in case their decision is not acceptable he/she shall have the right to move to Court at Siliguri.

SCHEDULE 'A'
(DESCRIPTION OF THE LAND ON WHICH BUILDING STANDS)

All that piece or parcel of vacant land measuring more or less **17.92 Kathas** appertaining to and forming part of L.R. Plot No.9915 & 9916, corresponding to R.S. Plot No.3366, recorded in L.R. Khatian No.9798, within Mouza Siliguri (Siliguri Madhya Paschim) Pargana Baikunthapur, J.L. No.110(88) now 90, Police Station –Siliguri, within area of Ward No. XXV of S.M.C Located at - Milan Pally, Siliguri, A.D.S.R Siliguri, District : Darjeeling

The aforesaid land is butted and bounded as follows:

By North	:	Land of Government Housing;
By South	:	Milan Garden Apartment;
By East	:	Land of Government Housing;
By West	:	25 Feet wide SMC Road.

SCHEDULE – B
(Description of the property hereby sold)

All that Residential Flat, being Flat No, on theFloor, having carpet area measuring square feet, super built-up area measuring square feet, in Block-.... along with One Parking Space area measuring square feet in the Ground Floor of the building named "**PRANA HOMES**" together with proportionate undivided share in the Schedule 'A' land on which the building stands.

SCHEDULE – 'C'
(COMMON EXPENSES)

1. All expenses for maintenance, operating, replacing, repairing, renovating, white washing, painting and repainting of the common portions and the common areas in the building including the outer walls of the building.
2. All expenses for running and operating all machinery, lift, equipments and installations, comprised in the common portions including water pumps, generator including the cost of repairing renovating and replacing the same.
3. The salaries, bonus and other emoluments and benefits of and all other expenses on the persons employed or to be employed for the common purposes such as manager, caretaker, supervisor, accountant, security guard, sweepers, plumbers, electricians and other maintenance staffs.

4. Cost of insurance premium for insuring the building and/or the common portions.
5. All charges and deposits for supplies of common utilities to the co-owners in common.
6. Panchayat tax, water tax, and other levies in respect of the premises and the building (save those separately assessed in respect of any unit or on the purchaser).
7. Costs of formation and operation of the service organization including the Office expenses incurred for maintaining the office there of.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installations for the common services and lighting the common portions including system loss for providing electricity to each unit.
9. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
10. All other expenses and/or outgoings as are incurred by the Vendor and/or the service organization for the common purposes.

SCHEDULE- 'D'
(COMMON PROVISIONS AND UTILITIES)

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1. Staircase and staircase landing on all floors.
2. Common entry on the ground floor.
3. Water pump, water tank, water pipes and common plumbing installation
4. Drainage and sewerage.
5. Boundary wall and main gate.
6. Top Roof of the Building
7. Such other common parts, areas and equipments, installations, fixtures and fittings and spaces in or about the said building as are necessary for passage to the user and occupancy of the unit in common and such other common facilities as may be prescribed from time to time.

GOLDEN ERA VENTURES
A. Chandra
Partners

IN WITNESS WHERE OF the Vendor/Promoter do here unto set their respective hands on the day, month and year first above written.

WITNESSES:-

1.

The contents of this document have been gone through and understood personally by the

GOLDEN ERA VENTURES
A. Chandra
Partners

VENDOR/PROMOTER/DEVELOPER

2.

PURCHASER(S)

Drafted by me as per instructions of the parties, read over, explained the contents to them & printed in my chamber.

Advocate, Siliguri