

**DEED OF CONVEYANCE**

District : Paschim Bardhaman  
Mouza : Shankarpur  
Area of Flat : Sq. Ft. [Carpet]  
Parking Area : 135 Sq. Ft. [Parking]  
Flat No :  
Sale Value :  
Market Value :

**THIS SALE DEED IS MADE ON THIS THE \_\_\_ DAY OF ....., 202...**

**KESHOB REAL ESTATE PVT. LTD.** (CIN no. U45400WB2009PTC136961), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at A1-04, S.S.B. Sarani, Sec-2A, Bidhannagar, Durgapur - 713212 (**PAN-AADCK7174M**) (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **FIRST PART**

**AND**

(1) \_\_\_\_\_ [PAN - \_\_\_\_\_] S/O , D/O, W/O \_\_\_\_\_, by faith-\_\_\_\_, by nationality \_\_\_\_\_, by Profession \_\_\_\_ (2) \_\_\_\_\_ [PAN - \_\_\_\_\_] S/O , D/O, W/O \_\_\_\_\_, by faith-\_\_\_\_, by nationality \_\_\_\_\_, by Profession \_\_\_\_\_, both are resident of \_\_\_\_\_, Post Office: \_\_\_\_\_, City:-\_\_\_\_\_, P.S.-\_\_\_\_\_, District:-\_\_\_\_\_, West Bengal, India, PIN \_\_\_\_\_, herein after referred to as "**THE PURCHASER**" (which term shall include his heirs, executors, representatives and assigns) of the **SECOND PART**.

**WHEREAS** is transfer by become owner of the aforementioned land as per law of inheritance and they mutated their name in L.R.R.O.R. and entered into a Sale Deed with **KESHOB REAL ESTATE PVT. LTD. (PAN - AADCK7174M)** vide (1) Sale Deed No- **230605978** for the year 2021, Page from **157781 to 157804**, Volume No. 2306-2021 (2) Sale Deed No. 230605977 for the year 2021, Page from 157756 to 157780, Book No. I of A.D.S.R. Durgapur and execute as a Land Owner cum Promoter in favour of **KESHOB REAL ESTATE PVT. LTD.**

**AND WHERE AS** the plan has been sanctioned and approved by **JEMUA GRAM PANCHAYAT** for the construction of B+G+IX storied building as per vide Meeting No. **06/2021-22** Dated 16/08/2021 Valid upto 25/05/2024

**AND WHERE AS** the purchaser being interested to purchase a flat in the "**NARAYANI PHASE II**" approached the First Part and Second Part and First Part and Second Part agreed to sell to the purchaser a flat as mentioned in the Second schedule below and which is construct on the First Schedule property.

**NOW THIS DEED WITNESSTH** that in consideration of Rs.

(Rupees

\_\_\_\_\_ ) only paid by the purchaser to the vendor/Developer by cheque the receipts whereof the vendor/Developer hereby grant, convey, transfer, sell the **PURCHASER ALL THAT Flat bearing No-\_\_\_\_\_ , on the (\_\_\_\_) \_\_\_\_\_ Floor** having Carpet Area of \_\_\_\_\_ (

\_\_\_\_\_ ) Square Feet with / without a medium size Car Parking space at "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur, Durgapur particularly mentioned in Second Schedule below together with common areas, facilities, and amenities as described in Third Schedule below also

Deed of Conveyance [NARAYANI PHASE II]

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**KESHOB REAL ESTATE PVT. LTD.**

*Sabyasachi Choudhury*  
Director

together with half of the depth of both floor and roof with full ownership of sanitary fittings and also internal walls within the said flat together with common rights of using stair case, all ways, paths, passages, drain water courses, pumps septic tanks etc in the ground to top floor of the building together with proportionate undivided rights, title, interest on the First Schedule land with rights, liberties, easements, appendages, appurtenance thereto along with common right more fully mentioned Schedule three below and all estate, right, title interest claims and demands whatsoever of the Vendor into or upon and every part thereof TO HAVE AND TO HOLD the same and the use of the said purchaser, his heirs, executors, administrators, assigns absolutely and forever and the vendor hereby covenants with the Purchaser his/her heirs, executors, administrators, assigns that notwithstanding any act, deed or things hereto before granted or executed or knowingly suffered to the contrary and the vendor now lawfully seized and possessed the said property free from all encumbrances attachments or defect in the title whatsoever and the vendor has full authority to sale the said property in the manner as aforesaid and the purchaser hereinafter peaceably and quietly possess and enjoy the sold property in khas without claim or demand whatsoever from the Vendor or and the Developer or any person claiming under or in trust for them and further the vendor and the Developer and also their legal heirs, successors- in- office, administrators, legal representatives and assignee from door cause to be done or executed all such lawful acts, deeds and things whatsoever in future and more perfectly conveying the said flat and every part thereof in the manner as aforesaid according to true intent and meaning of this deed..

AND WHEREAS Purchaser/s shall be factually legally entitled to get his/her name/s recorded in the record of B.L & L.R.O., FARIDPUR-DURGAPUR during settlement And further that the purchaser shall be at liberty to get the property muted into the rent roll of Govt. Of West Bengal and liberty to take separate electricity and water supply connection in his own name from competent authorities and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the Vendor or Developer.

#### **FIRST SCHEDULE**

##### **(Said Land)**

All that piece and parcel of Bastu Land measuring **505.81 SQMT/12.5 Decimal/7.56 Katha**, Mouza : Shankarpur (J.L. 109), R.S. Plot No. 72, Khatian No. 35, PS : New Township, under Jemua Gram Panchayat, A.D.S.R. Office- Durgapur & Sub-Division- Durgapur,, Dist : Paschim Bardhaman, WB, District- Paschim Bardhaman, WB

##### **BUTTED AND BOUNDED BY:**

<b>ON THE NORTH</b>	: N.G. Nath
<b>ON THE SOUTH</b>	: Property of Mallik Babu
<b>ON THE EAST</b>	: 16 Ft Metal Road
<b>ON THE WEST</b>	: Rest part of same plot their after plot of Co-Operative

#### **SECOND SCHEDULE**

##### **PART-I**

##### **(Said Flat)**

All that the unit being **Apartment No. \_\_\_\_\_** on **\_\_\_\_\_ Floor**, measuring **(\_\_\_\_) Square Feet**, be the same a little more or less of Super Built up area, Tiles flooring in "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur at the land as described in the First Schedule with proportionate undivided share of the land enjoyment at common areas amenities and facilities (as described in part- I & Part – II of the schedule – Three hereunder).

##### **PART-II**

##### **(Parking Space)**

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*Sabjyanchi Chakraborty* 21 Page  
**Director**

All that right to park a medium size car at open/ covered parking space measuring about more or less **135 Sq. Ft.** in the Ground Floor/ vacant place of the Building.

**THIRD SCHEDULE  
PART-I**

**(Share in Specific Common Portion)**

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Staircase of "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur.
2. Corridors of "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur. (Save inside any unit).
3. Drains & Swears of "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur. (Save inside any unit).
4. Exterior walls of "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur.
5. Electrical wiring and Fittings of "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur. (Save inside any unit).
6. Overhead Water Tanks of "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur.
7. Water Pipes of "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur.
8. Lift Well, Stair head Room, Lift Machineries of "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur.
9. Pump and Motor of "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur.

**PART-II**

**(Share in General Common Portion)**

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Main Entrance of "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur.
2. Drains & Sewages of "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur. (Save inside the Block).

**FOURTH SCHEDULE  
'RIGHTS OF THE PURCHASER'**

- a) That the purchaser shall enjoy the super- built up area for the said flat along with common rights they are lawfully entitled thereto along with all sewerage, drains, water courses and all common areas available for use of the said premises.
- b) That the purchaser shall have every right to enter into any other flat in the building for the purpose of effecting repair of service pipe lines and portion of flat as may reasonably necessitated such entry with a three days advance intimation (except emergency) for such intended entry.
- c) That the purchaser shall have full proprietary rights and interest and shall entitle to sale, mortgage, lease out, let out or transfer in every manner whatsoever without requiring any permission or consent from "OWNER" or "DEVELOPER" or from any other flat owner(s) or from the Association of the flat owners.
- d) That the purchaser undivided interest in the land described in the First Schedule above shall remain joint forever with the owners of the other flats of the said Complex namely "**NARAYANI PHASE II**" at Saptarshi Park, Shankarpur.

**FIFTH SCHEDULE  
'PURCHASER'S/S' COVENANTS'**

1. On and from the date of possession, the Purchaser/s herein agree/s, undertake/s and covenant/s to:

- a) Comply with and observe the rules, regulations and byelaws framed by Maintenance Agency/Association from time to time.
- b) Permit the maintenance Agency and Association and their respective men agents and workmen to enter into the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s for the Common Purposes or the Project;
- c) Deposit the amounts for various purposes as required by the Maintenance Agency or the Association;
- d) Use the common Portions without causing any hindrance or obstruction to other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners and occupants of the Buildings;
- e) Use and occupy the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s only for the purpose of residence;
- f) Keep the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s and party walls, sewers, drains pipes, cables, wires, entranced and main entrance serving any other Unit/Flat in the Building/s and/or in the premises in good and substantial repair and condition so as to support shelter and protect and keep habitable the other Unit/Flats/parts of the Building/s;
- g) In particular and without prejudice to the generality of the foregoing, not to make any form of alteration in or cut or damage the beams and columns passing through the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Common Portions for the purpose of making changing or repairing the concealed wiring and pipelines or otherwise
- h) Use and enjoy the Common Portions only to the extent required for ingress to and egress from the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s of men materials and utilities;
- i) Bear and pay the Common Expenses and other outgoings in respect of the Premises proportionately & the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly;
- j) Pay all rates taxes levies duties charges and impositions outgoings and expenses in respect of the Building and the Premises proportionately and the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly and to pay proportionate share of such rates and taxes payable in respect of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s until the same is assessed separately by the Corporation;
- k) Pay for other utilities consumed in or relating to the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
- l) Allow the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners the right to easements and/or quasi-easements;
- m) Regularly and punctuality make payment of the Common Expenses, Maintenance Charges and other payments mentioned herein within seven days of receipt of demands or relevant bill, whichever be earlier; and

2. On and From the Date of Possession, the Purchaser/s agrees and covenants:

- a) Not to put any nameplate or letter box or neon-sign or board in the Common Portions or on the outside wall of the Buildings save at the place as be approved or provided by the Developer herein, whatever the case may be herein provided. However, that nothing contained herein shall prevent the Purchaser/s to put a decent nameplate outside the main door of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;

- b) Not to open out any additional window or any grill box or fix grill or ledge or cover or any other apparatus protruding outside the exterior of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or any portion thereof;
- c) Not to do or permit to be done any act deed or thing which may render void or voidable any policy or Insurance or any Unit/Flat or any part of the Building/s or the premises or may cause any increase in the premium payable in respect thereof;
- d) Not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in or around the staircase, landings, or in any other common areas previously decorated;
- e) Not to store or allow anyone to store any goods articles or things in or around the staircase lobby landings or other common areas or installation of the Building/s;
- f) Not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s in the Building/s;
- g) Not to shift or obstruct any windows or lights in the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Building/s;
- h) Not to permit any new window light opening doorway path passage drain or other encroachment or easement to be made or acquired in against out of or upon the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s without the prior consent in writing of the Owners herein and the Developer herein and/or Developer and/or Owners, whatever the case may be and/or the Association;

**MEMO OF CONSIDERATION**

Received on or before executing this agreement Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) only as part of the net price of the said flat and appurtenances more fully mentioned in the Part II of the second schedule here in above written, from the above named

Date	Mode of Payment	Transaction No	Amount	Tax	Net Amount

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor /Attorney of Vendor/Developer/ Purchaser(s) are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written

**KESHOB REAL ESTATE PVT. LTD.**

*Sabyasachi Chatterjee*  
Director

**SABYASACHI CHATTERJEE as a  
Land Owner cum Developer  
Represented by it Director of  
KESHOB REAL ESTATE PRIVATE  
LIMITED**

KESHOB REAL ESTATE PVT. LTD.  
*Salyemchi Chappan*  
Director

\_\_\_\_\_  
SIGNED AND DELIVERED  
By the OWNER (S)

WITNESSES:

\_\_\_\_\_  
SIGNED AND DELIVERED  
By the Developer (S)

\_\_\_\_\_  
SIGNED AND DELIVERED  
By the PURCHASER (S)

Drafted by me and Typed at my office &  
I read over & Explained in Mother Languages to all  
Parties to this deed and all of them admit that the  
Same has been correctly written as per their instruction