

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the day of,
Two Thousand Twenty Six (2026).

BETWEEN

(1) **MRS. MALINI GUPTA (PAN-AIGPG3643P) (AADHAR 4076 1755 8187)**, W/O- Rajesh Kumar Gupta, by religion-Hindu, by Nationality-Indian, by Occupation-House Wife, residing at P-62A C.I.T Road Scheme-6m, Near Phool Bagan, P.O-Kankurgachi, P.S-Phool Bagan, Kolkata-700054, (2) **MR. UMESH SWAIKA (PAN-AJAPS0366E), (AADHAAR NO. 946672019833)** son of Lt. Ratan Kumar Swaika, by occupation - Service, by Religion - Hindu, by Nationality - Indian, residing at UTSA CF 04 9A New Town Rajarhat, Post Office - New Town, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas, West Bengal, (3) **MR. BIKASH AGARWAL (PAN- AHAPA8484B) (AADHAAR NO.872383048531)**, son of late Rajendra Kumar Agarwal, by occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur formerly Sonarpur, Kolkata - 700084, District - South 24 Parganas, Purchaser no 1, 2 and 3 individually and conjointly hereinafter referred to as the **'OWNER/ FIRST PARTY'** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/their respective heirs, nominee, successor, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

_____ (PAN- _____) (Aadhaar No. _____) son of _____, by Nationality - Indian, by faith - _____, by occupation- _____, residing at _____, P.O- _____, P.S- _____, Kolkata - _____, District-_____, hereinafter referred to as the **"PURCHASER"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, nominee, successor, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

DELTA REALTECH (PAN- AAXFD9553G), a registered Partnership Firm, having its registered office 26, Mahamaya Mandir Road, Post Office Garia, Police Station Narendrapur, Kolkata 700084, District South-24 Parganas, West Bengal, duly represented by its Partners namely, (1) **MR. BIKASH AGARWAL (PAN-AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Staion- Survey Park,

Kolkata-700094, District South 24 Parganas, West Bengal, **(2) MRS. RESHMI BHOWMICK (PAN- BIJPB4081N)**, daughter of Mr. Ranjit Kumar Bhowmick, by religion Hindu, by occupation - Business, by Nationality - Indian, residing at 3/141A, Vidyasagar Upanibesh, Post Office Naktala, Police Station Bansdrani, Kolkata 700047, District South-24 Parganas, West Bengal, duly represented by partner no. **(1) MR. BIKASH AGARWAL (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Station- Survey Park, Kolkata-700094, District South 24 Parganas, West Bengal, by virtue of a General Power of Attorney registered with Being No. 00275 for the Year 2025 before the office of Additional District Sub-Registrar Sonarpur dated 14.08.2025, hereinafter referred to as the **“CONFIRMING PARTY”** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, nominee, successor, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

WHEREAS :-

DETAILS OF L.R. AND R.S. DAG NO. 2995

AND WHEREAS, one **HARI PADA NASKAR @ HARIPADA NASKAR** was the absolute R.S. recorded Owner of **ALL THAT** entire area of Land admeasuring **84 decimal** be the same a little more or less comprised under R.S. and L.R. Dag No. 2995, under R.S. Khatian No. 4, Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, Post Office - Dingelpota, District – South-24 Pargana West Bengal, Pincode - 700151, within the limits of Bonhooghly Gram Panchayet and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS said **HARI PADA NASKAR @ HARIPADA NASKAR** sold, transferred and conveyed **ALL THAT** entire area of land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995, under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur District – South-24 Pargana, West Bengal, Pincode - 700151, in favour of his son namely **‘Sailen Chandra Naskar alias Sailen Naskar’** written in vernacular by virtue of Saaf Bikroy Kobala i.e. Deed of Conveyance which was duly registered on 21.01.1974 in the office of Additdional

Sub-Registrar Sonarpur and same was recorded and registered with **Being No. 126 for the Year 1974.**

AND WHEREAS said **SAILEN CHANDRA NASKAR alias SAILEN NASKAR** son of late Hari Pada Naskar @ Hari Pada Naskar was the absolute owner of **ALL THAT** entire area of land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995, under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur, Post Office - Dingelpota, District – South-24 Pargana, West Bengal, Pincode - 700151, and having physically possessing the same without any disturbance from any corner whatsoever by paying Government rent thereon absolutely.

AND WHEREAS said **SAILEN CHANDRA NASKAR alias SAILEN NASKAR** son of late Hari Pada Naskar @ Hari Pada Naskar out of his natural love and affection gifted, transferred and bequeathed **ALL THAT** divided and demarcated piece and parcel of land admeasuring **“84 decimal”** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995, under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur, Post Office - 700103, District – South-24 Pargana, West Bengal, Pincode - 700151, in favour of his two sons namely **“Subhash Chandra Naskar alias Subhash Naskar”** and **“Prabhas Chandra Naskar alias Prabhas Naskar”** written in vernacular by virtue of one Bengali Daan Patra Dalil i.e. Deed of Gift which was duly registered on 10.07.2000 in the office of Additional District Sub Registrar Sonarpur and same was recorded in Book no. 1, Volume-102, Pages from 207 to 212, **Being No. 5998 for the Year 2000.**

AND WHEREAS said **“Subhash Chandra Naskar alias Subhash Naskar”** and **“Prabhas Chandra Naskar alias Prabhas Naskar”** became the absolute joint owners of **ALL THAT** entire area of land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995, under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur, Post Office -

Narendrapur, District – South-24 Pargana, West Bengal, Pincode - 700151, and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS said “**Subhash Chandra Naskar alias Subhash Naskar**” and “**Prabhas Chandra Naskar alias Prabhas Naskar**” being the absolute owner of **ALL THAT** divided and demarcated piece and parcel of land measuring _____ **Katha** _____ **Chittack** _____ **Sq. Ft. a bit more or less** identified as **Plot no. 21 out of entire area of Land admeasuring 84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in **Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4** appertaining to **L.R. Khatian Nos. 1973 and 10118**, Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, which was duly registered on 25.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no. _____, Volume- _____, Pages from _____, Being No. _____ for the Year _____**, sold, transferred and conveyed to one “**MRS. MALINI GUPTA, MR. UMESH SWAIKA and MR. BIKASH AGARWAL**” (the owners herein).

AND WHEREAS said **the owners herein** entered into an Development Agreement with the Developer named **M/S. DELTA REALTECH** and thereafter also executed Development Power of Attorney after Development Agreement in order to commence the construction work as well as authroising developer to sell, transfer and convey the Developer allocation as per the Development Agreement.

AND WHEREAS said Developer named **M/S. DELTA REALTECH** in confirmation of **the owners herein** obtained sanctioned building plan vide Sanction Plan No. : _____ dated _____ from K.M.D.A for the construction of G+II structure admeasuring _____ Sq. Ft of Super Built-up Area and _____ Sq. Ft. of Built-up Area having _____ Sq. Ft. of Carpet Area, a bit more or less at the Holding No. _____ Bonhooghly, Kolkata – 700151 and christened the project named as “**SILVERWOODS PLOT - ____**”

AND WHEREAS in terms of the said Development Agreement and Development Power of Attorney the developer have right/authority to enter the agreement for sale and execute deed of conveyance of its allocated apartment/unit/bungalow/villa/plots/car parking spaces with the intending purchaser or purchasers and receive advance/earnest money therefrom.

AND WHEREAS being so authorized as stated above the Developer has expressed to desire to sell a Apartment/unit/bungalow/villa/plot out of the Developer's allocation and coming to know of that and having a requirement of the self same apartment/unit/bungalow/villa/plot and car parking in the like area, the Purchaser offered to purchase the same which the Developer has accepted and entered into an Agreement for sale with the purchaser herein on on terms and conditions therein mentioned.

AND WHEREAS by virtue of an agreement for sale dated made between the Purchaser herein and the Vendors/Owners herein and the Developer herein, the Purchaser herein agreed to purchase one self-contained apartment/unit/bungalow/villa/plot being **ALL THAT APARTMENT/UNIT/BUNGALOW/VILLA/PLOT No. "....."** measuring about **Sq. ft. being carpet area** including Verandah and **Sq. ft. being carpet area** excluding Verandah

(..... Sq. ft. being **Super Built-up area**) on the **side** of the **Floor** of the said G+II storied building along with _____ in **Block** -, of the Housing Complex christened as **“SILVERWOODS PLOT - ____”** also together with proportionate undivided share of land in respect of all easementary rights and appurtenances hereunder written and the Flat & parking is being erected as per the Building **sanction plan no** _____ dated. _____. sanctioned by the Bonhooghly Gram Panchayet, on the Said Property situated and lying at Mouja - Bonhooghly, J.L. 65 under R.S. Khatian No. 4 comprising to R.S. and L.R. Dag No. 2995, appertaining to L.R. Khatian Nos. 10118, 10387, 10436, 10450 and 10489, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, Block – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Pincode - Pincode - 700151, District – South-24 Pargana the then 24 Pargana, West Bengal, together with undivided and indivisible proportionate share in the land underneath together with common rights, facilities and amenities and common service and expenses mentioned therein for and at a total price of **Rs./- (Rupees)** **only**, hereinafter referred to as the **“said Apartment/unit/bungalow/villa/plot ”**, more fully and particularly described in the **First Schedule Part II** hereunder written.

AND WHEREAS in terms of the agreement for sale dated the Owners/ Vendors and the Developer herein have agreed to sell and transfer oneself **ALL THAT Apartment/unit/bungalow/villa/plot No. “.....”** measuring about **Sq. ft. being carpet area** including Verandah and **Sq. ft. being carpet area** excluding Verandah (..... **Sq. ft. being Super Built-up area**) on the **side** of the **Floor** of the said G+II storied building along with **One covered Car**

Parking space in **Block** -, of the Housing Complex christened as **“SILVERWOODS PLOT - ____”** also together with proportionate undivided share of land in respect of all easementary rights and appurtenances hereunder written and the Flat & parking is being erected as per the Building **sanction plan no** _____ dated. _____ . sanctioned by the Bonhooghly Gram Panchayet, on the Said Property situated and lying at Mouja - Bonhooghly, J.L. 65 under R.S. Khatian No. 4 comprising to R.S. and L.R. Dag No. 2995, appertaining to L.R. Khatian Nos. 10118, 10387, 10436, 10450 and 10489, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, Block – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Pincode - Pincode - 700151, District – South-24 Pargana the then 24 Pargana, West Bengal, at or for a valuable consideration of **Rs./- (Rupees)** **only**, and the same is more fully and particularly described in the **First Schedule** hereunder written together with undivided, indivisible proportionate share in the land describe in the First Schedule hereto along with proportionate share in the common spaces, passages, paths, water and water courses, drainages, sewerages, stair case, landing, boundary wall and other Mechanical spaces, common path of the properties necessary and convenient to its ingress to and egress from, maintenance for common use, motor, pump, septic tank, water reservoir and tank, W.B.S.E.D.C.L. electricity connection etc. which has been mentioned more fully and particularly in the **Third Schedule** hereunder written with lawful aforesaid consideration subject to the purchaser’ undertaking to pay proportionally all the common charges, fees, duties, levies, taxes, rents, impositions, outgoings etc. which are required for the purpose of the said premises and also for the purposes of the said building along with other owners, occupiers of

the building or apartment/unit/bungalow/villa/plot/apartment holders thereto as more fully and particularly described in the **Fourth Schedule** hereunder written.

AND WHEREAS the Purchaser having agreed to purchase the said Apartment/unit/bungalow/villa/plot stated above and having paid the entire consideration money to the Developer herein, now call upon them to execute and register a proper Deed of Conveyance thereby selling, conveying and transferring the said Apartment/unit/bungalow/villa/plot unto and in favour of the Purchaser absolutely and forever, and the Developer doth hereby comply with the said requisition of the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement dated and in consideration of the said sum of **Rs./- (Rupees)** only, truly paid by the Purchaser to the Owners/Vendors herein through the Developer/Confirming Party herein in the manner stated in the memo of consideration hereunder written, the receipt whereof the Owners/Vendors and the Confirming Party as Developer hereby do and each of them doth hereby admit, acknowledge and received from the payment of the same and every part thereof forever acquit, release, exonerate and discharge the Purchaser as well as the said Apartment/unit/bungalow/villa/plot along with the undivided, indivisible and proportionate share and right, title and interest into the said land and premises with the facilities in common with other apartment/unit/bungalow/villa/plot owner/s or occupiers thereto.

The Owners/Vendors and the Developer/Confirming Party do hereby grant, sell, transfer, convey, assign and assure unto the Purchaser **ALL THAT Apartment/unit/bungalow/villa/plot No. “.....”** measuring about **Sq. ft. being carpet area** including Verandah and **Sq. ft. being carpet area** excluding Verandah (**..... Sq. ft. being Super Built-up area**) on the **side** of the **Floor** of the said **G+II** storied building along with **Car Parking space** in **Block -**, of the Housing Complex christened as **“SILVERWOODS PLOT - ____”** also together with proportionate undivided share of land in respect of all easementary rights and appurtenances hereunder written and the Flat & parking is being erected as per the Building **sanction plan no** _____ dated. _____ . sanctioned by the Bonhooghly Gram Panchayet, on the Said Property situated and lying at Mouja - Bonhooghly, J.L. 65 under R.S. Khatian No. 4 comprising to R.S. and L.R. Dag No. 2995, appertaining to L.R. Khatian Nos. 10118, 10387, 10436, 10450 and 10489, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, Block – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Pincode - Pincode - 700151, District – South-24 Pargana the then 24 Pargana, West Bengal, which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **“said Apartment/unit/bungalow/villa/plot ”** together with the undivided proportionate indivisible share in the land described in the **First Schedule** hereto together with easements, rights thereto and other rights, privileges, benefits, advantages, liabilities, liberties, duties in common with other owners/occupiers having covenants conditions and stipulations etc. to enjoy and to have the right of user in common of all the roads, passages, advantages thereto or reputed to belong to the estate, right, title, interest, claim and demand of the

Owners/Vendors into or upon the said land proportionately agreeing to pay proportionate expenses for maintenance of the said common portion and the other co-owners **TO HAVE AND TO HOLD** the same absolutely and forever in the manner aforesaid free from all encumbrances, charges, trusts, claims, demands over the said **Apartment/unit/bungalow/villa/plot** and the said Car parking space of the said building having right to use, occupy, own possess the said Apartment/unit/bungalow/villa/plot as mentioned in **SECOND SCHEDULE** hereunder written exclusively, subject to the Purchaser's paying and discharging taxes and impositions or outgoings for the same and common expenses as per imposed or levied for the said Apartment/unit/bungalow/villa/plot and other outgoings so long separate assessment is not made for the **said Apartment/unit/bungalow/villa/plot** in the name of the Purchaser.

The Vendors and the Developer do hereby covenant with the Purchaser as follows:-

1. NOTWITHSTANDING anything hereinbefore done or suffered to the contrary, the owners/Vendors have good and absolute right, title and authority to grant, convey, transfer, assign and assure all that the said Apartment/unit/bungalow/villa/plot mentioned in the **SECOND SCHEDULE** hereunder written along with common area with amenities and facilities provided thereat and described hereunder and all the rights, privileges and appurtenances thereto belonging and hereby sold, conveyed and transferred unto the Purchaser in the manner aforesaid and that the owners/Vendors and the Developer/confirming party have not done or suffered knowingly from anything whereby the said apartment/unit/bungalow/villa/plot may

be encumbered, affected or impeached in respect of the estate ,title or otherwise.

2. That there is no encumbrances, charges, trust, liens, attachments, claim or demand whatsoever now subsisting etc. or proceeding pending and have not been offered as security or otherwise to any authority whatsoever or howsoever in respect of the said Apartment/unit/bungalow/villa/plot .

3. That the Purchaser shall henceforth peaceably and quietly hold, possess and enjoy the right, title and interest or profits derivable from and out of the said apartment/unit/bungalow/villa/plot without any let or hindrance, interruption, claim, disturbances or demand from or by the owners/Vendors or the Developer/confirming party or any person or persons claiming through or under or in trust for the owners/Vendors without any lawful eviction, let, hindrance, interruption or disturbances by any person or persons whatsoever.

4. All the taxes, land revenue and other impositions payable in respect of the said apartment/unit/bungalow/villa/plot up to the date of handing over the possession of the same to the Purchaser, shall be paid by the Owners/Vendors and if any portion of any tax, impositions etc. be found to have remained unpaid for the period as mentioned above, liability shall be of the owners/Vendors to pay the same and if the same is paid by the Purchaser then it will be recoverable from Owners/Vendors prior to the date of delivery of possession of the said Apartment/unit/bungalow/villa/plot unto and in favour of the Purchaser and the Purchaser shall pay the entire taxes and outgoings in respect of the said

apartment/unit/bungalow/villa/plot after the instant Deed of Conveyance is registered, possession given subject to the formation of the Association as mentioned here to when the Purchaser shall pay the Government Rent and Municipal taxes and other outgoings exclusively for the said Apartment/unit/bungalow/villa/plot and shall pay for all the common portions proportionately to the said Association as would be so directed .

5. The owners/Vendors shall at all times do and execute all such acts, deeds, things and assurances as may be reasonably required by the Purchaser for better or further effectuating and assuring the conveyance hereby made or the title of the Purchaser to the property hereby sold and conveyed or any mistake or deficiency to the extent of description or other particulars of the said property.

6. The Purchaser, their heirs, executors and assigns shall have good right, title and full power and absolute authority to grant, transfer, sell, convey and assign the said apartment/unit/bungalow/villa/plot .

7. The Purchaser shall not cause any obstruction to the others in any manner in the entrance or exit or to user of any common space in the premises, keep any dirt/rubbish/refuse etc. save and except the place is reserved for the said purpose.

8. If the Vendors/Developer in future purchase/develop adjacent to the said land and amalgamate the same for construction of another phases or blocks and for such construction the common entrance road as well as common facilities is to be used for free access to the new Phase/Block in that event the Purchaser/s of the apartment shall

have no right to claim or demand whatsoever and also shall not raise any objection for the same whatsoever and if the Purchaser/s of the apartment and anybody claiming through or under him, that shall be null and void and inoperative before all courts of law and Purchaser/s also execute NOC in affidavit as may be required by the competent authority of Any Appropriate Authority whatsoever.

If the Vendors/Developer in future purchase/develop adjacent land to the said land and amalgamate the same for construction of another phases or blocks then the Purchaser/s shall not raise any objection with regard to the amalgamation and easementary rights attached thereto and for obtaining holding number and Sanction Plan for construction of another phases or blocks and if the Purchaser/s of the apartment and anybody claiming through or under him, that shall be null and void and inoperative before all courts of law.

The Purchaser/s of all the blocks of all the holdings shall enjoy all the common facilities and amenities in the premises such as Gymnasium, Games Room, Community hall and any other amenities which are intended for common use in the said Premises.

The Purchaser/s shall also sign No Objection Certificate for amalgamation and easementary rights and shall also execute indenture of Easement, if required, for obtaining holding number and Sanction Plan for construction of another phases or blocks.

9. The Purchaser shall pay the proportionate share of tax of the premises with other co-owners until or unless their names are separately assessed by the Kolkata Municipal Corporation.

10. That the Purchaser shall not store any inflammable article, fireworks install any machinery, electrical motor and/or start any

hotel business in the said apartment/unit/bungalow/villa/plot which may cause sound pollution/air pollution, smoke etc to the occupant of the other apartment/unit/bungalow/villa/plots in the building.

11. The Purchaser/s shall solely liable for the formation of the Apartment/unit/bungalow/villa/plot Owners Association as per Act and Developer/Owners herein shall also cooperate with the purchaser/s for formation of the aforesaid Owner association by providing respective documents belongs to Developer and Owners respectively

12. That the Purchaser shall pay the proportionate share of premium of the Insurance for the said building if any.

13. The vendors/developers shall provide completion certificate of the said plan duly sanctioned by the Kolkata Municipal Corporation to the Purchaser/s within 15 days after receiving the same from the competent authority.

14. The Purchaser shall also bear all other cost and expenses proportionately for the building or any common part or space thereof with the other apartment/unit/bungalow/villa/plot owners inclusive of the owners/Vendors (or previous land lord) herein.

15. Purchaser herein shall use and enjoy all common facilities and amenities, more-fully described in the Para 13 of the Third Schedule hereunder written, with the apartment/unit/bungalow/villa/plot owners/occupiers of the adjacent land/plot of the aforesaid housing projects christened as **“SILVERWOODS PLOT _____”** and all apartment/unit/bungalow/villa/plot owners of the three plots shall

also bear the common expenses and maintenance charges proportionately.

16. Indemnification by the Vendor about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owners/Vendors about the correctness of the owners/Vendors' title, which if found defective or untrue at any time, the owners/Vendor, shall forthwith, take all necessary steps to remove and/or rectify the same.

SCHEDULE 'A'

FIRST SCHEDULE ABOVE REFERRED TO

(TOTAL PROPERTY)

ALL THAT divided and demarcated entire area of land admeasuring **84 decimal**, be the same a little more or less comprised in Mouja - Bonhooghly, J.L. 65 under R.S. Khatian No. 4 comprising to R.S. and L.R. Dag No. 2995, appertaining to L.R. Khatian Nos. 10118, 10387, 10436, 10450 and 10489, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, Block – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Pincode - Pincode - 700151, District – South-24 Pargana the then 24 Pargana, West Bengal, **demarcated and delineated into the separate plot nos. identified into the Site plan in color RED herewith together with right to use common passage and hereditament attached therewith.**

The name of the said proposed building project above is known, called and named **“SILVERWOODS PLOT _____”**.

SCHEDULE 'B'

(Description of the Said Property)

ALL THAT Plot No. “.....”admeasuring ____ **Katha** ____ **Chittack** ____ **Sq. Ft., equivalent to ____ deci** be the same a little more or less entire area of land admeasuring **84 decimal** with all easementary rights, marked and delineated in the colour **RED** in the **SITE PLAN**, comprised under R.S. and L.R. Dag No. 2995, under R.S. Khatian No. 4, appertaining to L.R. Khatian Nos. 10118, 10387,10436, 10450 and 10489, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur, Post Office - Narendrapur, District – South-24 Pargana, West Bengal, Pincode - 700151, District – South-24 Pargana the then 24 Pargana, West Bengal, along with right to use common passage along with one covered car parking space of the Housing Complex named and styled as **“SILVERWOODS PLOT _____”**. also together with proportionate undivided share of land in respect of all easementary rights and appurtenances hereunder written and the Flat & parking is being erected as per the Building **sanction plan no _____** dated. _____. sanctioned by the Bonhooghly Gram Panchayet, on the Said Property situated and lying at Mouja - Bonhooghly, J.L. 65 under R.S. Khatian No. 4 comprising to R.S. and L.R. Dag No. 2995, appertaining to L.R. Khatian Nos. 10118, 10387,10436, 10450 and 10489, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, Block – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Pincode - Pincode - 700151, District – South-24 Pargana the then 24 Pargana, West Bengal.

THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON RIGHTS AND SERVICES)

1. Entrance and exits of the premises.
2. Security Guard’s room/care taker’s room.
3. Elevator/Lift with capacity of five passengers of Adams or equivalent make.
4. Any common areas in the new building, foundation, columns, beams etc.

5. Pump and motor, Stair Cases, common passages, water lines, boundary wall, water tanks and reservoirs, electrical wiring, transformer, fixtures and fittings, vacant space, roof, gates.. for the said Project.

FOURTH SCHEDULE ABOVE REFERRED TO

**Specifications, Amenities, Facilities (Which Are Part Of The
APARTMENT/UNIT/BUNGALOW/VILLA/PLOT)**

1. Walls :As per sanctioned Building Plan.
2. Floor : all floors surfaced with tiles/marble (2' x 2') and internal wall surface will be plaster of Paris.
3. Kitchen: kitchen will be finished with black granite on the top would be finished with branded type wall tiles upto 2' height above slab.
4. Toilet : toilet wall will be equipped with glazed tiles upto 5' 6" from the floor and one Western type of toilet pan, one shower and two tap points.
5. Electric : all electric wiring will be concealed type, each bedroom and dining room will have three light points, one fan point and one plug point and kitchen will have one power point, one exhaust fan point and light point AND POINT FOR Air-conditioning system and verandah and toilet will have one light point each, one exhaust fan point.
6. Plumbing: internal and external plumbing works will be of surface type and of PVC pipe line.
7. Rain water line will be also made of PVC pipe.
8. There will one tube well and one overhead PVC tank.
9. Underground waste line will be of S.W. pipe in 4" diameter.

10. All windows will be made of Aluminum Sliding Window with 5 mm glass pane.
11. All doors frames will be of 4" x 2.5" wood made.
12. Internal and external door will be flush door of ply.

Doors/windows/grill with 2 coats of paints.

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands ad seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

At Kolkata

WITNESSES:

1.

SIGNATURE OF THE VENDORS

2.

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER/S**Drafted by:****MEMO OF CONSIDERATION**

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs./- (Rupees)** **only**, excluding of taxes towards the full and final consideration price of the within mentioned apartment/unit/bungalow/villa/plot of the building Holding No. _____ Bonhooghly, Building **sanction plan no** _____ dated. _____ together with undivided proportionate share or interest in the land underneath as per memo below:-

Sl. No.	Date	Bank and Branch	Cheque No.	cash	Amount
TOTAL					

Total Rs...../-(.....)

WITNESSES: -

1.

2.

SIGNATURE OF THE DEVELOPER