

DEED OF CONVEYANCE

(ONE NEW RESIDENTIAL FLAT)

THIS DEED OF CONVEYANCE is made in the city of Kolkata on _____TH day of January'2024 (Two Thousand and Twenty-Four) in the Christian era.

BETWEEN

DR. KAUSHIK CHAKRABORTY (PAN:AEAPC9409F) (Aadhaar No 2311-7090-1616) son of Late Kamakhya Chakraborty, by faith: Hindu, by occupation: Medical Practitioner, by Nationality – Indian, residing at Banga Lakshmi Abasan, Dashadrone, Check Post, P.O. Baguiati, P.S. Baguiati, Kolkata - 700136, District- North 24 Parganas, hereinafter called and referred to as the "**LANDOWNER/VENDOR**" the said owner represented his Constituted Attorney **KAPPA BUILDERS** a Sole Proprietor ship Firm, having its office at 3E, Sristi Plaza, Salua Bazar, P.O. Rajarhat-Gopalpur, P.S. Airport, Kolkata: 700136, District- North 24 Parganas, West Bengal, represented by its Proprietor **SRI SUSHANT MEHER** (PAN: DUEPM0033C) (Aadhaar No: 8844-4538-2349) son of Late Tulsi Meher, by faith Hindu, by Occupation Business, by Nationality- Indian, residing at 3E, Sristi Plaza, Salua Bazar, P.O. Rajarhat-Gopalpur, P.S.: Airport, Kolkata–700136, District-North 24 Parganas, (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heirs, heiresses, executors, successors, legal representatives, nominees and/or successors-in-interest/office) of the **FIRST PART**

AND

MR _____ (PAN: _____) (Aadhaar No - _____) Son of Sri by faith - Hindu, by Nationality - Indian, by occupation – Service/Business at _____ West Bengal residing at West Bengal hereinafter jointly called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, executors, administrators, legal representatives, nominees and assigns) of the **SECOND PART**

AND

KAPPA BUILDERS a Sole Proprietorship Firm, having its office at 3E, Sristi Plaza, Salua Bazar, P.O. Rajarhat-Gopalpur, P.S. Airport, Kolkata – 700136, District- North 24 Parganas, represented by Proprietor **SRI SUSHANT MEHER** (PAN: DUEPM0033C) (Aadhaar No.

8844-4538-2349) son of Late Tulsi Meher, by faith Hindu, by Occupation Business, by Nationality- Indian, residing at 3E, Sristi Plaza, Salua Bazar, P.O. Rajarhat-Gopalpur, P.S. Airport, Kolkata – 700136, District- North 24 Parganas, hereinafter called and referred to as the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, legal representatives, nominees, successor or successors-in-interest/office) of the THIRD PART

THE HISTORY OF TITLE IS GIVEN IN DETAILS BELOW

WHEREAS by a Deed of Sale dated 12.11.1980 one Smt. Aruna Sen, wife of Sri Manick Chandra Sen purchased from Sudhangshu Bagui, Batakrisna Bagui, Kamal Kanta Bagui, Saileswar Bagui, Someswar Bagui and Smt. Anjali Bagui a land measuring an area of more or less 01 Cottah be the same a little more or less situated under Mouza – Jyangra, J.L. no. 16, R.S. no. 114, Touzi no. 3027 comprised in R.S. Khatian no. 176 corresponding to R.S. Dag no. 171 under P.S. Rajarhat, District – 24 Parganas (North) and which was registered before the Office of the Sub-Registrar Cossipore Dum Dum and recorded in Book no. I, Volume no. 41, Pages – 189 to 194, Being No 2240 for the year 1980.

AND WHEREAS by a Deed of Sale dated 18.08.1982 the said Smt. Aruna Sen, wife of Sri Manick Chandra Sen purchased from Smt. Puspa Rani Devi, wife of Sri Chanchal Kumar Ganguly an another land measuring more or less 03 Cottahs lying and situated at Mouza – Jyangra, J.L. no. 16, R.S. no. 114, Touzi no. 3027 comprised in R.S. Khatian no. 107, 175 and 176 under R.S. Dag no. 167, 170 and 171, then within the local limits of Rajarhat Gopalpur Municipality and the said Deed was registered before the Office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No I, Volume No 346, Pages – 27 to 34 for the year 1982.

AND WHEREAS by virtue of the aforesaid purchase the said Smt. Aruna Sen was seized and possessed of and/or otherwise well and sufficiently entitled to the said property admeasuring more or less 04 Cottahs of land as stated hereinabove in her possession and accordingly duly mutated her name in the Record of the then Jyangra Hatiara 1 No. Gram Panchayet and used to pay taxes regularly and thereby became the absolute owner of the said property and accordingly constructed a three storied building on the said plot of land as per the plan sanctioned by the Said Gram Panchayet and had been enjoying all the right, title and interest in the said property.

AND WHEREAS said Smt. Aruna Sen died intestate on 23.10.2005 and leaving behind her sons and daughters namely Sri Biswajit Sen, Sri Avijit Sen, Sri Prasenjit Sen, Sri Satyajit Sen, Sri Ranjit Sen, Smt. Putul Dutta, Smt. Ratna Dutta and Smt. Nanda Sarkar as her only legal heirs and successors in respect of the aforesaid property by operation of the law of Inheritance.

AND WHEREAS after the death of Smt. Aruna Sen her aforesaid legal heirs and successors applied for mutation of their names as owners in the record of the Rajarhat Gopalpur Municipality and accordingly their names were mutated and recorded in the records of the said Municipality being premises no. B/1, Rajarhat Road, P.S. Baguiati, Kolkata: 700059.

AND WHEREAS the said Sri Biswajit Sen, Sri Avijit Sen, Sri Prasenjit Sen, Sri Satyajit Sen, Sri Ranjit Sen, Smt. Putul Dutta, Smt. Ratna Dutta and Smt. Nanda Sarkar being the absolute owner of the aforesaid property of the three storied building measuring more or less 2300 Sq.Ft. lying on a land measuring about 04 Cottahs situated at Mouza – Jyangra, J.L. no. 16, R.S. no. 114, Touzi no. 3027 comprised in R.S. Khatian no. 107, 175 and 176 corresponding to R.S. Dag no. 171, 167 and 170 under P.S. Rajarhat, District – North 24 Parganas being premises no. B/1, Rajarhat Road, P.S. Baguiati, Kolkata – 700059 under Ward no. 25 of the Rajarhat Gopalpur Municipality and accordingly sold conveyed and transferred the aforesaid property to Dr. Debjani Chakraborty by virtue of five registered Deed of Conveyances being Deed nos. 06984/2008, 07788/2008, 00238/2009 and 01480/2009 registered before the Office of the Additional Registrar of Assurance - II, Kolkata and Deed No being No 01490 for the year 2009 registered before the Office of the District Sub-Registrar-II, Barasat, North 24 Parganas.

AND WHEREAS in the aforesaid manner said Dr. Debjani Chakraborty became the absolute owner of the aforesaid property mentioned in the schedule below hereunder written and thereafter mutated her name in the record of the Rajarhat-Gopalpur Municipality and she has been enjoying the same without any objection from any person/s whatsoever.

AND WHEREAS while being seized and possessed of the same, said Dr. Debjani Chakraborty, who was transferred, the schedule below entire property in favour of her husband namely Dr. Kaushik Chakraborty, the landlord herein by virtue of a Deed of Gift dated 20.12.2013, one piece and parcel Bastu Land measuring about **4(four) Cottahs** having Holding No 197, in Ward No 16 (previously 25), Circle No F, Bliss Nursing Home,

lying and situated at B/1, Rajarhat Road, Jora Mandir, Taltala, Kolkata :700059 presently within the local limits of Bidhannagar Municipal Corporation, District : North 24 Parganas registered before the Office of the Additional District Sub-Registrar, Rajarhat, New Town, Kolkata, North 24 Parganas and recorded in Book No I, Volume No 21, Pages - 5563 to 5580, Being No 152314564 for the year 2013.

AND WHEREAS said Dr. Kaushik Chakraborty after becoming the owner of the schedule below property mutated his name before the records of the B.L. and L.R.O. Rajarhat whereby the said schedule property got recorded appertaining to L.R. Dag nos. 167, 170 and 171 under L.R. Khatian no. 1456 within Mouza – Jyanga, J.L. no. 16, P.S. Rajarhat, North 24 Parganas and paying all taxes regularly and this landed property is free from all encumbrances.

INTENTION TO DEVELOP THE PROPERTY BY THE LANDOWNER

AND WHEREAS DR. KAUSHIK CHAKRABORTY (son of Late Kamakhya Chakraborty) on being heard such intention of the Land Owner herein the Developer KAPPA BUILDERS is a well-established and reputed building contractor with practical knowledge and experience of construction of multistoried storied building on the said land measuring about one piece and parcel Bastu Land measuring about **4(four) Cottahs** having Holding No 197, in Ward No 16 (previously 25), Circle No F, Bliss Nursing Home, lying and situated at B/1, Rajarhat Road, Jora Mandir, Taltala, Kolkata :700059 presently within the local limits of Bidhannagar Municipal Corporation, District : North 24 Parganas the said land as described in the First Schedule hereunder.

REGISTERED DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY EXECUTED BY THE LANDOWNER / VENDOR

AND WHEREAS in view of the above the Owner is namely DR. KAUSHIK CHAKRABORTY has entered into a Registered Development Agreement alongwith Development Power of Attorney duly registered in the Office of the ARA-IV, Kolkata, dated on 03rd day of May'2023 and recorded in Book No - I, Volume No-1904-2023 Pages from 314476 to 314519, being No. 190406317 for the year 2023 with the aforesaid Developer KAPPA BUILDERS a sole proprietorship firm having its registered office at New toewn, Plot No 180, Street, No 295, DD Block, Kolkata :700157, Dist. North 24 Parganas, for construction of multistoried building lying and situated at premises No 1, Jyanga, Holding No 1, Borough No 04,B/1, Rajarhat Road, P.S :Baguhati, Jora Mandir, Taltala,

Kolkata :700059, District : North 24 Parganas, presently within the local limits of Bidhannagar Municipal Corporation, one piece and parcel Bastu Land measuring about **4(four) Cottahs** of comprised in R.S. and L.R. Dag No 167, 170 and 171 all within R.S. Khatian No 107, 175 and 176 corresponding to L.R. Khatian No 1456, within Mouza – Jyangra, J.L. No 16, R.S. No 114, Touzi No 3027, P.S: Baguhati, within the jurisdiction of A.D.S.R. Rajarhat, Dist.: North 24 Parganas, together with one three storied structure standing thereon admeasuring total covered area 2300 Square feet more or less having Holding No 197, in Ward No 16 (previously 25), Circle No F, Bliss Nursing Home,

SANCTIONED PLAN AT THE BUILDING

AND WHEREAS subsequently the Developer has got the building plan (G+IV) duly sanctioned by the Bidhannagar Municipal Corporation on the said Land in lying and situated at premises No 1, Jyangra, Holding No 1, Borough No 04, B/1, Rajarhat Road, P.S :Baguhati, Jora Mandir, Taltala, Kolkata :700059, District : North 24 Parganas, presently within the local limits of Bidhannagar Municipal Corporation, under Bidhannagar Municipal Corporation for construction of building containing flats, shops, garages etc. vide sanctioned No **SWS-OBPAS/2109/2023/0934 dated on 07/09/2023** for the construction, consisting of several flats and/or units with a view to disposing of the same save and except of the Owner Allocation to the intending Purchasers.

AND WHEREAS the said MR SUSHANT MEHER Proprietor of **KAPPA GALAXY** is the rightful owner and developed a multistoried building **G+IV** lying and situated comprised in Mouza: Jyangra, JL No 6, RS Dag No 167,170,171 and RS Khatian No 107,175,176, in Ward 25, premises No 1, Jyangra, Holding No 1, Borough No 04, P.S :Baguhati, Kolkata 700059, District : North 24 Parganas, Now within the limits Bidhannagar Municipal Corporation, with all legal rights, good title and interest together with all easements, attached thereto, being free from all encumbrances.

NAME OF UNIT

KAPPA GALAXY

Performed by **MR SUSHANT MEHER**

DEVELOPER'S OWNED ALLOCATION

AND WHEREAS the developer has contacted with the Purchaser for absolute sale to him/her of the DEVELOPER ALLOCATION one new residential flat and ALL THAT one

independent and ownership New Residential Flat No ____ on the _____ FLOOR measuring about _____ Sq.ft carpet area (little more or less) with Tiles Finished Floor, and consisting of _____ bed rooms, _____ Dining _____ kitchen and _____ Toilets, _____ Balcony, lying and situated at Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04, there is Provision of Lift, particularly described together with the undivided proportionate share in the land underneath of the building, more fully set forth and described in the SECOND SCHEDULE herein below for the total price of Residential Flat amounts to Rs. _____ (Rupees _____) only which offer has also accepted by the Purchaser herein and the parties herein have decided to their terms and conditions as follows: -

DESIRE OF SALE:

APPROACH BY PURCHASER FOR PURCHASING THE FLAT:

AND WHEREAS the developer herein contacted with the Purchaser for absolute sale to him/her of the Developer owned allocation, and purchaser has agreed to purchase with a valuable consideration ALL THAT one independent and ownership one **New commercial shop room No ____ on the _____ FLOOR measuring about _____ Square feet carpet area**, and consisting of _____ Bed Room, _____ Kitchen, _____ Dining _____ Toilet and _____ Balcony, with **Tiles Finished Floor**, lying and situated at Premises No 1, Jyangra, Holding No 1, Borough No 04, P.S.: Baguhati, Kolkata 700059, District: North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04, together with the undivided proportionate share in the land underneath of the building, more fully set forth and described in the SECOND SCHEDULE herein below for and at a total price of Rupees _____ (Rupees _____) only which offer has also accepted by the Purchaser herein and the parties herein have decided to their terms of agreement as follows: -

ACCEPTANCE BY DEVELOPER/PURCHASER

AND WHEREAS the Developer declared to sell mentioned in the SECOND SCHEDULE the flat and the Purchaser has agreed to purchase ALL THAT one independent and ownership one **New commercial shop room No ____ on the _____ FLOOR measuring about**

_____ **Square feet carpet area**, and consisting of _____ Bed Room, _____ Kitchen, _____ Dining _____ Toilet and _____ Balcony, with **Tiles Finished Floor**, lying and situated at Premises No 1, Jyangra, Holding No 1, Borough No 04, P.S.: Baguhati, Kolkata 700059, District: North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04, in together with the undivided proportionate share in the land underneath of the building, more fully set forth and described in the SECOND SCHEDULE herein below for and at a total price of Rupees _____ (Rupees _____) only for conveying the ownership of rights, title and interest for the said Flat together with the proportionate undivided interest or share in the land along with all proportionate rights of stair together with all common rights over the common areas and facilities.

DECLARATION:

AND WHEREAS the Vendors & Developer declared to sell mentioned ALL THAT one independent and ownership one **New commercial shop room No _____ on the _____ FLOOR measuring about _____ Square feet carpet area**, and consisting of _____ Bed Room, _____ Kitchen, _____ Dining _____ Toilet and _____ Balcony, with **Tiles Finished Floor**, lying and situated at Premises No 1, Jyangra, Holding No 1, Borough No 04, P.S.: Baguhati, Kolkata 700059, District: North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04, for the total consideration at Rupees _____ only for conveying the ownership of rights, title and interest for the said Flat together with the proportionate undivided interest or share in the land along with all proportionate rights of stair together with all common rights over the common areas and facilities. one floor plan in annexed herewith as a part of this Deed of Conveyance.

NOW THIS DEED OF CONVEYANCE WITNESSETH THAT in consideration of Rs. _____ (Rupees _____) only well and truly paid by the Purchaser to the Developer as per Memo of Consideration appearing below, the receipt whereof the Vendor and Developer herein doth hereby receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release and discharge of the Purchaser and the property of SECOND SCHEDULE the Flat hereby transferred by the Vendors and Developer also do hereby grant, sell, transfer, convey,

assign and assure unto the Purchaser, ALL THAT one independent and ownership one **New commercial shop room No _____ on the _____ FLOOR measuring about _____ Square feet carpet area**, and consisting of _____ Bed Room, _____ Kitchen, _____ Dining _____ Toilet and _____ Balcony, with **Tiles Finished Floor**, lying and situated at Premises No 1, Jyangra, Holding No 1, Borough No 04, P.S.: Baguhati, Kolkata 700059, District: North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04, which is more fully and particularly described and mentioned in the SECOND SCHEDULE hereunder written and shown in the map or plan attached hereto and demarcated with the colour 'RED' border, together with undivided share or interest on the said land being Premises ALL THAT one piece and parcel Bastu Land measuring about **4(four) Cottahs** of comprised in R.S. and L.R. Dag No 167, 170 and 171 all within R.S. Khatian No 107, 175 and 176 corresponding to L.R. Khatian No 1456, within Mouza – Jyangra, J.L. No 16, R.S. No 114, Touzi No 3027, multistoried building standing thereon Holding No 197, in Ward No 16 Now Ward No 25, Circle No F, Bliss Nursing Home, lying and situated at Premises No 1, Jyangra, Holding No 1, Borough No 03, Rajarhat Road, P.S.: Baguhati, Kolkata 700059, District: North 24 Parganas, and the said entire land on which the building is erected and standing is more fully and particularly described and mentioned in the FIRST SCHEDULE hereunder written TOGETHER WITH right over the said Flat ALL THAT one independent and ownership New Residential Flat No _____ on the _____ FLOOR measuring about _____ Sq.ft carpet area (little more or less) with Tiles Finished Floor, and consisting of _____ bed rooms, _____ Dining _____ kitchen and _____ Toilets, _____ Balcony, lying and situated at Holding No – RGM.5/13, Block – A, Jagardanga Road P.S: Rajarhat, Now P.S : Airport, Kolkata-700136, District North 24 Parganas, under territorial jurisdiction of Bidhannagar Municipal Corporation, (Presently) in Ward No 04, lying and situated ALL THAT one piece and parcel Bastu Land measuring about **4(four) Cottahs** of comprised in R.S. and L.R. Dag No 167, 170 and 171 all within R.S. Khatian No 107, 175 and 176 corresponding to L.R. Khatian No 1456, within Mouza – Jyangra, J.L. No 16, R.S. No 114, Touzi No 3027, multistoried building standing thereon Holding No 197, in Ward No 16 Now Ward No 25, Circle No F, Bliss Nursing Home, lying and situated at Premises No 1, Jyangra, Holding No 1, Borough No 03, Rajarhat Road, P.S.: Baguhati, Kolkata 700059, District: North 24 Parganas, hereinafter referred to as the "Said Flat" mentioned in the SECOND SCHEDULE TOGETHER WITH

right in common with other similar Purchaser are acquiring similar rights to enjoy and possess all common roads, passages open spaces and all rights and privileges appertaining thereto or reputed to belong to the estate, right, title, interest, claim and demand of the Developer into and upon the said FLAT proportionately upon incurring proportionate expenses for the said common portions and TO HAVE AND TO HOLD the said flat absolutely in the manner aforesaid forever free from all encumbrances, charges, trusts, liens, claims and demands, whatsoever, the property thus purchased by the Purchaser being particularly described in the SECOND SCHEDULE hereunder written and shown and delineated in the map or plan attached hereto with colour RED border AND the Purchaser shall have the right to own, use, occupy the said flat exclusively and the common parts in common with other co-owners Purchaser and occupier of the said building such common parts being described and mentioned in the THIRD SCHEDULE hereunder written and also subject to the Purchaser will be paid and discharging taxes and impositions on the said flat and rights and obligations as mentioned in FOURTH SCHEDULE hereunder written by the Purchaser and the common expenses as mentioned in the FIFTH SCHEDULE hereunder written proportionately and all other outgoings in connection with the said flat wholly and the said building proportionately the Vendors/Developer do hereby covenant with the Purchaser as follows:-

1) Notwithstanding anything hereinbefore done or suffered to the contrary the Developer has good and perfect right, title and authority to convey the said flat together with undivided impartible share in the said land described in FIRST SCHEDULE hereunder and all rights and privileges and appurtenances hereunto belonging and hereby sold, conveyed and transferred to the Purchaser in the manner aforesaid and that the Developer have not done or knowingly suffered anything whereby the said property may be encumbered affected or impeached the estate, title or otherwise.

2) There are no encumbrances, charges, trusts, liens, attachments, claims or demands whatsoever now subsisting on the property and that the same is not the Subject matter of any suit or litigation or proceeding and has not been offered as security or otherwise to any court or revenue authority.

3) The Developer shall and will at all times indemnify and keep indemnified and keep harmless the Purchaser against all claims and demands whatsoever in respect of the

property hereby sold and conveyed and make good the Purchaser all losses, costs, and expenses which there may be put or obliged to incur or suffer by reason of any defect or deficiency in the extent description or other particulars of the said property.

4) The Purchaser shall henceforth hold, possess and enjoy the rents and profits derivable from and out of the said property without any hindrance eviction, interruption or disturbance from or by the Developer or any person or persons claiming through under or in trust for the Developer and without any lawful hindrance, eviction, interruption or disturbances by any other persons whomsoever.

5) All the taxes, land revenues and impositions payable in respect of the said property unto the date of execution and registration of the Deed of Conveyance has been fully paid by the Developer and if any portion of such taxes levies and other impositions etc. be found to remain unpaid for the period upto the date hereof, the same shall be deemed to be the liability of the Developer.

6) The Developer shall at all times hereafter do and execute or cause to be done and executed at the requests and costs and expenses of the Purchaser all such further acts, deeds, things and assurances as may be reasonably required by the Purchaser for better or further effectuation and assuring the Conveyance hereby made or the title of the Purchaser to the property hereby sold and conveyed.

7) And if any Clerical, typographical and numerical mistakes arises in it then I shall rectify it, by way of a deed of declaration or/and deed of rectification, or/and deed of correction with consent or without consent and proper affirmation in good health and in sound mind of the both parties of the said property and for the future changes the entire cost and expenses will be borne by the purchaser only.

8) It is further stated that the purchaser shall enjoy entire right, title, interest and lawful possession of the aforementioned property. If anybody claims anything, that will be nonest and void ab. initio.

9) The Map or Plan and ten finger print with self-photo attested sheet of the both parties attached hereto shall be effective and considered to be a part of this Deed of Conveyance

THE FIRST SCHEDULE AS ABOVE REFERRED TO
(DESCRIPTION OF THE LAND AND PROPERTY)

(Premises No 1, Jyangra, Holding No 1, Borough No 04, P.S.: Baguhati,
Kolkata 700059, District: North 24 Parganas)

ALL THAT one piece and parcel Bastu Land measuring about **4(four) Cottahs** of comprised in R.S. and L.R. Dag No 167, 170 and 171 all within R.S. Khatian No 107, 175 and 176 corresponding to L.R. Khatian No 1456, within Mouza – Jyangra, J.L. No 16, R.S. No 114, Touzi No 3027, multistoried building standing thereon Holding No 197, in Ward No 16 Now Ward No 25, Circle No F, Bliss Nursing Home, lying and situated at Premises No 1, Jyangra, Holding No 1, Borough No 03, Rajarhat Road, P.S.: Baguhati, Kolkata 700059, District: North 24 Parganas, which is butted and bounded by: -

ON THE NORTH BY : Private Passage;

ON THE SOUTH BY : 4 feet Common Passage and Dag No 167 & 170

ON THE EAST BY : Land of Mihir Pal

ON THE WEST BY : Rajarhat Road.

THE SECOND SCHEDULE AS ABOVE REFERRED TO
(SUBJECT MATTER OF FLAT SALE)

ALL THAT one independent and ownership one **New commercial shop room No _____** on the _____ **FLOOR** measuring about _____ **Square feet carpet area**, and consisting of _____ Bed Room, _____ Kitchen, _____ Dining _____ Toilet and _____ Balcony, with **Tiles Finished Floor**, lying and situated at Premises No 1, Jyangra, Holding No 1, Borough No 04, P.S.: Baguhati, Kolkata 700059, District: North 24 Parganas, presently within the local limits of Bidhannagar Municipal Corporation, in Ward No 25 and there is **PROVISION OF LIFT** facility particularly described in the FIRST SCHEDULE with undivided proportionate impartible share of land underneath support and supporting and inserting terms and in and/or upon all the main load bearing separating and common walls in and around said flat Together with usual easement rights as well as all rights privileges, facilities land is mentioned and described in the FIRST SCHEDULE herein above written.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Rights and Obligations of the Purchaser)

1. Subject to the restriction and reversion hereafter containing, the Purchaser shall full and absolute right of user in common with the other owners and/or occupants.
2. The Purchaser shall have absolute and unfettered right of user of and right of keeping, raising, inserting, supporting and maintaining all beams, gutters and structures on and to all walls, supporting the said building including all boundaries and/or load bearing or dividing and/or separating and/or supporting walls, the Purchaser shall have to maintain the floor of the said building.
3. The Purchaser shall have the right of maintenance, repairs for white washing or painting of the said building in any part of the said property provided any such work does not cause any nuisance or permanent obstructions to the other occupants of the said property.
4. The Purchaser from time to time and all times hereby agrees to contribute and pay proportionate share towards the costs and expenses towards the maintenance charges, service taxes and impositions and other outgoings and the said amount is variable, accordingly to the needs of circumstances and market of the aforesaid sum without any variations as may be fixed as aforesaid individually and/or collectively.
5. The Purchaser shall in addition to pay separately and other taxes and/or impositions as may be that proportionate maintenance charges for the Flat shall be paid regularly by the Purchaser as long as society is not formed maintenance of the building. Apart from the amount of such municipal taxes and impositions including the multi storied Building Tax, Urban Land Tax, if and when necessary in respect of the said building proportionate and/or the said unit wholly.
6. The Purchaser shall have right to mutate their names as owners of the said flat in the records of the Government or local authority and/or have the said flat Space separately numbered and assessed for taxes and the Vendors shall whenever have required by the Purchaser gives therein or their consent or approval in writing for the purpose of such mutation and separate assessment.

7. The Purchaser shall have full and absolutely proprietary rights such as the Vendors derives from their title save and except that of demolishing or committing waste in respect of the property described in schedule in any manner so as to effect the Vendors or other co-owners, who have already purchased and acquired or may hereafter purchase or acquire similar property rights as covered by this conveyance.
8. The Purchaser shall have the right to transferred absolutely or by way of sell, lease or gift otherwise the whole of the said flat to others PROVIDED HOWEVER that in case of absolute transferred by sale or gift, and/or the transferee shall be bound to observe and perform by the Purchaser and the Purchaser herein shall ensure thereof.
9. The Purchaser undivided interest in the soil as more fully described in the First Schedule hereinabove written shall remain joint for all title with the Vendors or other Co-Purchaser/s, who may hereafter or hereto before have acquired right, title and interest in the land in said flat in the building at being declared that the interest in the soil is impartible.
10. The Purchaser has not raised any objection against commercial area of the said building and the Purchaser shall not store any inflammable and/or combustible articles in the said flat nor use the said building for any other purpose save and except said flat.
11. The Purchaser has not stored any rubbish or any other things in the common areas and/or parts causing inconveniences and also disturbances to other owners and occupiers of the building.
12. The Purchaser has not made any additions and alterations in the said flat whereby the main building may be damaged.
13. The Purchaser shall pay proportionate share for electric consumption in respect of the said building.
14. The Purchaser shall also pay her proportionate share for insurance of the building for earthquake, fire, mob, violence and commotion.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Areas)

1. The entire land as described in the FIRST SCHEDULE hereinabove upon which the entire building is constructed and all assessment, rights and appurtenances belonging to the land and the building.
2. The foundation, columns, girders, beams, supports and main walls.
3. The electric meter room on the ground floor.
4. The passage for ingress and egress to and from the flat.
5. Such other limited common areas and facilities as may provide for hereafter.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Proportionate of Common Expenses)

ALL EXPENSES for the administration, maintenance, repairs and replacements of the limited common areas and facilities and all other sums assessed against the flat owners by the Association of Apartment or Flat-owners to be formed in future including Municipal taxes, Government Revenues not separately assessed and all other statutory and impositions on the property as a whole.

IN WITNESSES WHEREOF the parties have hereunto set and subscribed his respective hands and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of: -

Witnesses: -

1)

ON BEHALF OF THE LANDOWNER NAMELY DR. KAUSHIK
CHAKRABORTY AND HIS CONSTITUTED ATTORNEY SRI
SUSHANT MEHER

2)

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

SIGNATURE OF THE DEVELOPER/
CONFIRMING PARTY

MEMO OF CONSIDERATION

RECEIVED with thanks on and from the above named of "PURCHASER" the sum of Rs. _____ (Rupees _____) only on the full and final consideration paid by the Purchaser to the vendor/developer as follows: -

<u>DATE</u>	<u>BANK</u>	<u>BRANCH</u>	<u>CHQ. NO</u>	<u>CASH</u>	<u>AMOUNT</u>
				Total :	0000000

(RUPEES _____) ONLY

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of: -

Witnesses: -

1)

SIGNATURE OF THE DEVELOPER

2)