

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this day of December, 2023;

BETWEEN

1. **SRI NAYAN RANJAN DAS MAHAPATRA**

W/o Late Pravakar Das Mahapatra

By faith – Hindu, by occupation – Retd.

At Sujagunj, P.O. – Midnapore

P.S. – Kotwali, Dist. – Paschim Medinipur, Indian Citizen

PAN No. ACVPD0377N

AADHAR No.

Herein after referred to and called as the **“OWNER(S)/ VENDOR(S)”**

Represented by their Constituted Attorney:

1. **ARUN KUMAR SARKAR**

S/o Late Ajit Kumar Sarkar

Of Inda, P.O. – Inda,

P.S. – Kharagpur (Town), Dist.- Paschim Medinipur

2. **ANUPAM MAJUMDAR**

S/o Late Santosh Majumdar

Of Saratpally, P.O. – Midnapore,

P.S. – Kotwali, Dist.- Paschim Medinipur

Partners of **JOY JAGANNATH BUILDERS**, (PAN – AAFRJ1560H) a partnership firm having office at Sujagunj, P.O. Midnapore, P.S. Kotwali, A.D.S.R.O. – Midnapore, Dist.- Paschim Medinipur, Pin – 721101

Appointed by a Development Power of Attorney being Nos. 4318/2023, dt. 25.07.2023 registered before ADSR, Midnapore Sadar

AND

JOY JAGANNATH BUILDERS, a partnership firm having office at Sujagunj, P.O. Midnapore, P.S. Kotwali, A.D.S.R.O. – Midnapore, Dist.- Paschim Medinipur, Pin – 721101

Having PAN No. – AAFRJ1560H

represented by its Partners:-

1. **ARUN KUMAR SARKAR**

S/o Late Ajit Kumar Sarkar

By faith – Hindu, by occupation – Business

At Inda, P.O. – Inda

P.S. – Kharagpur (Town), Dist. – Paschim Medinipur,

PIN – 721305, Indian Citizen

PAN No. AJVPS2314K

AADHAR No.

2. ANUPAM MAJUMDAR

S/o Late Santosh Majumdar

By faith – Hindu, by occupation – Business

At Saratpally, P.O. – Midnapore

P.S. – Kotwali Dist. – Paschim Medinipur,

PIN – 721101, Indian Citizen

PAN No. BGCPM9260M

AADHAR No.

3. SUBRATA DAS

S/o Late Lakshmi Kanta Das

By faith – Hindu, by occupation – Business

At Sujagunj, P.O. – Midnapore

P.S. – Kotwali Dist. – Paschim Medinipur,

PIN – 721101, Indian Citizen

PAN No. AFDPD1936J

AADHAR No.

Hereinafter referred to and called as the **‘DEVELOPER ’**

AND

..... son / wife / daughter of residing at by faith..... , by Occupation , by Nationality....., **PAN No....., EPIC/Passport /OCI/CIO/PIONo....., Adhar No.....** hereinafter referred to and called as the "**PURCHASER (S)**

That the OWNERS/ VENDORS are the owners of their land measuring **38.41 Decimals** comprising in District- Paschim Medinipur, P.S. & Municipality- Midnapore, Ward No. Old 15, New 18, within Mouza – Ballavpur, J.L.No.- 183, in L.R. Khatian No. 1071 Hal Mutated Khatian No. 6221, R.S. Plot No. 3506 corresponding to L.R. Plot No. 2957, Area 32.11 dec. R.S. Plot No. 3508 (Part) corresponding to L.R. Plot No. 2959 (Part) area 15.71 dec. Total measuring area 38.41 dec. out of 47.82 dec. fully describe as in schedule below hereinafter referred as '**Said Property**'

Portion of the '**Said Property**' previously belonged to Gunilal Saha and Sachinandan Saha.

The present owner purchased the properties comprising in R.S. plot no. 3506, L.R. plot no. 2957 and R.S. plot no. 3508, L.R. Plot No. 2959 from Amirit Das Mahapatra and others by virtue of a regd. Deed of sale being no. 1892 of 2020 dt. 09.07.2020 entered into vol No 1003 page No. 46587 to 46618 in the office of ADSR Midnapore. After that one deed of Exchange being no. 2769 of 2020 dt. 28.08.2020 duly entered into vol No 1003 page no. 65195 to 65233 in the office of ADSR Midnapore was made in between Biswaranjan Das Mahapatra and others and by said deed of exchange, the present owner got the properties comprising in R.S. plot no. 3506, L.R. Plot No. 2957 and R.S. Plot No. 3508, L.R. plot no. 2959, Biswaranjana Das Mahapatra, Kakali Das Mahapatra, Smt. Bijali Das Mahapatra and Smt. Anjali Ghosh Kalamuri also got the properties above noted plots under "kha" schedule of said Deed of Exchange alongwith the present land owner. Thereafter said Biswaranjan Das Mahapatra and others jointly gifted their respective share of the properties to

the present land owner by virtue of Regd. Deed of Gift being no. 4108 of 2020 dt. 26.11.2020 entered into vol No 1003 page no. 95093 to 95117 in the office of ADSR Midnapore. Thus the present land owner is now possessing total area of 0.4832 acre property as mentioned in the schedule during LR settlement his name was duly mutated under this Khatian No. 6221 in respect of schedule – A property. He also paid rent to the Govt. and Municipality Tax against proper receipts.

AND

The OWNER decided to develop the property through Developer and By a registered Development Agreement being No. 4289/2023 dt. 25.07.2023 OWNERS/ VENDORS appointed DEVELOPER to develop their property and authorized him to do everything by executing a Development Power of Attorney being No. 4318/2023, dt. 25.07.2023

AND

The expression of the terms the 'OWNER/VENDOR' , “ DEVELOPER” and the 'PURCHASER' wherever they occur in the body of this Agreement to Sell, shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignee(s).

AND WHEREAS the VENDORS/ DEVELOPERS/OR BOTH for his/their bonafide needs and requirements have agreed to sell, convey, transfer and assign to the PURCHASER

And the PURCHASER has agreed to purchase the FLAT along with proportionate, undivided, indivisible and impartible ownership rights in the said Property with all rights and interest, easements, privileges and appurtenances thereto, with all fittings, fixtures, electricity and water connections, structure standing thereon, with all rights in common driveway, entrances, passages, staircase and other common facilities and amenities provided therein, hereinafter referred to as "THE SAID PORTION OF THE SAID PROPERTY" for a total sale consideration of Rs. _____ (Rupees

_____). The payment schedule has been mentioned in separate schedule as schedule D below.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS UNDER :-

1. That in consideration of the sum of Rs. _____/- (Rupees _____), out of which a sum of Rs. _____/- (Rupees _____), as advance money has been received by the VENDOR/DEVELOPER/OR BOTH from the PURCHASER, in the following manner :

a) the receipt of which the VENDOR / DEVELOPER/ OR BOTH hereby admits and acknowledges and

b) the remaining balance sum of Rs. _____/- (Rupees _____), will be received by the VENDOR/ DEVELOPER/ OR BOTH from the PURCHASER, at the time of registration of the Sale Deed,

2. the VENDOR/ DEVELOPER / OR BOTH do hereby agree to grant, convey, sell, transfer and assign all his rights and interests in the said portion of the said property, fully described IN SCHEDULE B, together with proportionate undivided, indivisible and impartible ownership rights in the freehold land underneath the said building to the PURCHASER, on the terms and conditions herein contained provided that nothing herein stated shall confer or deemed to have conferred upon the PURCHASER exclusively any right or title to the common driveway, passages, staircase, overhead water tanks, sewers, water meters and other common facilities to the exclusion of the VENDOR/ DEVELOPER / OR BOTH and or the PURCHASER or owners or occupants of the other units of the said building.

3. That the actual physical vacant possession of the said portion of the said property will be delivered by the VENDOR/ DEVELOPER / OR BOTH to the

PURCHASER, at the time of the registration of the Sale Deed, after receiving the full consideration.

4. That on or before 36 months from the date of this agreement, the VENDOR/ DEVELOPER / OR BOTH will execute and get the Sale Deed of the said portion of the said property registered, in favour of the PURCHASER or his nominee/s, on receipt of the full and final balance amount, failing which either party shall be entitled to get the Sale Deed registered through the court of law, at the cost and expenses of the defaulting party.

5. That the VENDOR/ DEVELOPER / OR BOTH hereby assures the PURCHASER that the VENDOR/ DEVELOPER / OR BOTH has neither done nor been party to any act whereby the VENDOR/ DEVELOPER / OR BOTH rights and title to the said portion of the said property may in any way be impaired or whereby the VENDOR/ DEVELOPER / OR BOTH may be prevented from transferring the said portion of the said property.

6. That the VENDOR/ DEVELOPER / OR BOTH hereby declares and represents that the said portion of the said property is not subject matter of any HUF and that no part of the said portion of the said property is owned by any minor.

7. That the VENDOR/ DEVELOPER / OR BOTH assures the VENDOR/ DEVELOPER / OR BOTH that the said portion of the said property is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaw, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever,

8. And if it is ever proved otherwise, or if the whole or any part of the said portion of the said property is ever taken away or goes out from the possession of the PURCHASER on account of any legal defect in the ownership and title of the VENDOR/ DEVELOPER / OR BOTH then the

VENDOR/ DEVELOPER / OR BOTH will be liable and responsible to make good the loss suffered by the PURCHASER

9. And keep the PURCHASER saved, harmless and indemnified against all such losses and damages suffered by the PURCHASER.

10. That the house tax, water and electricity charges and other dues and demands if any payable in respect of the said portion of the said property shall be paid by the VENDOR/ DEVELOPER / OR BOTH upto the date of handing over the possession and thereafter the PURCHASER will be responsible for the payment of the same.

11. That no common parts of the building shall be used by the PURCHASER or other owners/occupants of the said building for keeping/chaining pets, dogs, birds or for storage of cycles, motor cycles nor the common passage shall be blocked in any manner.

12. That the proportionate common maintenance charges will be paid by all the occupants/owners of the said building in proportion of the area occupied by them.

13. That the PURCHASER shall have full right of access through staircase to the top terrace at all reasonable times to get the overhead tank repaired/cleaned etc. and to install T.V. Antenna/dish.

14. That the PURCHASER shall have, as a matter of right, right to use all entrances, passages, staircases and other common facilities as are available in the said building.

15. That a separate electric meter and water meter have been provided in the said building for the exclusive use of the owner(s)/occupants of the said portion of the said property.

16. That in the event of the building being damaged or not remaining in existence on any account whatsoever then the PURCHASER shall have the proportionate rights in the land alongwith other owners of the building and shall have the right to raise construction in proportion to the one as now

being sold conveyed and being transferred under this Agreement to Sell Without Possession.

17. That the PURCHASER have full right to nominate or assign this Agreement to Sell in favour of any person or persons, be it a firm, body corporate or association of person and the VENDOR/ DEVELOPER / OR BOTH shall have no objection to it.

18. That pending completion of the sale, the VENDOR/ DEVELOPER / OR BOTH neither shall enter into any agreement of sale in respect of the said property or any part thereof nor shall create any charges, mortgage, lien or any arrangement, in respect of the said property in any manner whatsoever.

19. That the photocopies of all relevant documents in respect of the said property have been delivered by the VENDOR/ DEVELOPER / OR BOTH to the PURCHASER.

20. That all the expenses of the Sale Deed viz. Stamp Duty, Registration charges, etc. shall be borne and paid by the PURCHASER.

21. That this transaction has taken place at Midnapore As such, Courts at Midnapore shall have exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this Deed.

THE SCHEDULE "A"

(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring about **38.41 decimals** more or less land, along with the Complex named **UDYALOK ASRAM** situated within District- Paschim Medinipore, P.S. & Municipality- Midnapore, Ward No. Old 15, New 18, Holding No. 1822, Mouza- Ballavpur, J.L. No.- 183, in L.R. Khatian No. 1071, Hal Mutated Khatian No. 6221, R.S. Plot No. 3506 corresponding to L.R. Plot No. 2957 area 32.11 dec. R.S. Plot No. 3508, L.R. Plot No. 2959 area 15.71 dec. Total measuring area 38.41 dec. out of 47.82 dec. and butted and bounded by: -

ON THE NORTH BY: - 15'ft wide Municipality Road

ON THE SOUTH BY: - Mahanala

ON THE EAST BY: - Biswaranjan Das Mahapatra

ON THE WEST BY: - Owner Land

THE SCHEDULE "B" ABOVE REFERRED TO -

[Description of the Flat/Unit]

ALL THAT piece and parcel of a demarcated self-contained **residential / semi commercial /office / commercial Flat/ covered garage / open garage** being No..... on theFloor, in Block-....., having measurement of sq. ft. Super built up area more or less comprising of, with Flooring , from Developer's Allocation within the ..+ ... + .. Building, of age years, **the property not litigated** together with undivided proportionate share of underneath land and other common amenities and facilities including

easement and quasi-easement rights along with restrictions and reservations as stated aforesaid as attached with the Multi-storied Building within the said Complex at Municipal Holding No.-..... , Road Aligunj, Being Premises No.-554/2, Pin 721 101, under Ward No.-11, within the Mindapore Municipality under the office of ADSR, Mindapore ,under P.S.- Kotwali, District-Paschim Medinipur, fully described **“A” SCHEDULE** herein above written.

Annexed Plan marked with **Red Border** will be treated as part and parcel of this Deed.

- THE SCHEDULE “C” ABOVE REFERRED TO -

[The Common portions]

1. Entrance and exists internal roads, and footpath.
2. Common durwans / caretaker room , Security Camera Room, (if any).
3. Boundary wall (if any) and main gate.
4. Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive are of any unit and/or exclusively for its use).
5. Staircases lobbies on all the floors and vacant area of the ultimate roof of the proposed building (Roof right will not be available for Garage, Shop and Godown owners, but rights attached to the Ground Floor will be available only).
6. Tube well and water supply system, water pumps, water pump rooms, overhead tank, septic tank together with all common plumbing installation for carriage of water (save only those as are exclusively within for the use of any unit.), community Hall and two wheeler parking space
7. Lighting fixtures and fittings in common area from common use.

SCHEDULE “D” ABOVE REFERRED TO:

(PAYMENT PLAN)

On Booking on	Rs...../= (plus GST 5%)
Within	Rs...../= plus GST 5%
Within	Rs...../= plus GST 5%
Within	Rs...../= plus GST 5%
Within or Possession whichever is earlier	Balance Rs...../= plus 5% GST
Total to Pay for Flat:	Rs...../= Plus 5% GST

- THE SCHEDULE “E” ABOVE REFERRED TO -

(NATURE OF CONSTRUCTION AND FITTING TO THE FLAT)

- 1. STRUCTURE:** Earthquake resistance R.C.C framed Structure with Column, beam and brick wall. Materials are used like cement ACC, Ultratech, Ambuja, Rod TATA Tiscon, Jindal, SRMB.
- 2. WALL:** 10” (outside) and 5” & 3” (inside) brick wall with Plaster.

3. WALL FINISHING:

Interior: Putty over the plaster surface.

Exterior: anti fungal external grade paints

Grill painted with synthetic enamel.

4. FLOORING: Living Dining and Bed room flooring Vitrified Tiles.

5. KITCHEN: i. Floor: Anti skid ceramic Tiles. ii. Wall: Glazed ceramic Tiles upto 4' high in front of the counter. iii. Granite top on cooking platform with stainless steel sink. iv. Kitchen counter 10' long and 6' wide.

6. BATHROOM: I. W.C.: European type – white, II. Wash Basin: ISI standard . III. Hardware Fitting: CP fitting ISI Standard, Wall Tiles upto 6'.

7. DOOR: Salwood Frame, 30 MM Flush Door in all room and Fiber door in all bathroom.

8. WINDOW: Aluminum glass window one in each room.

9. ELECTRIC: Concealed wiring with PVC conduits and modular switches of reputed brand, A.C points in Master Bed room.

10. BALCONY: 3'-0" height stainless steel railing outside.

Extra Charges & Deposits:

Legal Charges	Rs.5/= per sq. ft on sale agreement and Rs.5/= per Sq. ft on possession
Generator, Electricity Connection & Transformer	Rs.50,000/-
Society Formation Fees	Rs.1,000/=
Sinking Fund for Future Maintenance	Rs.10/= per sqr ft of Carpet Area
Separate Electric Meters	At actuals

Cancellation Charge:

- a) After this agreement: **25%** of full consideration value. Refund is subject to **45 days' notice** of cancellation.

Nomination Charge: Nomination charge will be **Rs.25/=** per sqr ft.

Note: GST and Other Govt. Charges will be as applicable.

THAT Ten Fingers impression with signed colour photographs of each parties and Plan are attached in the annexed sheet which will be treated as a part of this Deed of Sale.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals after understanding the contents of this Deed of conveyance on the day, month and year first above written.

Signature of the Vendor/ developer(s)

Signature of the Purchaser (S)

WITNESSES :

SIGNED, SEALED AND DELIVERED

by the Parties at _____ in the presence of :

1.

2

Drafted by me:

MEMO OF CONSIDERATION

RECEIVED of and from the Purchaser.....the sum of Rs.....(**Rupees.....**) herein above towards the full consideration of the property.

D.D/Pay Order No.	Date	Bank	Amount
.....	Rs.....
Total :			Rs.....

.....
SINGATURE OF DEVELOPER / VENDOR/ CONFIRMING PARTY

(NB: The amount received by Vendor , Developer and confirming party should be mentioned separately)

Witnesses:

1.

2.