

## DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** is executed on this the            day of .....  
**TWO THOUSAND AND TWENTY THREE (2023)**

-BETWEEN –

**RAUNAK PROPERTIES PRIVATE LIMITED (PAN: AABCR8161K)**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at P-829/A, Lake Town, Block –A, P.O. Lake Town, P.S. Lake Town, District North 24 Parganas, Kolkata - 700089, represented by its authorized director namely **MR. RAUNAK JHUNJHUNWALA (PAN : AEYPJ0495G)**, son of Mr. Sushil Kumar Jhunjhunwala, by faith Hindu, by occupation Business, residing at P-829/A, Lake Town, Block –A, P.O. Lake Town, P.S. Lake Town, District North 24 Parganas, Kolkata – 700089, hereinafter referred to as “the **OWNER**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and successors in interest) of the **FIRSTPART.**

**AND**

..... (**PAN: .....**), son /wife of ..... by faith-  
....., by occupation – ....., by Nationality – Indian, residing at  
....., Post Office-....., Police Station-....., Pin-  
..... hereinafter called and referred to as the '**PURCHASER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/its/their heirs, executors, administrators, successors, successors-in-interests, representatives, nominee/s and assigns) of the **SECOND PART.**

**WHEREAS:**

- A.** Motiar Rahaman Mondal, Abu Hussain Mondal, Abul Hussain Mondal, Altab Hussain Mondal, Benu Hussain Mondal were absolute recorded joint owners of land admeasuring 25 Cottahs 6 Chittacks 40 Sq.ft. be the same a little more or less lying and situated at Mouza Kaikhali, J.L. No. 5, R.S. Dag No. 568, R.S. Khatian No. 226, P.S. Rajarhat now Dum Dum Airport, District North 24 Parganas.
- B.** The said Motiar Rahaman Mondal sold, transferred and conveyed his 1/5<sup>th</sup> share of aforesaid land unto and in favour of Gita Devi Goenka, Nagarmal Agarwal Goenka, Arun Goenka, Anup Goenka, Sanjay Goenka, Amish Goenka, Kusum Goenka, S.K. Goenka, Raj Kumari Goenka, Sangita Modi, Rita Goenka, Rajiv Goenka, Krishna Murari Goenka, Sushila Devi Goenka, Vinod Goenka, Promod Goenka, Sunita Bali, Shaneeta Goenka, Ashila Goenka, Bina Goenka, Shree Krishna Modi, Sila Modi, Manoj Modi, Pravina Modi, Sanjay Modi, Bijoy Kumar Modi, Ved Prakash Agarwal, Suresh Kumar Agarwal, Umesh Kumar Agarwal, Bijoy Kumar Agarwal, Kamal Kumar Agarwal, Sunil Kumar Agarwal, Mukund Modi, Ramesh Poddar, Suresh Poddar, Ashoke Goenka and Vijoy Goenka by a Sale Deed dated 25.01.1989 and the same was duly registered with the office of the Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 12, page nos. 255 to 268, Being No. 537 for the year 1989.
- C.** **The** said Abu Hossain Mondal sold, transferred and conveyed his portion of aforesaid land unto and in favour of Gita Devi Goenka, Nagarmal Agarwal

Goenka, Arun Goenka, Anup Goenka, Sanjay Goenka, Amish Goenka, Kusum Goenka, S.K. Goenka, Raj Kumari Goenka, Sangita Modi, Rita Goenka, Rajiv Goenka, Krishna Murari Goenka, Sushila Devi Goenka, Vinod Goenka, Promod Goenka, Sunita Bali, Shaneeta Goenka, Ashila Goenka, Bina Goenka, Shree Krishna Modi, Sila Modi, Manoj Modi, Pravina Modi, Sanjay Modi, Bijoy Kumar Modi, Ved Prakash Agarwal, Suresh Kumar Agarwal, Umesh Kumar Agarwal, Bijoy Kumar Agarwal, Kamal Kumar Agarwal, Sunil Kumar Agarwal, Mukund Modi, Ramesh Poddar, Suresh Poddar, Ashoke Goenka and Vijoy Goenka by a Sale Deed dated 25.01.1989 and the same was duly registered with the office of the Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 12, 285 to 300, Being No. 539 for the year 1989.

- D. The** said Benu Hossain Mondal sold, transferred and conveyed his portion of aforesaid land unto and in favour of Gita Devi Goenka, Nagarmal Agarwal Goenka, Arun Goenka, Anup Goenka, Sanjay Goenka, Amish Goenka, Kusum Goenka, S.K. Goenka, Raj Kumari Goenka, Sangita Modi, Rita Goenka, Rajiv Goenka, Krishna Murari Goenka, Sushila Devi Goenka, Vinod Goenka, Promod Goenka, Sunita Bali, Shaneeta Goenka, Ashila Goenka, Bina Goenka, Shree Krishna Modi, Sila Modi, Manoj Modi, Pravina Modi, Sanjay Modi, Bijoy Kumar Modi, Ved Prakash Agarwal, Suresh Kumar Agarwal, Umesh Kumar Agarwal, Bijoy Kumar Agarwal, Kamal Kumar Agarwal, Sunil Kumar Agarwal, Mukund Modi, Ramesh Poddar, Suresh Poddar, Ashoke Goenka and Vijoy Goenka by a Sale Deed dated 25.01.1989 and the same was duly registered with the office of the Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 12, page Nos. 191 to 204, Being No. 533 for the year 1989.
- E. The** said Abul Hossain Mondal sold, transferred and conveyed his portion of aforesaid land unto and in favour of Gita Devi Goenka, Nagarmal Agarwal Goenka, Arun Goenka, Anup Goenka, Sanjay Goenka, Amish Goenka, Kusum Goenka, S.K. Goenka, Raj Kumari Goenka, Sangita Modi, Rita Goenka, Rajiv Goenka, Krishna Murari Goenka, Sushila Devi Goenka, Vinod Goenka, Promod Goenka, Sunita Bali, Shaneeta Goenka, Ashila Goenka, Bina Goenka, Shree Krishna Modi, Sila Modi, Manoj Modi, Pravina Modi, Sanjay Modi, Bijoy Kumar Modi, Ved Prakash Agarwal, Suresh Kumar Agarwal, Umesh Kumar Agarwal, Bijoy Kumar Agarwal, Kamal Kumar Agarwal, Sunil Kumar Agarwal, Mukund Modi, Ramesh Poddar, Suresh Poddar, Ashoke Goenka and Vijoy Goenka by a Sale Deed dated 25.01.1989 and the same was duly registered with the office of the Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 12, page Nos. 175 to 190, Being No. 532 for the year 1989.
- F. The** said Altab Hossain Mondal sold, transferred and conveyed his portion of aforesaid land unto and in favour of Gita Devi Goenka, Nagarmal Agarwal Goenka, Arun Goenka, Anup Goenka, Sanjay Goenka, Amish Goenka, Kusum Goenka, S.K. Goenka, Raj Kumari Goenka, Sangita Modi, Rita Goenka, Rajiv Goenka, Krishna Murari Goenka, Sushila Devi Goenka, Vinod Goenka, Promod Goenka, Sunita Bali, Shaneeta Goenka, Ashila Goenka, Bina Goenka, Shree Krishna Modi, Sila Modi, Manoj Modi, Pravina Modi, Sanjay Modi, Bijoy Kumar Modi, Ved Prakash Agarwal, Suresh Kumar Agarwal, Umesh Kumar Agarwal, Bijoy Kumar Agarwal, Kamal Kumar Agarwal, Sunil Kumar Agarwal, Mukund Modi, Ramesh Poddar, Suresh Poddar, Ashoke Goenka and Vijoy Goenka by a Sale Deed dated 25.01.1989 and the same was duly registered with the office

of the Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 12, pages Nos. 269 to 284, Being No. 538 for the year 1989.

- G. The** said Gita Devi Goenka, Nagarmal Agarwal Goenka, Arun Goenka, Anup Goenka, Sanjay Goenka, Amish Goenka, Kusum Goenka, S.K. Goenka, Raj Kumari Goenka, Sangita Modi, Rita Goenka, Rajiv Goenka, Krishna Murari Goenka, Sushila Devi Goenka, Vinod Goenka, Promod Goenka, Sunita Bali, Shaneeta Goenka, Ashila Goenka, Bina Goenka, Shree Krishna Modi, Sila Modi, Manoj Modi, Pravina Modi, Sanjay Modi, Bijoy Kumar Modi, Ved Prakash Agarwal, Suresh Kumar Agarwal, Umesh Kumar Agarwal, Bijoy Kumar Agarwal, Kamal Kumar Agarwal, Sunil Kumar Agarwal, Mukund Modi, Ramesh Poddar, Suresh Poddar, Ashoke Goenka and Vijoy Goenka were absolute owners of all that piece and parcel of land admeasuring 25 Cottahs 6 Chittacks 40 Sq.ft. be the same a little more or less lying and situated at Mouza Kaikhali, J.L. No. 5, R.S. Dag No. 568, R.S. Khatian No. 226, P.S. Rajarhat now Dum Dum Airport, District North 24 Parganas, by way of aforesaid sale deeds dated 25.01.1989, being nos. 537, 539, 533, 532 & 538.
- H.** the subsequent that the aforesaid vendors therein framed a scheme under which they developed their land into several smaller plots and have duly numbered each of the plots and offered sale of the said converted plots to the prospective purchaser.
- I. The** said Gita Devi Goenka, Nagarmal Agarwal Goenka, Arun Goenka, Anup Goenka, Sanjay Goenka, Anish Goenka, Kusum Goenka, S.K. Goenka, Raj Kumari Goenka, Sangita Modi, Rita Goenka, Rajiv Goenka, Krishna Murari Goenka, Sushila Devi Goenka, Vinod Goenka, Promod Goenka, Sunita Bali, Shaneeta Goenka, Ashila Goenka, Bina Goenka, Shree Krishna Modi, Sila Modi, Manoj Modi, Pravina Modi, Sanjay Modi, Bijoy Kumar Modi, Ved Prakash Agarwal, Suresh Kumar Agarwal, Umesh Kumar Agarwal, Bijoy Kumar Agarwal, Kamal Kumar Agarwal, Sunil Kumar Agarwal, Mukund Modi sold, transferred and conveyed all that piece and parcel of land admeasuring 5 Cottahs 5 Chittacks 11 Sq.ft. be the same a little more or less lying and situated at Mouza Kaikhali, J.L. No. 5, R.S. Dag No. 568, R.S. Khatian No. 226, P.S. Rajarhat now Dum Dum Airport, District North 24 Parganas, unto and in favour of Suman Goenka, Sudha Goenka, Nitish Goenka, by a Sale Deed dated 17.07.1992 and the same was duly registered with the office of the Additional District Sub Registrar at Bidhannagar, Salt Lake City and recorded being no. 7174 for the year 1992.
- J. The** said Gita Devi Goenka, Nagarmal Agarwal Goenka, Arun Goenka, Anup Goenka, Sanjay Goenka, Anish Goenka, Kusum Goenka, S.K. Goenka, Raj Kumari Goenka, Sangita Modi, Rita Goenka, Rajiv Goenka, Krishna Murari Goenka, Sushila Devi Goenka, Vinod Goenka, Promod Goenka, Sunita Bali, Shaneeta Goenka, Ashila Goenka, Bina Goenka, Shree Krishna Modi, Sila Modi, Manoj Modi, Pravina Modi, Sanjay Modi, Bijoy Kumar Modi, Ved Prakash Agarwal, Suresh Kumar Agarwal, Umesh Kumar Agarwal, Bijoy Kumar Agarwal, Kamal Kumar Agarwal, Sunil Kumar Agarwal, Mukund Modi sold, transferred and conveyed all that piece and parcel of land admeasuring 4 cottahs 7 chittacks 34 sq.ft. be the same a little more or less lying and situated at Mouza Kaikhali, J.L. No. 5, R.S. Dag No. 568, R.S. Khatian No. 226, P.S. Rajarhat now Dum Dum Airport, District North 24 Parganas, unto and in favour of Gouri Shankar Goenka, Nitin Goenka, by a Sale Deed dated 20.04.1993 and the same

was duly registered with the office of the Additional District Sub Registrar at Bidhannagar, Salt Lake City and recorded as being no. 2886 for the year 1993.

- K. The** Suman Goenka was in peaceful possession over the said plots of land he got his name recorded in the L.R. Settlement and introduced L.R. Khatian in his name vide Khatian No. 1406 and obtained porcha therefrom and thus had been enjoying the said purchased land peacefully quietly and without interruption of others by performing all legal formalities.
- L. The** in the Records of Right prepared under the Government of West Bengal L. R. Act, said Suman Goenka, was holding of R.S. & L.R. Dag No. 568, under L.R. Khatian No. 1406, Mouza Kaikhali, J.L. no. 05, under Bidhannagar Municipal Corporation, P.S. Dum Dum Airport, where L. R. Dag no. 568 has been shown undivided 0700 shares i.e. as 2.94 (3) Decimals (Sataks) out of 42 Decimal (Satak).
- M. While** Sudha Goenka was in peaceful possession over the said plots of land she got her name recorded in the L.R. Settlement and introduced L.R. Khatian in her name vide Khatian No. 1405 and obtained porcha therefrom and thus she had been enjoying the said purchased land peacefully quietly and without interruption of others by performing all legal formalities.
- N. In** the Records of Right prepared under the Government of West Bengal L. R. Act, said Sudha Goenka, was holding of R.S. & L.R. Dag No. 568, under L.R. Khatian No. 1405, Mouza Kaikhali, J.L. no. 05, under Bidhannagar Municipal Corporation, P.S. Dum Dum Airport, where L. R. Dag no. 568 has been shown undivided 0700 shares i.e. as 2.94 (3) Decimals (Sataks) out of 42 Decimal (Satak).
- O. While** Nitish Goenka was in peaceful possession over the said plots of land, got his name recorded in the L.R. Settlement and introduced L.R. Khatian in his name vide Khatian No. 1407 and obtained porcha therefrom and thus he had been enjoying the said purchased land peacefully quietly and without interruption of others by performing all legal formalities.
- P. In** the Records of Right prepared under the Government of West Bengal L. R. Act, said Nitish Goenka, was holding of R.S. & L.R. Dag No. 568, under L.R. Khatian No. 1407, Mouza Kaikhali, J.L. no. 05, under Bidhannagar Municipal Corporation, P.S. Dum Dum Airport, where L. R. Dag no. 568 has been shown undivided 0695 shares i.e. as 2.92 (3) Decimals (Sataks) out of 42 Decimal (Satak).
- Q. While** Gouri Shankar Goenka was in peaceful possession over the said plots of land, got his name recorded in the L.R. Settlement and introduced L.R. Khatian in his name vide Khatian No. 1408 and obtained porcha therefrom and thus he had been enjoying the said purchased land peacefully quietly and without interruption of others by performing all legal formalities.
- R. In** the Records of Right prepared under the Government of West Bengal L. R. Act, said Gouri Shankar Goenka, was holding of R.S. & L.R. Dag No. 568, under L.R. Khatian No. 1408, Mouza Kaikhali, J.L. no. 05, under Bidhannagar Municipal Corporation, P.S. Dum Dum Airport, where L. R. Dag no. 568 has been shown undivided 880 shares i.e. as 3.696 (4) Decimals (Sataks) out of 42 Decimal (Satak).
- S. While** Nitin Goenka was in peaceful possession over the said plots of land got his name recorded in the L.R. Settlement and introduced L.R. Khatian in his name vide Khatian No. 1409 and obtained porcha therefrom and thus he had

been enjoying the said purchased land peacefully quietly and without interruption of others by performing all legal formalities.

- T.** In the Records of Right prepared under the Government of West Bengal L. R. Act, said Nitin Goenka, was holding of R.S. & L.R. Dag No. 568, under L.R. Khatian No. 1409, Mouza Kaikhali, J.L. no. 05, under Bidhannagar Municipal Corporation, P.S. Dum Dum Airport, where L. R. Dag no. 568 has been shown undivided 880 shares i.e. as 3.696 (4) Decimals (Sataks) out of 42 Decimal (Satak).
- U.** In the manner aforesaid the said (1) Suman Goenka (2) Sudha Goenka (3) Nitesh Goenka (4) Gouri Shankar Goenka and (5) Nitin Goenka became Owners of **ALL THAT** piece and parcel of land admeasuring 9 Cottahs 13 Chittaks together with 300 sq.ft. tile shed structure standing thereon be the same a little more or less lying and situated at Mouza Kaikhali, J.L. No. 05, R.S. & L.R. Dag No. 568, under R.S. Khatian No. 226, L.R. Khatian Nos. 1405, 1406, 1407, 1408 & 1409, classified as Bastu land, under Bidhannagar Municipal Corporation, P.S. Airport, District North 24 Parganas, Pin – 700052.
- V.** The said (1) Suman Goenka (2) Sudha Goenka (3) Nitesh Goenka (4) Gouri Shankar Goenka and (5) Nitin Goenka by a Deed of Sale dated 2<sup>nd</sup> December, 2021 sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring 9 Cottahs 13 Chittaks together with 300 sq.ft. tile shed structure standing thereon be the same a little more or less lying and situated at Mouza Kaikhali, J.L. No. 05, R.S. & L.R. Dag No. 568, under R.S. Khatian No. 226, L.R. Khatian Nos. 1405, 1406, 1407, 1408 & 1409, classified as Bastu land, under Bidhannagar Municipal Corporation, P.S. Airport, District North 24 Parganas, Pin – 700052, unto and in favour of Raunak Properties Private Limited which was duly registered before the Office of Additional Registrar of Assurances-III, Kolkata and recorded in Book No.I Volume No.1903-2021, Pages from 594671 to 594715, Being No.190314718 for the year 2021.
- W.** The Developer herein named the Complex "**BHAWANI MANSION**" and the Complex has now popularly come to be known by the said name. The expression BHAWANI MANSION wherever used herein shall mean the complex comprising, inter alia, the Said Land and all the buildings and/or structures as have been constructed by Owner/ Developer herein thereon.
- X.** During the course of construction the Developer invited offers for purchase of self contained residential ownership flats and the Purchasers herein offered to purchase **ALL THAT** piece and parcel of Residential **FLAT AND/OR UNIT no.....** on the ..... **Floor** of the building being **Block – .....** containing by estimation an area of ..... **Square Feet** (Carpet Area) more or less consisting of ..... Bed Rooms, ..... Kitchen, ..... toilets, ..... Living /Dining, ..... Balcony (area of **balcony measuring .....** **Sq.ft.**) and **one .....** **Parking** at the Project known as "**BHAWANI MANSION**" constructed on the premises as stated in the First Schedule hereunder written TOGETHER WITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building (morefully and particularly described in the **SECOND SCHEDULE** and hereinafter referred to as the **SAID FLAT**) at

and for the consideration of **Rs...../- (Rupees .....)** **only** and the parties entered into an Agreement amongst themselves.

- Y.** The said Flat is now since completed and the Purchaser has duly satisfied itself as to the constructions, measurements, materials used, workmanship, the scheme of the Project and upon such satisfaction has now proceeded to have the Deed of Conveyance executed in its favour.

**NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS: \_**

In consideration of the sum of **Rs...../- (Rupees .....)** **only** paid by the Purchaser/s herein to the Developer ( receipt whereof the Developer hereby by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the Purchaser/s) the Developer doth hereby sell, transfer and convey unto and in favour of the Purchaser/s herein the said **ALL THAT** piece and parcel of Residential **FLAT AND/OR UNIT no.....** on the ..... **Floor** of the building being **Block – .....** containing by estimation an area of ..... **Square Feet** (Carpet Area) more or less consisting of ..... Bed Rooms, ..... Kitchen, ..... toilets, ..... Living /Dining, ..... Balcony (area of **balcony measuring ..... Sq.ft.**) and **one .....** **Parking** at the Project known as **"BHAWANI MANSION"** constructed on the premises stated in the First Schedule hereunder written TOGETHERWITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building (morefully and more particularly described in the **SECOND SCHEDULE**) lying and situated at and upon the Premises described in the **FIRST SCHEDULE** hereunder written **TOGETHER WITH ALL** the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging or anywise appertaining thereto And ALL the estate, right, title, Interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Developer to the said piece of land and over the premises hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser/s absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter In respect of the same to the Government or any other public body or local authority in respect thereof and the Developer assure that The Purchaser/s shall be entitled to the rights, benefits and privileges attached to the said flat and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in common space areas and facilities in the building as described in **Section A and Section B** of the **THIRD SCHEDULE** hereunder written and/or describe and the Purchaser/s shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of maintenance, repair, renew, redecoration etc. of the common spaces as detailed in the **FOURTHSCHEDULE** hereunder written AND FURTHER that The Purchaser/s shall be entitled to the common easements and quasi easements affecting and attached to the Said Flat are as detailed in the **FIFTH SCHEDULE** hereunder written and/or described.

**THE DEVELOPER COVENANT WITH THE PURCHASER/S AS FOLLOWS:-**

- 1) The Purchaser/s may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said flat and premises

hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for his/her own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from the Developer herein or their successors or any of them or by any person or persons claiming or to claim, from, under or in trust for him or any of them.

- 2) The Purchaser/s shall hold the said flat free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Developer and well and sufficiently saved, defended kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Developer herein or by any other person or persons claiming or to claim by, from, under or in trust for them;
- 3) The Purchaser/s shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Developer or any other Co-owner who may have acquired before and who may hereafter acquire any right, title and interest similar to those acquired by the Purchaser/s under the terms of this conveyance.
- 4) The Purchaser/s' undivided proportionate interest is impartible in perpetuity.
- 5) The Developer doth hereby further covenant with the Purchaser/s that the Purchaser/s may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Flat and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for her own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Developer or their heirs or anyone of them or by any person or persons claiming or to claim, from, under or in trust for him or anyone of them.
- 6) The Developer and all persons having or claiming any estate, right, title or Interest In the said Flat and premises hereby conveyed or any part thereof by, from, under or in trust for the Developer or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser/s do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the Purchaser/s in the manner aforesaid as by the Purchaser/s, its/his/her/their heirs, executors or administrators and assigns shall be reasonably required.

**THE PURCHASER/S COVENANT/S WITH THE DEVELOPERAS FOLLOWS:-**

- 1) The Purchasers admits and accepts that the DEVELOPER and/or his employees and/or agents and/or contractors shall be entitled to use and utilize the Block Common Portions and the Complex Common Portions for movement of building materials and for other purposes as may become necessary for completing the Construction of the Complex and/or extension thereof and the Purchasers shall not raise any objection in any manner whatsoever with regard thereto.
- 2) The Purchaser has understood the concept, layout and scheme of BHAWANI MANSION to comprise of Blocks and that all facilities and amenities in all Blocks shall be jointly enjoyed by the purchaser of units in the Complex and any access and/or for the purpose of ingress in and egress from and/or through the

common parts and portions of the said First Schedule land to the Complex and any other Complex developed by the Developer shall be permitted in perpetuity.

- 3) The Purchasers consents to be a member of the Association of Flat Owners to be formed by the Owners of FLAT AND/OR UNIT in the Complex and the Purchasers agree and covenants:
- i. To Co-Operate With The Other Co-Purchaser/s and the **DEVELOPER** /and /or the Association of Flat Owners in The Management And Maintenance Of The Block/Complex.
  - ii. **TO OBSERVE** the rules framed from time to time by the **DEVELOPER** and /or the Association of Flat Owners for quiet and peaceful enjoyment of the Complex as a decent place for living.
  - iii. **TO ALLOW** the **DEVELOPER** and /or the Association of Flat Owners with or without workmen to enter into the said **FLAT AND/OR UNIT** for the purpose of maintenance and repairs.
  - iv. **TO PAY** and bear the common expenses and other outgoings and expenses since the date of possession and also the rates and taxes for and/or in respect of the said building including those mentioned in the **FOURTH SCHEDULE** hereunder written proportionately for the building and/or common parts/areas and wholly for the said **FLAT AND/OR UNIT** and/or to make deposit on account thereof in the manner mentioned hereunder to or with the **DEVELOPER** and upon the formation of the association or Co-operative Society or Private Limited Company. Such amount shall be deemed to be due and payable on and from the **DATE OF POSSESSION** irrespective of the Purchasers taking actual possession of the said **FLAT AND/OR UNIT** at a later date or the said **FLAT AND/OR UNIT** has been taken possession of or not by the Purchasers.
  - v. **TO DEPOSIT** the amounts reasonably required with the **DEVELOPER** and upon the formation with the association or co-operative society or private limited company as the said case may be towards the liability for the rates and taxes and other outgoings.
  - vi. **TO PAY** charges for electricity in or relating to the said **FLAT AND/OR UNIT** wholly and proportionately relating to the **COMMON PORTIONS**.
  - vii. **NOT TO** sub-divide the said **FLAT AND/OR UNIT** and/or the parking space or any portion thereof.
  - viii. **NOT TO** do any act deed or thing or obstruct the construction or completion of the said building in any manner whatsoever and notwithstanding any temporary construction in the Purchasers enjoyment of the said **FLAT AND/OR UNIT**.
  - ix. **NOT TO** throws dirt, rubbish or other refuse or permit the same to be thrown or accumulated in the said building and/or compound or any portion of the building.
  - x. **NOT TO** store or bring and allow to be stored and brought in the said **FLAT AND/OR UNIT** any goods or hazardous or combustible nature or which are so heavy as to affect or endanger the structures of the building or any portion of the building, any fittings or fixtures thereof including windows, floors etc. in any manner.



- xi. **NOT TO** hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage the construction of the building or any part thereof.
- xii. **NOT TO** fix or install air conditions in the said **FLAT AND/OR UNIT** save and except at the places which have been specified in the said **FLAT AND/OR UNIT** for such installation.
- xiii. **NOT TO** do or cause anything to be done in or around the said **FLAT AND/OR UNIT** which may cause or tend to cause or that amount to cause or affect any damage to any flooring or ceiling of the said **FLAT AND/OR UNIT** or adjacent to the said **FLAT AND/OR UNIT** or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.
- xiv. **NOT TO** damage or demolish or cause to be damaged or demolished the said **FLAT AND/OR UNIT** or any part thereof or the fittings and fixtures affixed thereto.
- xv. **NOT TO** close or permit the closing of verandahs or lounges or balconies or lobbies and common parts and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, lounges or any external walls or the fences, of external doors and windows of the said **FLAT AND/OR UNIT** which in the opinion of the **DEVELOPER** differs from the colour scheme of the building or deviation or which in the opinion of the **DEVELOPER** may affect the elevation in respect of the exterior walls of the said building.
- xvi. **NOT TO** install grills the design of which have not been suggested or approved by the Architect.
- xvii. **NOT TO** do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said **FLAT AND/OR UNIT** or any part of the said building or cause increased premium to be payable in respect thereof if the building is insured.
- xviii. **NOT TO** raise any objection whatsoever to the **OWNER'S/DEVELOPER 'S** dealing with all the unsold and open areas in the Complex in the manner as deemed fit and proper by the **DEVELOPER** subject to approval by the concerned authority.
- xix. **NOT TO** make in the said **FLAT AND/OR UNIT** any structural addition and/or alteration such as beams, columns, partition walls etc. or improvement of a permanent nature except with the prior approval in writing of the **DEVELOPER** and/or any concerned authority.
- xx. **NOT TO** use the said **FLAT AND/OR UNIT** or permit the same to be used for any purpose whatsoever other than residential purpose and shall not use for the purpose which may or is likely to cause nuisance or annoyance to occupiers of the other portions of the said building or to the owners and occupiers of the neighboring premises or for any illegal or immoral purpose.
- xxi. **NOT TO** raise any objection upon the Developer undertaking additional construction in accordance with law and for **the** purpose the Purchaser has duly accorded its consent to the Developer applying for additional sanction

vertically and /or laterally and raising additional construction and dealing with the same.

- xxii. **NOT TO** raise any objection as and when the Owner erects, install, fix, mount hoarding, neon sign board, signage, mobile towers etc at any place /location/**roof** of any block within the project and not to claim any right over the revenue arising out of such erection, installation, fixing, mounting of hoardings, neon sign boards, signages, mobile towers etc and for the purpose not to block the free access to any/all such installations.
- xxiii. **NOT TO** raise any objection in the event the Developer herein adds and /or amalgamates any other land or property in the surroundings to the Schedule property and the said additional /amalgamated lands shall be treated as part and parcel of the project and the Developer and all unit purchasers shall be entitled to use and enjoy the internal Roads/Passages as common road for the schedule land and the additional land/amalgamated land and also of the entrances (both for ingress and egress) and all common amenities, facilities, shall also be accordingly shared by the unit purchasers of units in the scheduled land and the unit purchasers in the added / additional land and the obligation to pay the common maintenance charges shall apply in respect of the construction on the added/ additional land and the construction on the First Schedule land and shall be adhered to by the Purchaser herein along with the other co-owners.
- xxiv. **NOT TO claim** any right whatsoever over and in respect of the **COMMON PARTS AND PORTIONS** in other Block/s and/or **COMMON PARTS AND PORTIONS** in the Complex.
- xxv. **NOT TO** use the allocated car space or permit the same to be used for any other **purpose** whatsoever other than parking of its own car.
- xxvi. **NOT TO** park car on the pathway or open spaces of the building or at any other place except the space allotted to it and shall use the pathways as would be directed by the **DEVELOPER** .
- xxvii. **TO ABIDE** by such building rules and regulations as may be made applicable by the **OWNER** before the formation of the and /or the Association of Flat Owners and after the and /or the Association of Flat Owners is formed.
- xxviii. **NOT TO** make or cause, any objection interruption interference hindrance, obstruction or impediment for any **reason** or in any manner whatsoever relating to the Project or the construction and completion of the Building/s by the Developer herein including any further constructions, additions or alterations that may be made from time to time.
- xxix. **NOT TO** claim partition of its undivided right, title and interest in the land attributable to the said **FLAT AND/OR UNIT**.
- xxx. **NOT TO** claim any right over and in respect of any other Units and/or the roof and/or open spaces and/or Common Parts and Portions of other Block/s and not to object to the Developer exercising its right to deal with the same

- xxxi. **NOT TO** place any signboard, hoarding, and signage on the outer and / or inner wall except a reasonably sized nameplate outside the main door to the **FLAT AND/OR UNIT**.
- xxxii. To pay GST at the applicable rates and /or any enhancement thereof at any point in time in addition to the consideration amount.
- xxxiii. The right of the purchaser/s in respect of the Car Parking Space (in case a Car Parking Space has been allotted to the Purchaser herein) the shall be as follows:-
- (a) To park a Medium Sized Motor Car only.
  - (b) Not use car parking space or permit the same to be used for any purpose whatsoever other than parking of a medium sized car.
  - (c) not to keep in the car parking space, anything other than private motor car
  - (d) Not raise or put up any kutcha or pucca construction grilled wall/enclosures thereon or part thereof and shall keep it always open as before.
  - (e) not to use the said car parking space or permit the same to be used Dwelling or staying of any person or blocking any putting any articles shall not be allowed in the parking space.
  - (f) Not to claim any right whatsoever over and in respect of the Car parking spaces.
  - (g) Not to park car on the pathway or open spaces of the building or at any other place except the space allotted to it.
  - (h) To allow the ingress and egress of the cars and vehicles of the other unit owners over the car parking space of the purchaser herein.
  - (i) To pay all rates, taxes assessments in respect of the Car Parking Space.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**THE SAID PREMISES**

**ALL THAT** piece and parcel of Bastu Land admeasuring 9 Cottahs 13 Chittaks together with 300 sq.ft. tile shed structure standing thereon be the same a little more or less lying and situated at Mouza Kaikhali, J.L. No. 05, R.S. & L.R. Dag No. 568, under R.S. Khatian No. 226, L.R. Khatian Nos. 1405, 1406, 1407, 1408 & 1409, classified as Bastu land, under Bidhannagar Municipal Corporation, Ward No. 06, P.S. Airport, District North 24 Parganas, Pin – 700052. Which is butted and bounded as follows:-

ON THE NORTH : By R.S. & L.R. Dag No. 562,

ON THE SOUTH : By R.S. & L.R. Dag No. 567,

ON THE EAST : By 16 ft. wide common road ,

ON THE WEST : By R.S. & L.R. Dag No. 567.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(FLAT AND/OR UNIT)**

**ALL THAT** piece and parcel of Residential **FLAT AND/OR UNIT no.....** on the ..... **Floor** of the building being **Block – .....** containing by estimation an area of ..... **Square Feet** (Carpet Area) more or less consisting of ..... Bed Rooms, ..... Kitchen, ..... toilets, ..... Living /Dining, ..... Balcony (area of **balcony measuring .....** **Sq.ft.**) and **one .....** **Parking** at the Project known as "**BHAWANI MANSION**" constructed at or upon the land described in the FIRST SCHEDULE hereinabove written.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(COMMON PORTIONS)**

**(COMMON PARTS and PORTIONS)**

**SECTION A (COMMON PARTS and PORTIONS in the COMPLEX)**

1. Lift in each block
2. Fire Fighting System
3. CCTV surveillance in lobby.
4. Intercom in each flat connected to the main security desk.
5. Community Hall
6. Gym
7. Staircase.

**SECTION - B [Common installations in respect whereof only right of user in common shall be granted as Service Area]**

1. Electrical installations including meters, transformer and/or sub-station that may be installed for receiving electricity from the body supplying electricity.
2. Common Power Generator for providing stand-by power for common lights, lifts, pumps and other common services as also minimum reasonable power for use within the Apartment.
3. Other facilities or installations, if any provided for the common use of the Apartment Owners of the Premises and not covered by Section A hereinabove.
4. Common water reservoirs, water tanks, water pipes [save those inside any Apartment] and deep tubewell [if any, allowed by the Corporation/JilaParishad/ Panchayat/ Local Authority] appurtenant to the Buildings.
5. Pumps and motors.
6. Fire fighting equipment.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON EXPENSES)**

1. Establishment and all other capital and operational expenses of the Association.
2. All charges and deposits for supply, operation and maintenance of common utilities.
3. All charges and expenses for deployment/engaging and appointment of security service agency and /or personnel and all allied expensed connected and/or incidental thereto..
4. All charges for the electricity consumed for the operation of the common machinery and equipment.
5. All expenses for insuring the Complex, inter alia, against earthquake, flood, rain, fire, mob violence, damages, civil commotion, etc.
6. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Block Common Portions at the Block level and/or Complex Common Portions at the Complex level.
7. All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Block Common Portions at the Block level and/or Complex Common Portions at the Complex level, including the exterior or interior (but not inside any **FLAT AND/OR UNIT**) walls of the Blocks.
8. All expenses for running and operating all machinery, equipments and installations comprised in the Block Common Portions at the Block level and/or Complex Common Portion at the Complex level, including lifts, Generator, if any changeover switches, CC TV, if any, EPABX, if any pumps and other common installations including, their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Block Common Portions at the Block level and/or Complex Common Portion at the Complex level.
9. Municipal Tax, surcharge, Multistoried Building Tax, Water Tax and other levies in respect of the Block at the Block level and in respect of the Complex at Complex level save those separately assessed on the Purchaser/s.
10. The salaries of and all other expenses on the staff to be employed for the Common Purposes, viz. manager, caretaker, clerks, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits.

#### **THE FIFTH SCHEDULE ABOVE REFERRED TO**

#### **(EASEMENTS)**

1. The Purchasers shall be entitled to all rights privileges including the right of vertical and lateral supports easements quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said flat and the properties appurtenant thereto or otherwise hereby intended so to be held, used, occupied or enjoyed or reputed or known as part and parcel or number thereof or appertaining thereto with the other Co-Owners and

occupiers of other flats of the building the rights, easements, quasi-easements, privileges thereto.

2. The right of access in common with other co owners or occupiers of the flats of the said building at all times and for all normal purposes connected with the use and enjoyment of the entrance staircase, landing and other common parts of the 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 parts with or without vehicles over and along the passages and pathways comprised within the said building and the appurtenant land PROVIDED ALWAYS and it is declared that herein contained shall permit the Purchasers or any person deserving title under the Purchasers and/or her servants agents and employees invitees to obstruct in any way by vehicles, deposit of materials, rubbish or otherwise the free passage of the Vendors and other co-owners or occupiers of other flats of the said building property entitled to such rights of way over and along such passages or pathways or common parts as aforesaid.
4. The right of protection of the said floor and the properties appurtenant thereto by or from all other parts of the said building as they now protect the same and in any manner not to demolish the support at present enjoyed by the said premises and the properties appurtenant thereto from the other part or parts of the said building.
5. The right of passage in common as aforesaid of electricity, gas, water, telephone and soil pipes and to the said flat and the properties appurtenant thereto through pipes, drains, wires and conduits lying or being in under through or over any part or parts of the said flat and the said flat and the said premises so far as be 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 Purchasers to enter from time to time during the day time upon the other parts of the said building and the said premises for the purpose of repairing so far as may be necessary such pipes, drains and conduits aforesaid and for the purpose of re-building, repairing, replacing, cleaning any part or parts of the said premises and the properties appurtenant thereto to so far as such repairing, replacing, painting or cleaning as aforesaid cannot be reasonably carried out without such entry.

**IN WITNESS WHEREOF** the Parties hereto have set and subscribe their respective hands and seal hereunto this the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the **OWNER/VENDOR** at Kolkata  
in the presence of :

1.

2.

**SIGNED SEALED AND DELIVERED**

by the **PURCHASER/S** at Kolkata  
in the presence of:

- 1.
  
  
  
- 2.

**SIGNATURE OF THE PURCHAER/S**

**SIGNED SEALED AND DELIVERED**

by the **DEVELOPER** at Kolkata in the  
presence of :

- 1.
  
  
- 2.

RECEIVED from the within named Purchasers the within mentioned sum of  
**Rs...../- (Rupees .....)** only as per Memo below :-

**MEMO OF CONSIDERATION**

<b>Date</b>	<b>Cheque No.</b>	<b>Bank &amp; Branch Name</b>	<b>Amount</b>
		<b>TOTAL</b>	<b>Rs...../-</b>

**(Rupees .....)** only

**SIGNATURE OF THE WITNESS**

- 1.
  
- 2.

**DEVELOPER**