

**DRAFT COPY**

**-: DEED OF CONVEYANCE :-**

This Deed of Conveyance is made on this the            day of            , Two  
Thousand Twenty            (202 ) of the Christian Era  
Amongst

[2]

**State Resource Centre For Adult Education, West Bengal**, (Pan : AABAS0551J), having its registered office at 50/1, **Dr. Suresh Chandra Banerjee Road** (Portion of old/former Premises No. 50, Beliaghata Main Road), **P.O. Beliaghata, P.S. Beliaghat, Kolkata-700 010**, represented by its the then **Director/Authorized Signatory** namely **Dr. Arup Kumar Das** (Pan : AHOPD 6679D, Aadhaar No. 9365 3638 7161 and Mobile No. 90622 03763), son of Late Gopal Chandra Das, by Occupation-Service, by Nationality - Indian, by Faith - Hindu, residing at **510/1, Tirupati Apartment, Sahid Hemanta Kumar Bose Sarani, P.O. Motijheel, P.S. Dumdum, District : North 24 Parganas, Pin-700 074**, hereinafter called and referred to as the **First Party / Land Owner / Vendor** (Which terms or expression shall unless excluded by or repugnant to the subject or context shall mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **One Part**, represented by its **Lawful Constituted Attorney** namely **M/s. Matrix Construction** (Pan : ABGFM 4974Q), a Partnership firm having its registered office at **157/2A, Acharya Prafulla Chandra Road, First Floor, Room No. 1B, P.O. Shyambazar, P.S. Shyampukur, Kolkata-700 004**, represented by its **Partners** namely **(1) Sri Uttam Kumar Kundu** (Pan : AFYPK 1781M, Aadhaar No. 2735 1143 6624 and Mobile No. 93310 52340), son of Late Jadab Chandra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu, residing at **13/8D, Ariff Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata-700 067** and **(2) Sri Samiran Kundu** (Pan : BEWPK 1160G, Aadhaar No. 6026 2958 4918 and Mobile No. 92300 21001), son of Sri Uttam Kumar Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu, residing at **Block-AE, Plot No. 124, P.O. Bidhannagar CC Block, P.S. Bidhannagar (North), Kolkata-700 064**, by virtue of a **Development Power of Attorney, Dated 11/05/2023**, which was duly registered in the office of the Additional District Sub-Registrar, Sealdah, District : South 24-Parganas and recorded there in Book No. I, Volume No. 1606-2023, Page from 49483 to 49503, Being No. 160601685, For the year 2023.

[3]

And

**M/s. Matrix Construction** (Pan : ABGFM 4974Q), a Partnership firm having its registered office at **157/2A, Acharya Prafulla Chandra Road, First Floor, Room No. 1B, P.O. Shyambazar, P.S. Shyampukur, Kolkata-700 004**, represented by its **Partners** namely (1) **Sri Uttam Kumar Kundu** (Pan : AFYPK 1781M, Aadhaar No. 2735 1143 6624 and Mobile No. 93310 52340), son of Late Jadab Chandra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu, residing at **13/8D, Ariff Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata-700 067** and (2) **Sri Samiran Kundu** (Pan : BEWPK 1160G, Aadhaar No. 6026 2958 4918 and Mobile No. 92300 21001), son of Sri Uttam Kumar Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu, residing at **Block-AE, Plot No. 124, P.O. Bidhannagar CC Block, P.S. Bidhannagar (North), Kolkata-700 064**, hereinafter called and referred to as the **Second Party / Developer** (Which terms or expression shall unless excluded by or repugnant to the subject or context shall mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **Second Part.**

And

(1) Sri (Pan : , Aadhaar No. and Mobile No. ), son of Sri/Late , by Occupation- , by Nationality- , by Faith- , residing at , P.O. , P.S. , Kolkata- and (2) Smt (Pan : , Aadhaar No. and Mobile No. ), wife of Sri , by Occupation- , by Nationality- , by Faith- residing at , P.O. , P.S. , Kolkata- hereinafter jointly called and referred to as the **Third Party / Purchasers** (which terms or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns) of the **Third Part.**

**Whereas** The Body Corporate named and known as **Kolkata Improvement Trust (K.I.T.)**, a statutory body under the Urban Deveopment Department, Government of West Bengal, having its registered office at P-16, India Exchange Place Extension, P.S. Bowbazar, Kolkata-700 073, absolutely seized and possessed of or otherwise well and sufficiently entitled to **All That** piece and parcel of **Bastu Land** containing an area of 577.48 square meter i.e. 08 Cottahs - 10 Chattaks - 43 sq.ft., which **Bastu Land** practically found as 07 Cottahs - 09 Chattaks - 37 Sq.ft., together with more than 20 years old, cemented floor, two and partly three storied fully residential building stood thereon, having its total covered area of 4398.90 sq.ft. be the same a little more or less (i.e. on the Ground Floor : 1646.92 sq.ft. + on the 1st Floor : 2566.85 sq.ft. and on the portion of 2nd Floor : 185.13 sq.ft.), along with all easement, appurtenances and common rights of the KMC main road on the southern side of the said **Basu Land** available therein, within limits of K.I.T. Scheme No. IV-M, formed out of original Premises No. 50 (Por.) Beliaghata Main Road, under jurisdiction of the Kolkata Municipal Corporation, Ward No. 034, Borough No. III and District : South 24-Parganas, hereinafter referred to as the **said property**.

**And Whereas** in course of peaceful possession and enjoyment of the **said property**, the said **Kolkata Improvement Trust (K.I.T.)** the **Vendor** therein, being represented by its the then **Officer-on-Special Duty**, by viture of a registered **Deed of Conveyance**, dated 01/12/2009, which was registered in the office of the Additional District Sub-Registrar at Sealdah, District : South 24 Parganas and recorded there in Book No. I, CD Volume No. 1, Pages From

[5]

5100 to 5109, Being No. 00248, For the year 2010, sold, conveyed, transferred and assured the said **property**, for a valuable consideration mentioned thereon, morefully described in the **Schedule** therein in favour of **State Resource Centre For Adult Education, West Bengal**, the **Purchaser** therein and since Purchase as aforesaid, the said **State Resource Centre For Adult Education, West Bengal**, being the **First Party/Land Owner/Vendor** herein, got its name mutated in the Books and records of the Kolkata Municipal Corporation and was allotted a new premises number with new road name being **Premises No. 50/1, Dr. Suresh Chandra Banerjee Road**, vide **Assessee No. 11-034-09-1002-3**, arise out of the then part of mother/former Premises No. 50, Beliaghata Main Road, morefully described in the **First Schedule** mentioned property hereunder written and it is free from all encumbrances, attachments whatsoever having a good and marketable title thereto, hereinafter referred to the said **Property**.

**And Whereas** in the aforesaid manner the said **First Party / Land Owner / Vendor** herein, in course of its peaceful possession and enjoyment of the said **Property** being intended to have the said **Property** developed by construction of a **new multistoried Building**, through a **Developer** and accordingly entered into a **Development Agreement** with the said **M/s. Matrix Construction**, a Partnership firm, represented by its **Partners** namely (1) **Sri Uttam Kumar Kundu**, son of Late Jadab Chandra Kundu and (2) **Sri Samiran Kundu**, son of Sri Uttam Kumar Kundu, being the **Second Party / Developer** therein and being the **Second Party / Developer** herein, upon the terms and conditions mentioned therein and the said **Development**

[6]

**Agreement**, dated 11/05/2023, which was duly registered in the office of the **Additional District Sub-Registrar at Sealdah, District : South 24-Parganas** and recorded there in Book No. I, Volume No. 1606-2023, Page from 47035 to 47076, Being No. 160601675, For the year 2023 and simultaneously the **First Party / Land Owner / Vendor** herein on the same date i.e. on 11/05/2023, executed a **Development Power of Attorney**, in favour of the said **M/s. Matrix Construction**, a Partnership firm, represented by its **Partners** namely **(1) Sri Uttam Kumar Kundu**, son of Late Jadab Chandra Kundu and **(2) Sri Samiran Kundu**, son of Sri Uttam Kumar Kundu therein and being the **Second Party / Developer** herein, which was duly registered in the office of the **Additional District Sub-Registrar at Sealdah, District : South 24-Parganas** and recorded there in Book No. I, Volume No. 1606-2023, Page from 49483 to 49503, Being No. 160601685, For the year 2023, empowering the **Second Party / Developer** herein to look after the affairs related to the said proposed development of the said **Property** and to sale, assigns and / or transfer of the **Developer's** allocation / share as reserved under the said **Development Agreement**, dated 11/05/2023.

**And Whereas** in the aforesaid manner the said **First Party / Land Owner / Vendor** herein further executed a **General Power of Attorney**, dated 11/05/2023, in favour of the said **M/s. Matrix Construction**, a Partnership firm, represented by its **Partners** namely **(1) Sri Uttam Kumar Kundu**, son of Late Jadab Chandra Kundu and **(2) Sri Samiran Kundu**, son of Sri Uttam

[7]

Kumar Kundu therein and being the **Second Party / Developer** herein, which was duly registered in the office of the **Additional District Sub-Registrar at Sealdah, District : South 24-Parganas** and recorded there in Book No. I, Volume No. 1606-2023, Page from 47021 to 47034 , Being No. 160601674, For the year 2023, empowering to look after the affairs related to the sanction of Building Plan from the Building Department, Borough No. III of the KMC Office for construction of a new multistoried Building upon the said plot of **Bastu Land**.

**And Whereas** thereafter aforesaid **Development Agreement** dated 11/05/23, for the proposed construction work already been registered in accordance with the provisions of the act. under **The Real Estate Regulatory Authority**, vide Registration No....., dated....., in the name of the **Second Party / Developer** herein

**And Whereas** the **Second Party / Developer** herein after sanctioned of a **Building plan**, vide **B.P. No.** , dated , duly sanctioned from the Building Department, Borough No. III of the KMC office and the said **Second Party / Developer** herein has already completed construction of the **newly G+IV storied Building** upon the said **Bastu Land** after demolishing of old structures strictly as per said sanctioned Building plan, vide **B.P. No.** , dated .

**And Whereas the Second Party / Developer** herein with full confirmation of the **First Party / Land Owner / Vendor** herein decided / declared to sale of **All That** self contained, independent vitrified tiles finished floor fully residential one **Flat**, (being **Flat No.** ), on the **Floor**, consisting of **Bed Room + Kitchen - Cum - Dining + Bath / Privy** and **Verandah**, having **super built-up area Sq.Ft.** (i.e. **covered area Sq.Ft.** + proportionate common uses area **Sq.Ft.**) be the same, a little more less (**without any type of car parking space**), which falling under the **Second Party / Developer's** allocation / share, at or for the total consideration of **Rs. /- (Rupees )** only, morefully described in the **Second Schedule** mentioned property hereunder written, erected lying, situate at and being **Premises No. 50/1, Dr. Suresh Chandra Banerjee Road, P.O. Beliaghata, P.S. Beliaghata, Kolkata-700 010**, under the **KMC Ward No. 034**, vide **Assessee No. 11-034-091002-3**, within the Jurisdiction of the **Additional District Sub-Registrar at Sealdah, District : South 24-Parganas**, together with the undivided impartible proportionate share in the **Bastu Land** morefully described in the **First Schedule** hereinafter written, along with all other common rights of the open areas or spaces including all stairways or passages therein, all other easements, quasi-easements together with rights of the free assess to the top roof available therein, excepting all other common reservations therein and liabilities to bears all common expenses of the said **newly G+IV storied Building** with other purchaser(s) / owner(s) therein, which all are morefully described in the **Third, Fourth, Fifth and Sixth Schedule** respectively hereunder written, hereinafter referred to as the said **Flat**.



**And Whereas** getting such information from a reliable source the **Third Party / Purchasers** herein, have taken inspection of the abstracts of title of the **First Party / Land Owner / Vendor** herein, the rights reserved by the **Second Party / Developer** herein, the said **Development Agreement, General Power of Attorney and Development Power of Attorney**, all are dated 11/05/2023, the **Sanctioned Building Plan No.** , dated , the **Completion Certificate No.** , dated , total consideration price and status of the said **Flat** under the said **newly G+IV storied Building** and that the said construction has been carried out in accordance with the aforesaid sanctioned plans as per practicable fully conversant with the contents hereof and has been fully satisfied by the **Third Party / Purchasers** herein as above.

**And Whereas** the **Third Party / Purchasers** herein, have approached to the **Second Party / Developer** herein and the **First Party / Land Owner / Vendor** herein for **Purchase** of the said **Flat** (without any type of car parking space), morefully described in the **Second Schedule** mentioned property hereunder written, which falling under the **Second Party / Developer's** allocation/ share, at a total **Consideration** of Rs. /- (Rupees ) only and the **Second Party / Developer** herein and the **First Party / Land Owner / Vendor** herein both have agreed to sell the said **Flat** erected lying, situate at and being **Premises No. 50/1, Dr. Suresh Chandra Banerjee Road, P.O. Beliaghata, P.S. Beliaghata, Kolkata-700 010**, under the **KMC Ward No. 034, vide Assessee No. 11-034-09-1002-3**, within the Jurisdiction of the **Additional District Sub-Registrar at Sealdah**,

**District : South 24-Parganas**, together with the undivided impartible proportionate share in the **Bastu Land**, morefully described in the **First Schedule** hereinafter written, along with all other common rights of the open areas or spaces including all stairways or passages therein, all other easements, quasi-easements available therein together with rights of the free access to the top roof available therein, excepting all other common reservations therein and liabilities to bears all common expenses of the said **newly G+IV storied Building** with other purchaser(s) / owner(s) therein, which all are morefully described in the **Third, Fourth, Fifth and Sixth Schedule** respectively hereunder written and in this regards an **Agreement For Sale**, was executed on / /202 , among the parties hereto and same was registered in the office of the **Additional District Sub-Registrar at Sealdah, District : South 24-Parganas** and recorded there in **Book No. I, Volume No. 1606-** , Pages from to , **Being / Deed No. 16060** , For the Year 202 and the **Third Party / Purchasers** herein had already paid a sum of Rs. /- (**Rupees** ) only to the **Second Party / Developer** herein as earnest / advance money out of the total consideration price of Rs. /- (**Rupees** ) only and the parties hereto have agreed to complete the transaction by execution and registration of the formal **Deed of Conveyance** and the **Third Party / Purchasers** herein have paid the residuals amount out of total consideration price to the **Second Party / Developer** herein in respect of the said **Flat**.

**:- Now this Indenture Witnesseth as Follows :-**

That in pursuance of the said Agreement and in **Consideration** of a sum of Rs. / (**Rupees** ) only, well and truly paid by the **Third Party / Purchasers** herein to the **Second Party / Developer** herein in

the manner mentioned in the **Memo of Consideration** hereunder written with full knowledge and consent of the **First Party / Land Owner / Vendor** herein (the receipt whereof the **Second Party / Developer** herein do hereby as well as memos hereunder written admit and acknowledge) and of and the same and every part thereof and do hereby release, acquit and forever discharge the said **Flat** sold by the **Second Party / Developer** herein with full confirmation of the **First Party / Land Owner / Vendor** herein, do hereby sale, grant, transfer, convey, assign and assure unto and in favour of the **Third Party / Purchasers** herein of **All That** self contained, independent vitrified tiles finished floor fully residential one **Flat** (being **Flat No.**  ), on the **Floor**, consisting of **Bed Room + Kitchen - Cum - Dining + Bath / Privy** and **Verandah**, having **super built up area Sq.Ft.** (i.e. covered area **Sq.Ft.** + proportionate common uses are **Sq.Ft.**) be the same, a little more less, which falling under the **Second Party / Developer's** allocation / share (**without any type of car parking space**), morefully described in the **Second Schedule** mentioned property hereunder written, together with the undivided impartible proportionate share in the **Bastu Land**, morefully described in the **First Schedule** hereinafter written, along with all other common rights of the open areas or spaces including all stairways or passages therein, all other easements, quasi-easements together with rights of

[12]

the free access to the top roof available therein, excepting all other common reservations therein and liabilities to bears all common expenses of the said **newly G+IV storied Building** with other purchaser(s) / owner(s) therein, which all are morefully described in the **Third, Fourth, Fifth and Sixth Schedule** respectively hereunder written, upon which the said **Flat** erected lying, situate at and being **Premises No. 50/1, Dr. Suresh Chandra Banerjee Road, P.O. Beliaghata, P.S. Beliaghata, Kolkata-700 010, under the KMC Ward No. 034, vide Assessee No. 11-034-09-1002-3, within the Jurisdiction of the Additional District Sub-Registrar at Sealdah, District : South 24-Parganas** or **howsoever otherwise** of the said **Flat** or apartment under the said **newly G+IV storied Building** now are or is or heretofore was or ware situate, bounded called, known, numbered, described and distinguished together with common amenities and also together with privileges, rights, easements, quasi-easements, reservations and restrictions **to have and to hold** of the said **Flat** hereby granted, sold, conveyed and transferred to expressed and intended **to so to be unto to** the use of the **Third Party / Purchasers** herein their heirs, executors, representatives and assigns and forever free from all encumbrances, but nevertheless subject to the terms and conditions and the **Second Party / Developer** herein along with the **First Party / Land Owner / Vendor** herein doth hereby covenant with the **Third Party / Purchasers** herein that

notwithstanding any act. deed or things whatsoever by the **Second Party / Developer** herein and the **First Party / Land Owner / Vendor** herein and or any of its respective predecessor-in-title or executed or knowingly suffered to the contrary, the **Second Party / Developer** herein and the **First Party / Land Owner / Vendor** herein now have good rights full power and absolute authority regarding the said **Flat** and indefeasible title to grant, sale, convey and transfer of the said **Flat** hereby granted, sold conveyed and transferred or expressed or intended **to do so unto and the use** of the **Third Party / Purchasers** herein their respective heirs, executors, administrators, representatives and assigns shall from this day and may at all times hereafter peaceably, quietly and suitably possess and enjoy the said **Flat** and receive the rents, issues, profits thereof without any lawful eviction, hindrance, interruption, claim or demand whatsoever from or by the **Second Party / Developer** herein and the **First Party / Land Owner / Vendor** herein or any person or persons lawfully or equitably claiming from under or in trust for them or from or under any of its predecessor-in-title **and** that free and clear, freely and clearly and absolutely exonerated and released otherwise by and at the costs and expenses and the **Second Party / Developer** herein and the **First Party / Land Owner / Vendor** herein will and sufficiently secured of and from and against all and all manner of claim, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the **Second Party / Developer** herein and the **First Party / Land Owner / Vendor** herein or any of its predecessors-in-title

[14]

or any person or persons lawfully or equitably claiming as aforesaid and further that the **Second Party / Developer** herein and the **First Party / Land Owner / Vendor** herein and all person having or lawfully or equitably claiming any estate or interest whatsoever in the said **Flat** or any part thereof from under or in trust for the **Second Party / Developer** herein and the **First Party / Land Owner / Vendor** herein or any of its predecessors-in-title shall be from time to time and at times hereafter at the request and cost of the **Third Party / Purchasers** herein their respective heirs, executors administrators, representatives and assigns do or caused to do done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said **Flat** and every part thereof **unto and to the use** of the **Third Party / Purchasers** herein their respective heirs, executors, administrators, representatives and assigns in the manner aforesaid as shall or may reasonably be required. The **Second Party / Developer** herein and the **First Party / Land Owner / Vendor** herein doth hereby also conveyed of the undivided impartible proportionate all common portions of the said **newly G+IV storied Building** to the **Third Party / Purchasers** herein for common enjoyment with their said **Flat** inclusive all others flat owner(s) of the said **newly G+IV storied Building**. The **Third Party / Purchasers** herein shall have the rights to mutate in the Books and records of the Kolkata Municipal Corporation and also before others authority concerned in their respective names as joints owners of the said **Flat**.

**The First Schedule Above Referred To**

**(Entire Bastu Land / Premises)**

All That piece and parcel of revenue redeemed **Bastu Land** measuring about **07 (Seven) Cottahs - 09 (Nine) Chattaks-37 (Thirty Seven) Sq.Ft.** (as per physical measurement), which **Bastu Land** area written as 08 (Eight) Cottahs - 10 (Ten) Chattaks-43 (Fourty Three) Sq.Ft. (as per registered Deed of Conveyance, dated 01/12/2009) be the same a little more or less, together with a **newly G+IV storied Building** erected thereon, named "**Iconic Apartment**", consisting of several residential Flats, Garage spaces, Office Spaces and Shop Rooms, having **Lift Facilities** therein, along with all easements, appurtenances and common rights of the KMC main road on the southern side of the said **Bastu Land** available therein lying, situate at and being **Premises No. 50/1, Dr. Suresh Chandra Banerjee Road, P.O. Beliaghata, P.S. Beliaghata, Kolkata-700 010,** under the **KMC Ward No. 034, vide Assessee No. 11-034-09-1002-3,** within the Jurisdiction of the **Additional District Sub-Registrar at Sealdah, District : South 24-Parganas,** which is butted and bounded as the following manner :

**(Zone : Rail Bridge, W-34-CIT/GS Rd on Road)**

**On The North By : Premises No. 5/6, Hem Chandra Naskar Road**  
**On The South By : 60'-0" wide Dr. Suresh Chandra Banerjee Road**  
**On The East By : Premises No. 1, Hem Chandra Naskar Road**  
**On The West By : Premises No 59A, Dr. Suresh Chandra Banerjee Road and 2.76 meters wide private passage**

**The Second Schedule Above Referred To**

**(Flat Hereby Sold)**

All That the self contained, independent vitrified tiles finished floored, fully residential one Flat (being No. ) on the Floor, having **super built-up area Sq.Ft. (i.e. covered area Sq.Ft. + proportionate common uses area Sq.Ft.)** be the same, a little more or less (**without any carparking space**), having **Lift Facilities** therein together with the undivided impartible proportionate share in the **Bastu Land**, morefully described in the

**First Schedule** hereinbefore written upon which or part whereof the said **Flat** erected, along with all other common rights of the open areas or spaces including all stairways or passages therein, all other easements, quasi-easements together with rights of the free access to the top roof available therein, excepting all other common reservations therein and liabilities to bears all common expenses of the said **newly G+IV storied Building** with other purchaser(s) / owner(s) therein, which all are morefully described in the **Third, Fourth, Fifth and Sixth Schedule** respectively hereunder written and the said **Flat** erected lying, situate at and being **Premises No. 50/1, Dr. Suresh Chandra Banerjee Road, P.O. Beliaghata, P.S. Beliaghata, Kolkata-700 010**, under the **KMC Ward No. 034**, within the Jurisdiction of the **Additional District Sub-Registrar at Sealdah, District : South 24-Parganas** and said **Flat** shown by **Red** colour border line in the annexed entire **Floor Plan** hereto, which is a part of this **Deed of Conveyance**.

**The Third Schedule Above Referred to**  
**(Common Rights And Facilities)**

1. The foundation columns, griders, beams, supports etc.
2. One overhead reservoir with the main water pipe lines.
3. One pump with motor and pump and distribution pipes.
4. Water pump, under ground water reservoir with the main water pipe lines and other common plumbing installations.
5. Corridors, lobbies, landings spaces stairs, top roof, along with parapet walls, stairways, entrance and exists main gate of the said **newly G+IV storied Building** as well as boundary wall premises main gate.
6. Electic wiring meter and fittings.
7. Water and sewerage evacuation pipes to the drains and sewerage common connection to the main **newly G+IV storied Building**.
8. All equipments of fire fighting of the said **newly G+IV storied Building**
9. Space for letter box.



**The Fourth Schedule Above Referred To**  
**(Easements And Quasi-Easements)**

1. The **Third Party / Purchasers** herein shall be entitle to all rights privileges including the right of vertical and lateral supports easements, quasi-easement, appendages and appurtenances whatsoever belonging or in any way appertaining to the said **Flat** and the properties appurtenances thereto or otherwise hereby intended to be held used occupied or enjoyed or reputed or known part and parcel or member thereof or appertaining thereto which are hereinafter morefully specified excepting and reserving unto the **First Party / Land Owner / Vendor** herein and other flat owner(s) of the said **newly G+IV storied Building**, the rights, easement, quasi-easement privileges and appurtenances hereinafter.

2. The right of access in common with the said **First Party / Land Owner / Vendor** herein and other flat owner(s) of the **newly G+IV storied Building** at all times and for all normal purpose connected with the use and enjoyment of the entrance, staircase, top roof, landing and other common parts of the said **newly G+IV storied 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 part without any type of vehicles over and along the passages and pathways comprised within the said **newly G+IV storied Building** and the appurtenant of the said **Bastu Land**, provided always and it is declared that therein contained shall permit the **Third Party / Purchasers** herein or any person deserving title under the **Third Party / Purchasers** herein and/or their servant and employees invities to obstruct in any way by vehicles, deposit of materials, rubbish or otherwise the free passage

of the **First Party / Land Owner / Vendor** herein and other flat owner(s) of the said **newly G+IV storied Building** entitled to such rights of way over and along such passage or pathways or common parts as aforesaid.

4. The right of protection of the said **newly G+IV storied Building** and appurtenant thereto by or from all other parts of the said **newly G+IV storied Building** as they may protect the same and in manner not to demolish the support at present enjoyed by the said **newly G+IV storied Building** and the properties appurtenant thereto from the other part or parts of the said **newly G+IV storied Building**.

5. The right of passage in common as aforesaid of electricity water, telephone and soil pipes and to the said **Flat** and the properties appurtenant thereto pipes, drains, wires and conduits lying or being in under through or over any part or parts of the said **Flat** and the said **newly G+IV storied Building** so far as reasonably necessary for the beneficial occupation and enjoyment of the said **Flat** and the properties appurtenant thereto for all lawful purpose whatsoever.

6. The right with or without workmen and necessary materials for the **Third Party / Purchasers** herein to enter from time to time during the day time upon the other parts of the said **newly G+IV storied Building** and the said **newly G+IV storied Building** for the purpose of repairing so far as may be necessary such pipes drain and conduits aforesaid and for the purpose of re-building, repairing, replacing, cleaning any part or parts of the said **newly G+IV storied Building** and the properties appurtenant thereto to so far as such repairing, replacing, painting or cleaning as aforesaid can not be reasonably carried out without such entry and in all such cases excepting emergent situation upon giving twenty four hours previous notice in writing of their intention so to enter to the other flat owner(s) of the said **newly G+IV storied Building** entitled to the same.

**The Fifth Schedule Above Referred To**  
**(Excepting All Other Common Reservations)**

1. The under mentioned rights, easements quasi-easements, privileges and appurtenance shall be excepted and be reserved unto the other flat owner(s) of the said **newly G+IV storied Building** entitled to the same and / or reserving rights, title under them other than the **Third Party / Purchasers** herein in respect of the said **newly G+IV storied Building**.

2. The right of way in common with the **Third Party / Purchasers** herein, the other flat owner(s) of the said **newly G+IV storied Building** entitled as aforesaid for the enjoyment and use of common parts of passage of the said **newly G+IV storied Building** including its installations staircase entrance and other parts or passage and or for the purpose connected therewith including ingress to and egress from the said **newly G+IV storied Building**.

3. The right of passage in common as aforesaid of electricity, water and soil from and to any part (other than the said **Flat** and the proportions appurtenant thereto) or other parts of the said **newly G+IV storied Building** through pipes, drains, wires, conduits, lying or being in under through or over the said **newly G+IV storied Building** and the properties appurtenant thereto so for as may be reasonable necessary for the beneficial use of occupation of the other portion(s) of the said **newly G+IV storied Building** for all lawful purpose whatsoever.

4. The right of protection of other portion(s) of the said **newly G+IV storied Building** from or by all parts of the said **newly G+IV storied Building** and the properties appurtenant thereto any manner not to demolish the support at present enjoyed by the other portion(s) of the said **newly G+IV storied Building** from the said **Flat** and the properties appurtenances thereto.

5. That the **Third Party / Purchasers** herein shall and will give to the other flat owner(s), the necessary verticle, horizontal and lateral support for all flats and also a right of way over all common passages, all staircases and all common open spaces, etc.

6. That this transaction shall be governed by the transfer of property Act. under West Bengal Apartment Ownership Act' 1972 and other statutory Laws that may come into fource from time to time.

**The Sixth Schedule Above Referred To**  
**(Liabilities To Bear All Common Expenses)**

1. The expenses of maintaining, repairing, replacing redecorating etc. of the main structure and in particular the gutters and rain water pipes of the said **newly G+IV storied Building** water pipes, sewers, line and electric wires in under or upon the said **newly G+IV storied Building** and enjoyed or used by the **Third Party / Purchasers** herein in common with the other flat owner(s) of the said **newly G+IV storied Building** and main entrance passages, landing and staircase, top roof of the said **newly G+IV storied Building** as enjoyed by the **Third Party / Purchasers** herein or used by them in common as aforesaid and the boundary walls of the said **newly G+IV storied Building** and compound etc.
2. The cost of cleaning and lighting the passage landing staircase and other parts of the said **newly G+IV storied Building** enjoyed, used by the all flat owner(s) or purchaser(s) in common as aforesaid.
3. The costs of maintaining and decorating the exterior of the said **newly G+IV storied Building**.
4. The costs and expenses for running operation and maintaining water pump. electric motors etc.
5. The salaries for the sweepers and caretakers etc.
6. The cost of any common work and maintenance for common lights, pump and monthly common service charges.
7. The proportionate rates, taxes and outgoings in respect of the said **Flat** which is otherwise to be borne and paid by its owner(s)
8. Maintenance of regular water supply to the all flats.

In Witnesses Whereof we the Parties have hereunto voluntarily and full consciousness of mind, free from any request of others as well as appreciated the contents and meaning of this **Deed of Conveyance** put their respective hands and seals on this the day month and year first above written.

**Signed And Delivered By**  
**The First Party / Land Owner/Vendor**  
**In The Presence Of**

\_\_\_\_\_  
(Sri )  
Son of  
Occupation :  
Address :  
P.O.  
P.S. , Kolkata-700

**Signed And Delivered By**  
**The Second Party / Developer**  
**In The Presence Of**

\_\_\_\_\_  
(Sri )  
Son of  
Occupation :  
Address :  
P.O.  
P.S. , Kolkata-700

**Signed And Delivered By**  
**The Third Party / Purchasers**  
**In The Presence Of**

\_\_\_\_\_  
(Sri )  
Son of  
Occupation :  
Address :  
P.O.  
P.S. , Kolkata-700

**Typed By Me,**

\_\_\_\_\_  
(Miss. Suparna Paul)  
D/o. Sri Sukamal Paul  
Occupation : Private Service  
Address : 157/2A, A.P.C. Road  
P.O. Shyambazar, P.S. Shyampukur  
Kolkata-700 004

**For, M/s. Matrix Construction**

\_\_\_\_\_  
Partner Partner  
(Sri Uttam Kumar Kundu/Sri Samiran Kundu)  
As Constituted Attorneys of the First Party /  
Owner / Vendor namely :-  
State Resource Centre For Adult Education, West Bengal  
—Signature of the First Party/Land Owner/Vendor—

**For, M/s. Matrix Construction**

\_\_\_\_\_  
Partner Partner  
(Sri Uttam Kumar Kundu/Sri Samiran Kundu)  
—Signature of the Second Party / Developer—

- 1.
- 2.

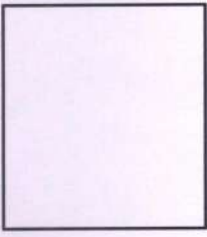

\_\_\_\_\_  
(Sri )  
(Smt )  
—Signature of the Third Party/Purchasers—

**Drafted By Me.**

\_\_\_\_\_  
(Kazi Tozammel Hossain)  
-Advocate-  
Sealdah Civil Court  
Enrolment No. F-165/176 of 1995  
Kolkata-700 014



**PHOTO PEST AND FINGER IMPRESSION SHEET NOS. 1 OF 3**

<div style="text-align: center; margin-bottom: 20px;">  </div> <p style="text-align: center;"><b>LEFT HAND</b></p> <p><b>For, M/s. Matrix Construction</b></p> <p style="text-align: right; margin-right: 20px;"><b>Partner</b></p> <p style="text-align: center;"><b>(Sri Uttam Kumar Kundu)</b></p> <p style="font-size: small;">As Constituted Attorneys of the State Resource Centre For Adult Education, West Bengal —Signature of the First Party / Land Owner / Vendor—</p>	<b>Small Finger</b>	<b>Ring Finger</b>	<b>Middle Finger</b>	<b>Indication Finger</b>	<b>Thumb Finger</b>
<p style="text-align: right; margin-right: 20px;"><b>RIGHT HAND</b></p>	<b>Thumb Finger</b>	<b>Indication Finger</b>	<b>Middle Finger</b>	<b>Ring Finger</b>	<b>Small Finger</b>
<div style="text-align: center; margin-bottom: 20px;">  </div> <p style="text-align: center;"><b>LEFT HAND</b></p> <p><b>For, M/s. Matrix Construction</b></p> <p style="text-align: right; margin-right: 20px;"><b>Partner</b></p> <p style="text-align: center;"><b>(Sri Samiran Kundu)</b></p> <p style="font-size: small;">As Constituted Attorneys of the State Resource Centre For Adult Education, West Bengal —Signature of the First Party / Land Owner / Vendor—</p>	<b>Small Finger</b>	<b>Ring Finger</b>	<b>Middle Finger</b>	<b>Indication Finger</b>	<b>Thumb Finger</b>
<p style="text-align: right; margin-right: 20px;"><b>RIGHT HAND</b></p>	<b>Thumb Finger</b>	<b>Indication Finger</b>	<b>Middle Finger</b>	<b>Ring Finger</b>	<b>Small Finger</b>

**PHOTO PEST AND FINGER IMPRESSION SHEET NOS. 2 OF 3**

<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto;"></div> <p align="center"><b>LEFT HAND</b></p> <p><b>For, M/s. Matrix Construction</b></p> <p align="right"><b>RIGHT HAND</b></p> <p align="right">Partner <b>(Sri Uttam Kumar Kundu)</b> —Signature of The Second Party / Developer—</p>	<b>Small Finger</b>	<b>Ring Finger</b>	<b>Middle Finger</b>	<b>Indication Finger</b>	<b>Thumb Finger</b>
	<b>Thumb Finger</b>	<b>Indication Finger</b>	<b>Middle Finger</b>	<b>Ring Finger</b>	<b>Small Finger</b>

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<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto;"></div> <p align="center"><b>LEFT HAND</b></p> <p><b>For, M/s. Matrix Construction</b></p> <p align="right"><b>RIGHT HAND</b></p> <p align="right">Partner <b>(Sri Samiran Kundu)</b> —Signature of The Second Party / Developer—</p>	<b>Small Finger</b>	<b>Ring Finger</b>	<b>Middle Finger</b>	<b>Indication Finger</b>	<b>Thumb Finger</b>
	<b>Thumb Finger</b>	<b>Indication Finger</b>	<b>Middle Finger</b>	<b>Ring Finger</b>	<b>Small Finger</b>



**PHOTO PEST AND FINGER IMPRESSION SHEET NOS. 3 OF 3**

<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto;"></div>	<b>LEFT HAND</b>	<b>Small Finger</b>	<b>Ring Finger</b>	<b>Middle Finger</b>	<b>Indication Finger</b>	<b>Thumb Finger</b>
	<b>RIGHT HAND</b>	<b>Thumb Finger</b>	<b>Indication Finger</b>	<b>Middle Finger</b>	<b>Ring Finger</b>	<b>Small Finger</b>
_____ (Sri ) —Signature of the Third Party/Purchaser—						
<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto;"></div>	<b>LEFT HAND</b>	<b>Small Finger</b>	<b>Ring Finger</b>	<b>Middle Finger</b>	<b>Indication Finger</b>	<b>Thumb Finger</b>
	<b>RIGHT HAND</b>	<b>Thumb Finger</b>	<b>Indication Finger</b>	<b>Middle Finger</b>	<b>Ring Finger</b>	<b>Small Finger</b>
_____ (Smt. ) —Signature of the Third Party/Purchaser—						