

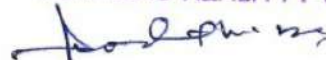
**DEED OF CONVEYANCE**

**THIS INDENTURE OF SALE** made this the \_\_\_\_\_ day of ....., Two  
Thousand and **Twenty** ..... (.....)

**BETWEEN**

**(1) SRI KUMUD CHANDRA KAR, (PAN-AHRPK3122H)**, son Late Hare Krishna Kar, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 129/8, Purbachal Kalitala Road, Police Station – Garfa, Post Office – Haltu, Kolkata – 700 078 and **(2) SMT. GOURI RANI MISHRA, (PAN - BOGPM6024K)**, wife of Mr. Debes Kumar Misra, by Occupation – Housewife, by faith – Hindu, by Nationality – Indian, residing at 69/1, Baghajatin Place, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086, hereinafter called the **OWNERS/VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs administrators, legal representative successors, successors-in-interest and assigns) of the **FIRST PART** represented by their Attorney **ASHIRBAD REALITY PRIVATE LIMITED, (PAN-AAQCA5059G)**, (CIN No. U45500WB2016PTC218446), incorporated under the provisions of the Companies Act, 1956, a private Limited company having its office at 6B/28, Mukundapur, 1<sup>st</sup> Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS, (PAN - AHPPD1812P)**, son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4<sup>th</sup> Floor, Post Office - Mukundapur, presently P.S. Panchasayar, formerly Police Station – Purba Jadavpur, Kolkata – 700099, 4<sup>th</sup> Floor, Post Office- Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700099, by virtue of registered Development Agreement alongwith Power of Attorney executed on 28.03.2023, registered at D.S.R. IV, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.1604-2023, at Pages 111579 to 111621, Deed No.04046 for the year 2023.

ASHIRBAD REALITY PVT. LTD.



Director

**AND**

..... hereinafter jointly called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**;

**AND**

**ASHIRBAD REALITY PRIVATE LIMITED, (PAN-AAQCA5059G)**, (CIN No. U45500WB2016PTC218446), incorporated under the provisions of the Companies Act, 1956, a private Limited company having its office at 6B/28, Mukundapur, 1<sup>st</sup> Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS, (PAN - AHPPD1812P)**, son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4<sup>th</sup> Floor, Post Office - Mukundapur, presently P.S. Panchasayar, formerly Police Station – Purba Jadavpur, Kolkata – 700099, 4<sup>th</sup> Floor, Post Office- Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700099, 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 his heirs, executors, administrators, legal representatives and/or assigns) of the **THIRD PART**;

**WHEREAS** by a conveyance bearing the date 14<sup>th</sup> July, 1978 and registered at the office of the District Sub-Registrar, Alipore 24-Parganas in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor namely The Jadavpur Co-Operative Land and Housing Society Limited registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas hereinafter referred to as the said Society absolutely purchased for a valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring an area of 10.93 (Ten Acre Ninety three decimals) comprising in R. S. Dag Nos.83, 85, 87, 88, 91, 131, 132, 135, 136 and 139, under Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza – Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

**AND WHEREAS** by a further Deed of Conveyance being the date 8<sup>th</sup> February, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No.1, Being No. 590 for the year 1978 the said society absolutely purchased for a valuable consideration as mentioned therein from Sri Sunil Kumar Mitra and others the total land measuring a further 10.93 acre (Ten acres and ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza - Nayabad in formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

**AND WHEREAS** by a further Deed of Conveyance bearing date 3<sup>rd</sup> December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5334 for the year 1979 the said Society

absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Paramanik and others the total land measuring 1(one) Bigha 11 (eleven) Cottahs (0.53 ½ acres) comprising in Dag No. 139, J.L.No. 25, under Khatian No.90, R.S.No. 3, Touzi No. 56, Mouza - Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

**AND WHEREAS** by a further Deed of Conveyance bearing dated 3<sup>rd</sup> December, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Paerganas and entered in Book No. I, Being No. 5335 for the year 1979 the said Society further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (eight) Chittacks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S.No.3, Touzi No. 56, Mouza - Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

**AND WHEREAS** by a further Deed of Conveyance bearing dated 3<sup>rd</sup> December, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. I, Being No. 5336 for the year 1979 the said Society absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99) acre comprising in Dag No. 136, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No.56, Mouza – Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

**AND WHEREAS** by a further Deed of Conveyance bearing date 21<sup>st</sup> December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No. 6957 for the year 1979 the said Society purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza – Nayabad, J.L. No. 25, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

**AND WHEREAS** by a further Deed of Conveyance bearing date 29<sup>th</sup> April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the year 1980, the said Society absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101 ,R.S. No. 3, Touzi No. 56, Mouza-Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

**AND WHEREAS** the said Society recorded its name with the office of the then J.L.R.O. Behala by order under Memo Nos. 2086, 2087, and 2089 dated 06.06.1980 as absolute owner of all the land measuring about 45.52 acres [137 (one hundred thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 Sq.ft.] so purchased from the above mentioned parties and was thus seized and possessed of

and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispendens, attachments and is in khas possession thereon.

**AND WHEREAS** by a registered Indenture of conveyance dated 16.01.2002 made between “ the said society” therein referred to as the society of the one part registered with the office of District Sub-Registrar - III, Alipore South 24-Parganas and entered in Book No. 1, Volume No.8, at pages 278 to 285, Being No.332 for the year 2002, the said society for the consideration therein mentioned transferred its all right title and interest in respect one plot of land measuring an area of **03 (Three) Cottahs 03 (Three) Chittacks situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.98B (Phase-I)**, in favour of one Smt. Madhumita Chakraborty, wife of Sri Uttam Chakraborty, residing at 'URSA', 2 B.L. Banerjee Lane, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, at or for the total consideration therein as mentioned absolutely and forever.

**AND WHEREAS** after purchase said Smt. Madhumita Chakraborty, has completed all the formalities as the member of “the said society” and collected the Share Certificate.

**AND WHEREAS** said Smt. Madhumita Chakraborty recorded her name in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.2999, Nayabad, within Ward No.109**, Assessee No.31-109-08-6043-8, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099.

**AND WHEREAS** thereafter said Smt. Madhumita Chakraborty Mutated and recorded her name in the record of the Ld. B.L. & L.R.O., Kolkata vide **L.R. Khatian No.2785 of L.R. Dag No.136**, of Mouza - Nayabad, J.L. No.25 in connection with her entire purchased land measuring an area of **03 (Three) Cottahs 03 (Three) Chittacks**.

**AND WHEREAS** thereafter said Smt. Madhumita Chakraborty converted her land from ‘Shali’ to ‘Bastu’ from the B.L. & L.R.O. Kolkata vide Conversion Case No.CN/2022/1630/3522 dated 23.08.2022 (Memo No.17/4047/BLLRO/ KOL/22 dated 19.09.2022).

**AND WHEREAS** by virtue of a registered Deed of Sale executed on 23.09.2022, registered in the office of District Sub-Registrar-IV, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.1604-2022, at Pages 342075 to 342106, Deed No.160411829 for the year 2022, the **LAND OWNERS** herein purchased the said plot of land measuring an area of **03 (Three) Cottahs 03 (Three) Chittacks** togetherwith one tile shed measuring an area of 100 (One Hundred) Sq.ft. **situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.98B (Phase-I), comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2785**, known as **K.M.C. Premises No.2999, Nayabad, within the KMC Ward No.109**, Assessee No.31-109-08-6043-8, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, from the said Smt. Madhumita Chakraborty.

**AND WHEREAS** by a registered Indenture of conveyance dated 16.01.2002, registered with the office of District Sub-Registrar- III, Alipore South 24-Parganas and entered into Book No. 1, Volume No.9 at pages 93 to 100, Being No.333 for the year 2002, the said society for the consideration therein mentioned transferred another one adjacent plot of land measuring an area of **03 (Three) Cottahs 08 (Eight) Chittacks situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.97C (Phase-I),** presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, in favour of one Smt. Shipra Chakravorty alias Shipra Chakravorty Lahiri, wife of Dr. Ashish Lahiri, residing at Om Shivam Complex Station Road, Jalpaiguri, P.O. & P.S. Jalpaiguri, Pin-735101.

**AND WHEREAS** after purchase said Smt. Shipra Chakravorty alias Shipra Chakravorty Lahiri, has completed all the formalities as the member of “the said society” and collected the Share Certificate.

**AND WHEREAS** said Smt. Shipra Chakravorty alias Shipra Chakravorty Lahiri, recorded her name in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.2998, Nayabad, within Ward No.109,** Assessee No.31-109-08-6042-6, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099.

**AND WHEREAS** thereafter said Smt. Shipra Chakravorty alias Shipra Chakravorty Lahiri, Mutated and recorded her name in the record of the Ld. B.L. & L.R.O., Kolkata vide L.R. Khatian No.2786 of L.R. Dag No.136, of Mouza - Nayabad, J.L. No.25 in connection with her entire purchased land measuring an area of **03 (Three) Cottahs 08 (Eight) Chittacks.**

**AND WHEREAS** thereafter said Smt. Shipra Chakravorty alias Shipra Chakravorty Lahiri, converted her land from ‘Shali’ to ‘Bastu’ from the B.L. & L.R.O. Kolkata vide Conversion Case No.CN/2022/1630/3523 dated 23.08.2022 (Memo No.17/4048/ BLLRO/KOL/22 dated 19.09.2022).

**AND WHEREAS** by virtue of a registered Deed of Sale executed on 23.09.2022, registered in the office of District Sub-Registrar-IV, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.1604-2022, at Pages 342176 to 342207, Deed No.160411831 for the year 2022, the **LAND OWNERS** herein further purchased another one adjacent plot of land measuring an area of **03 (Three) Cottahs 08 (Eight) Chittacks situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.97C (Phase-I), comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2786,** known as **K.M.C. Premises No.2998, Nayabad, within Ward No.109,** Assessee No.31-109-08-6042-6, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, from the said Smt. Shipra Chakravorty alias Shipra Chakravorty Lahiri.

**AND WHEREAS** by virtue two separate registered Deed of Sale as mentioned above the present OWNERS herein purchased the total land area measuring **06 (Six) Cottahs 11 (Eleven) Chittacks 00 (Zero) Sq.ft. more or less** situated in **Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2785 and 2786,** and both the plots

of land adjacent to each other and the present owners herein amalgamate the entire plot of land into one compact plot of land and thereafter mutated their names in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.2998, Nayabad**, within the K.M.C. Ward No.109, Assessee No.31-109-08-6042-6, P.S. Panchasayar, Kolkata – 700 099 measuring total land area of **06 (Six) Cottahs 11 (Eleven) Chittacks 00 (Zero) Sq.ft. more or less** as morefully mentioned in the **SCHEDULE-A** below absolutely owned by the present **OWNERS** i.e. the Party of the **FIRST PART** herein.

**AND WHEREAS** thereafter the present **LAND OWNERS** herein muted their names in the record of the B.L. & L.R.O. and their name was recorded and published in the L.R. Record of Right vide L.R. Khatian Nos.2838 and 2837, of L.R. Dag No.136, situated at Mouza-Nayabad, J.L. No.25.

**AND WHEREAS** thereafter the present **LAND OWNERS** herein converted their land from "Shali" to "Bastu" vide Conversion Case No.CN/2022/1630/6195 (Memo No.17/96/BL&LRO/KOL dated 20.01.2023) and also Conversion Case No.CN/2022/1630/6196 (Memo No.17/95/BL&LRO/KOL dated 20.01.2023).

**AND WHEREAS** the present **OWNERS** herein are the joint owners and seized and possessed of All That the net land area measuring **06 (Six) Cottahs 11 (Eleven) Chittacks 00 (Zero) Sq.ft. more or less** situated in **Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2838 and 2837**, known as **K.M.C. Premises No.2998, Nayabad**, within the K.M.C. Ward No.109, Assessee No.31-109-08-6042-6, P.S. Panchasayar, Kolkata – 700 099 and the **OWNERS** have no any fund to erect the proposed building and the present **OWNERS** are still in possession and have been enjoying their absolute ownership and possession of the said land as free from all encumbrances and the present **OWNERS** are the joint Owners of the land and property as described in the **SCHEDULE-‘A’** below, hereinafter called the said property.

**AND WHEREAS** by virtue of mutual discussion between the **OWNERS** and also the **DEVELOPER** the Developer has taken the sanction of a **Ground Plus Four Storied building with lift facility** vide Building Permit No.2022120545 dated 09.03.2023 from The KMC at its cost.

**AND WHEREAS** the **OWNERS** are very much desirous to construct a Ground Plus Four storied building with lift facility on their said property and to do and make the construction of a new building upon the said property, but the **OWNERS** have no financial capacity or experience. Owing to such desire the **OWNERS** have approached the **DEVELOPER** for development of the said property and the **DEVELOPER** herein has agreed to do so as per the terms and conditions as mentioned hereinafter as the **50% : 50% Ratio**.

**AND WHEREAS** being desirous of the promotion work of his said premises the **OWNERS** entered into a by virtue of registered Development Agreement alongwith Development Power of Attorney dated 28.03.2023, registered at D.S.R. IV, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.1604-2023, at Pages 111579 to

111621, Deed No.04046 for the year 2023 with the **DEVELOPER**, Party of the **THIRD PART** herein.

**AND WHEREAS** For the smooth running of the" said project, the Land Owners herein agreed to execute a registered Development Power of Attorney, by which the Land Owners herein have appointed and nominated **ASHIRBAD REALITY PRIVATE LIMITED** as their Constituted Attorney and new Developer, to act on behalf of the Land Owners and also for entering into an agreement for sale in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners and also for to appear before any Registrar of Assurances, District Registrar, Sub- Registrar, Additional District Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

**AND WHEREAS** originally the land measuring an area of **06 (Six) Cottahs 11 (Eleven) Chittacks 00 (Zero) Sq.ft. more or less** situated in **Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2838 and 2837, known as K.M.C. Premises No.2998, Nayabad**, within the K.M.C. Ward No.109, Assessee No.31-109-08-6042-6, P.S. Panchasayar, Kolkata – 700 099, belongs to the Land Owners as mentioned herein above.

**AND WHEREAS** in terms of the said Development Agreement, the DEVELOPER has the right and/or entitle to sell, transfer convey its allocation to any Purchaser and to receive consideration amount from the intending purchaser and the Flat and Car Parking Space are of Developer's Allocation.

**AND WHEREAS** the West Bengal Government introduced the **new Promoter and Builder Law** with effect from ..... as per The RERA Act, ....., for taking the registration of this project under this Act and Building Rules the DEVELOPER has filed an application before the concerned Authority vide No..... Thereafter the concerned authority approved the said application and delivered the RERA No.....

**AND WHEREAS** when the **DEVELOPER** herein had been erecting the said building in the said **K.M.C. Premises No.2998, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 099, the Parties of the **SECOND PART/PURCHASERS**, having their desire to purchase one residential **Flat No.....** situated on the .....**floor** ..... **side** of the building measuring carpet area of the Flat is ..... **Sq.ft** .and the **Balcony area of the Flat is** ..... **Sq.ft** .i.e. total carpet area of the Flat including Balcony is .....**Sq.ft** .corresponding to **super built up area of the Flat is** .....**Sq.ft** .**more or less** togetherwith one **Car Parking Space No.....** situated on the **Ground Floor** of the building measuring an area of **110 (One hundred and ten) Sq.ft** .more or less has approached the said **DEVELOPER** as well

as the **VENDOR** as shown in the Floor Plan and constructed by the **DEVELOPER** which is morefully and particularly described in the SCHEDULE "B" hereunder written.

**AND WHEREAS** the **DEVELOPER** agreed to sell and convey the said **Flat No.....** situated on the .....**floor** ..... **side** of the building togetherwith one **Car Parking Space No.....** situated on the **Ground Floor** of the building being part of **K.M.C. Premises No.2998, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 099, togetherwith undivided proportionate share of land and also together with all common rights and facilities as described in the SCHEDULE "A", "B" and "C" herein below and the consideration of the said flat alongwith one Car Parking Space is **Rs...../- (Rupees .....)** only free from all encumbrances, charges, lien and liabilities etc. payable to the **DEVELOPER** as the said Flat and Car Parking Space are of Developer's Allocation.

**AND WHEREAS** the **DEVELOPER** alongwith the **VENDORS** has entered into an Agreement for Sale with the **PURCHASERS** and the **DEVELOPER** has agreed to hand over by way of Sale the said **Flat No.....** situated on the .....**floor** ..... **side** of the building togetherwith one **Car Parking Space No.....** situated on the **Ground Floor** of the building constructed as per specification of the **PURCHASERS** herein and the sold properties i.e. **ALL THAT** the **Flat No.....** situated on the .....**floor** ..... **side** of the building togetherwith one **Car Parking Space No.....** situated on the **Ground Floor** of the building as described in the SCHEDULE 'B' hereunder written together with right of use all common user, amenities, facilities and common services and also togetherwith undivided proportionate share of said land as morefully described in the SCHEDULE 'A' and 'C' and the said **Flat No.....** situated on the .....**floor** ..... **side** of the building togetherwith one **Car Parking Space No.....** situated on the **Ground Floor** of the building have been built up in accordance with the said sanctioned residential building plan to enable them to acquire and possess the said Flat and Car parking Space for a total consideration price of **Rs...../- (Rupees .....)** only payable to **DEVELOPER** as the sold Flat and Car Parking Space are of Developer's Allocation.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement for Sale and in consideration of the said sum of **Rs...../- (Rupees .....)** only of which the entire consideration money against the said **Flat No.....** situated on the .....**floor** ..... **side** of the building togetherwith one **Car Parking Space No.....** situated on the **Ground Floor** of the building alongwith the proportionate share of land which morefully described in the SCHEDULE 'B' below for a total sum of **Rs...../- (Rupees .....)** only paid by the **PURCHASERS** to the **DEVELOPER** on or before execution of this Deed on different dates as described in the Memo of Consideration of which receipts have been granted by the **DEVELOPER** totaling **Rs...../- (Rupees .....)** only paid by the **PURCHASERS** the receipt whereof the **DEVELOPER** hereby acknowledge and admit as per memo below and/or from the said and every part thereof truly acquit release and forever discharge the **PURCHASERS** of all their liabilities thereof and the **DEVELOPER** and



**also the VENDOR** as beneficial parties herein do hereby grant, sell, convey, transfer, assigns, assure unto the said **PURCHASERS** free from all encumbrances **ALL THAT** the undivided proportionate share of interest in the said land morefully and more particularly described in the SCHEDULE "A" hereunder written together with a complete **Flat No.....** situated on the .....**floor .....** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building situated at The **K.M.C. Premises No.2998, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 099, together with right to use all common open areas and common services of the building and undivided proportionate share of land as mentioned in the SCHEDULE 'B' and 'C' hereunder written. **AND TO HAVE AND TO HOLD** the said flat and Car Parking Space togetherwith undivided proportionate share of land together with the right to use the common space, stair-cases, lift, common-land, and also together with common rights, water supply lines and other common paths and drains and sewerages, equipments and installation and fixtures and fittings and passages and stair appertaining to the said building as mentioned in the SCHEDULE "B" and "C" hereunder comprised and hereby granted, sold, conveyed, transferred assigned assured and every part or parts thereof respectively together with their and every of their respective rights and appurtenances whatsoever unto the said **PURCHASERS** absolutely and forever free from all encumbrances, trust, liens and attachments whatsoever **ALL TOGETHER** with the benefit belonging to and attached therewith the covenant for production of the all previous title deeds relating to the said land/building subject **NEVERTHELESS** to easement or provision in connection with the beneficial use and enjoyment of the said **Flat No.....** situated on the .....**floor .....** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building and also together with all common rights, facilities, amenities and undivided proportionate share of land morefully described in the SCHEDULE "B" and "C" hereunder written.

**IT IS HEREBY AGREED BY AND BETWEEN THE VENDOR AND THE DEVELOPER AND THE PURCHASERS** as follows :-

1. That the **VENDOR** has good rightful power and absolute authorities, indefeasible title to grant, sell, convey, transfer, assign and assure the undivided proportionate share of land pertaining to the said **Flat No.....** situated on the .....**floor .....** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building togetherwith common stair-case and other common portions parts and open spaces, paths and passages and undivided proportionate share of land in the said building as described in the SCHEDULE "B" hereunder written.
2. It shall be lawful for the **PURCHASERS** from time to time and at all times hereafter to enter into and upon hold and enjoy the said **Flat No.....** situated on the .....**floor .....** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building along with right of use all common open places and other services of the building with stair-cases and other common parts and passage in the said building

and every part thereof morefully described in the SCHEDULE “B” and “C” hereunder written and to receive the rents, issues and profits there of and have full power, absolute right and authority to sell, transfer, mortgage, lease dispose of the said flat and Car Parking Space without any interruption disturbances, claims or demands whatsoever from or by the **VENDOR and the DEVELOPER** or any person or persons claiming through under or in the trust for them.

3. The **VENDOR and the DEVELOPER** shall from time to time and at all times thereafter upon every reasonable request shall make perfect and at the cost of the **PURCHASERS** make do acknowledge, execute and perfect all such further and other lawful and reasonable acts, deeds, things and matters whatsoever for further or more perfectly assuring the said undivided proportionate share of land pertaining the said **Flat No.....** situated on the **.....floor .....** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building and also togetherwith other common open parts and services, paths and passages respectively and every part thereof being part of **K.M.C. Premises No.2998, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 099, unto the **PURCHASERS** in the manner aforesaid as shall or may be reasonably required.
4. The **PURCHASERS** shall be entitled to all rights privilege vertical and lateral supports easements quasi-easement, appendages and appurtenances whatsoever belonging or in any way appertaining to the said **Flat No.....** situated on the **.....floor .....** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building.
5. The **PURCHASERS** shall be entitled to the right of access in common with the **DEVELOPER and also the VENDOR** and/or other Owners and the Occupiers of the said building at the times and for all normal purposes connected with the use and enjoyment of the said building.
6. The **PURCHASERS** and their agent and nominee shall be entitled to the right of way in common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment as the said **Flat No.....** situated on the **.....floor .....** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building and premises or passages and the **PURCHASERS** and/or servants, nominees, employees, invitees shall not obstruct other flat owners and the occupiers of the building in any way by parking vehicles, deposit of materials or rubbish.
7. The **PURCHASERS** shall have the right of protection of the said flat to be kept safe and perfect of all portions of the said **Flat No.....** situated on the **.....floor .....** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building and also togetherwith undivided proportionate share of land alongwith common rights as mentioned herein.

8. The **PURCHASERS** shall also be entitled to the right for passage in common as aforesaid for taking gas, electricity, telephone, water to the said Flat through pipes, drains, wires and common spaces lying or being in under through or over the same of the said building and premises so far may be reasonably necessary for the beneficial occupation of the said Flat for the purpose whatsoever.
9. The **PURCHASERS** shall have the right with or without workmen and necessary material so to enter from time to time upon the other part of the said building and premises for the purpose of repairing so far as may be necessary such pipes, drains and common spaces as aforesaid and for the purpose of building repair or cleaning of the said Flat.
10. So long as the said **Flat No.....** situated on the .....**floor** ..... **side** of the building togetherwith one **Car Parking Space No..... situated on the Ground Floor** of the building alongwith all common rights and common expenses as described in the SCHEDULE "B", "C" and "D" hereunder written shall not be separately assessed the said **PURCHASERS** shall pay (from the date of execution of the Deed of Conveyance) the proportionate share of maintenance of the building and also Municipal taxes as per apportionment to the extent of the **PURCHASERS'** said flat alongwith said Car Parking Space.
11. The **PURCHASERS** shall pay all taxes, rates, impositions and other outgoings in respect of the said flat and Car Parking Space proportionately as may be imposed by The Kolkata Municipal Corporation, and/or State Government and shall pay all such betterment fees or development charges or any other taxes or payment of similar nature.
12. The **PURCHASERS** shall pay the proportionate cost of building maintenance and taxes, repairing cost etc., as common expenses as mentioned in the SCHEDULE 'D' hereunder written.
13. The **PURCHASERS** shall maintain the said **Flat No.....** situated on the .....**floor** ..... **side** of the building togetherwith one **Car Parking Space No..... situated on the Ground Floor** of the building at their own cost in the same good condition (reasonable wear and tear excepted state and order) in which it is being possessed and to maintain regulations of the government both Central and State, The Kolkata Municipal Corporation and/or any other Authorities and Local Bodies. The **PURCHASERS** shall abide by rules and by laws of the association of the flat owners if it is formed.
14. The said **PURCHASERS** shall maintain their said flat, inner walls, sewer, drains, pipes and other fittings, fixture and appurtenances belonging thereto in good working order and conditions.
15. That the said **PURCHASERS** shall not make any such further construction of structural alteration of the outer portion of the building causing any damages to other flats or obstruction to other Owners of the flats of the building.

16. The said **PURCHASERS** shall at their own costs and expenses fix up separate meter connection or meters in the said flat for electricity power or gas connection to be consumed in the said flat by the **PURCHASERS** and the **PURCHASERS** shall pay all rates and taxes which may be imposed by the appropriate authority in connection with his said flat. The **PURCHASERS** shall be entitled to make such interior construction and decoration in their said flat for their necessities like racks, storage space, gas cylinder spaces, cooking racks etc. without causing any damages to the building.
17. The **PURCHASERS** shall have full right and absolute authority to sell, transfer, convey, mortgage, charges, lease of in any encumber deal, with or dispose of their said flat and Car Parking Space and/or their possession and or to assign or to let out full or part with their interest possession benefit of their said flat togetherwith said Car Parking Space or any part thereof.
18. The **PURCHASERS** shall have to carry out the necessary repair which may be pointed out by the Association only to extent of the said flat which will be applicable to all the flat Owners.
19. The **PURCHASERS** shall not use or caused to be used the said flat in such manner which may likely to cause nuisance or annoyance to the occupants of the other flats of the said building nor shall use the same for any illegal nor immoral purposes nor as a restaurant, workshop and/or godown.
20. The said **PURCHASERS** shall not bring keep or store in or any part of the said flat any inflammable combustibile substance articles things likely to injure, damage or prejudicially affect the said flat or any part thereof except cooking gas cylinder, gas stove, kerosene stove and kerosene for cooking purpose.
21. The **PURCHASERS** shall have no right title or interest in any other flat except Schedule – B Flat and open common land, if any of the said premises. The **PURCHASERS** hereby declares that they shall not raise any objection if the **DEVELOPER** sells the other Car Parking Space to any outsider of the building. Each owner of the Car Parking including the **PURCHASERS** herein shall use and enjoy their demarcated Car Parking Space on mutual understanding during egress and ingress of the Car without raising any objection and obstruction to other.
22. The **PURCHASERS** shall have to carry out the necessary repair which may be pointed out by all the Flat Owners of the building only to the extent of the said flat which will be applicable to all the flat Owners and also Car Parking Space Owners. The **PURCHASERS** hereby declares and confirms that they have already received the peaceful physical possession of the said flat and Car Parking Space from the **DEVELOPER** with full satisfaction as regards the area of the said Flat and Car Parking Space and construction of the said building and he is also satisfied with the title of the property..

**THE SCHEDULE – A ABOVE REFERRED TO**  
**(DESCRIPTION OF THE PROPERTY)**

ALL THAT piece and parcel of the total 'Bastu' land measuring an area of **06 (Six) Cottahs 11 (Eleven) Chittacks 00 (Zero) Sq.ft. more or less** whereon a residential **Ground Plus Four Storied building plan with lift facility** as per Building Permit **No.2022120545 dated 09.03.2023** sanctioned by The Kolkata Municipal Corporation Borough Office – XII situated in **Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2838 and 2837, known as K.M.C. Premises No.2998, Nayabad**, within the K.M.C. Ward No.109, Assessee No.31-109-08-6042-6, P.S. Panchasayar, Kolkata – 700 099 and the entire property is butted and bounded by :

**ON THE NORTH** : 25'-0" K.M.C Black Top Road;  
**ON THE SOUTH** : 17'-0" KMC Black Top Road;  
**ON THE EAST** : Vacant Land;  
**ON THE WEST** : 25'-0" K.M.C Black Top Road.

**THE SCHEDULE-B ABOVE REFERRED TO**

**(DESCRIPTION OF THE SOLD FLAT AND CAR PARKING SPACE HEREBY**  
**TO BE SOLD**

ALL THAT the residential **Flat No.....** situated on the .....**floor** ..... **side** of the building measuring carpet area of the Flat is ..... **Sq.ft** and the **Balcony area of the Flat is** ..... **Sq.ft.** i.e. total carpet area of the Flat including Balcony is .....**Sq.ft.** corresponding to **super built up area of the Flat is** .....**Sq.ft. more or less** togetherwith one **Car Parking Space No.....** situated on the **Ground Floor** of the building measuring an area of **110 (One hundred and ten) Sq.ft.** more or less as mentioned in SCHEDULE-A herein above and the sold Flat and Car parking Space is situated within the **K.M.C. Premises No. 2998, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 099 togetherwith undivided proportionate share or interests in land attributable to the said Flat at the said Premises also together with the right of use of common parts/portions in the said building at then Premises as mentioned in SCHEDULE-C hereunder and the sold Flat and Car Parking Space are shown in the annexed Plan by RED border line.

**SCHEDULE "C" ABOVE REFERRED TO**  
**(COMMON RIGHTS)**

1. All stair-cases on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appurtenances to be enjoyed by the Co-owners.

5. Roof of the building is for the purpose of common services.
6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Electric meter space, electricity service and electricity main line wirings and common and electric meter space and lighting.
8. Drainages and sewerages lines of the building and drive way.
9. Boundary walls and main gate and parapet wall on the roof.
10. Such other common parts, like equipments, installations, fixtures, and fittings and open spaces in or about the said building and lift and lift room of the building to be used as common purposes.
11. Lift of the building shall be used as commonly by the all Flat owners of the building.
12. Vacant space of the ground floor and right of egress and ingress of the car through open space of the premises.
13. Car taker's room and toilet shall be used as common by the all Flat owners of the building.

**THE SCHEDULE "D" ABOVE REFERRED TO**  
**(MAINTENANCE /COMMON EXPENSES TO BE PAID BY THE**  
**PURCHASERS)**

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repair order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Premises Organisation) be necessary and in a proper and workman like manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the Building and decorating and coloring all such parts of the property as usually are or ought to be.
3. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
4. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
5. Paying such workers as may be necessary in connection with the upkeep of the property.
6. Cleaning as necessary the external walls and windows (nor forming part of any unit) in the property as may be necessary keeping cleaned the common pan's and halls passages landing and stair cases and all other common parts of the building.

7. Cleaning as necessary of the areas forming parts of the property.
8. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time of the maintained property and providing such additional lighting apparatus as the Owner may think fit.
9. Maintaining and operating the lifts.
10. Providing and arranging for the emptying receptacles for rubbish.
11. Paying all rates taxes duties charges assessments license fees and outgoing whatsoever (whether central and/or state and/or local) assessed charged or imposed upon or payable in respect of the said New Building or any part whereof including in respect of any apparatus, fittings, utilities, gadgets and/or services that require statutory licensing excepting in so far as the same are the responsibility of the individuals Owner/occupiers of any flat/unit.
12. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit,
13. Generally managing and administering the development and protecting the amenities in the building and for that purpose employing any contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units
14. Employing qualified accountant for the purpose of maintenance and auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account re fates.
15. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and byelaws made There under relating to the building excepting those that are the responsibility of the owner/ occupier of any flat/unit.
16. Administering the management organisation staff and complying with all relevant statutes and regulations and orders there under all employing persons or firm to deal with these matters.
18. The provision maintenance and renewal of any other equipment and the provision of any other service which in the opinion of the Management Company /Premiss Organisation it is reasonable to provide.
19. The PURCHASERS shall bear the proportionate maintenance cost of the CCTV cameras of the building and also power back up cost.

**SCHEDULE – ‘D’ ABOVE REFERRED TO**  
**(RESTRICTIONS TO BE OBER5VED BY THE PURCHASER)**

1. Not to use the said Flat or permit the same to be used for any purpose whatsoever other than for 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 Owner and occupiers of the neighboring premises or for any illegal or immoral purpose or as a Boarding House, Guest House, Club House, Nursing Home, Amusement or entertainment Center, eating or catering place, Dispensary or a meeting place or for any industrial activities whatsoever and similarly shall not keep in the parking place, if allotted, anything other than private motor car or motor cycle and shall not raise or put up any kutcha or pucca construction thereon or part thereof and shall Keep it always open as before dwelling or staying of any person or blocking by putting any articles shall not be allowed in the car parking space.

2. The Purchasers shall not store in the said Flat any goods of hazardous or combustible nature that are too heavy to effect the construction of the said structure of the said building or to the insurance of the building.
3. The Purchasers shall not decorate the exterior of the said building otherwise than in a manner agreed by the Owner or in a manner as near as may be in which the same was previously decorated.
4. The Purchasers shall not put any neon sign or other boards on the outside of the said Flat. It is hereby expressly made clear that in no event the Purchasers shall be entitled to open any new window or any other apparatus producing outside the exterior of the said portion of the said building.
5. The Purchasers shall permit the Owner and its surveyor or agents with or without workman and others at all reasonable times to enter upon the said Flat or any part thereof to view and examine the state conditions thereof good within seven days from the giving of such notice all defects decays and want of repairs of which a notice in writing shall be given by the Owner to the Purchaser.
6. Not to allow or permit to be deposited any rubbish in the staircases or in any common parts of the Building.
7. Not to allow or permit to be allowed to store any goods articles or things in the staircase or any portion thereof in the land or any part thereof
8. 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 constructions of the building or any part thereof.
9. Not to close or permit the closing of verandahs or lounges or balconies and lobbies and common parts and also not to alter or permit any alternation in the elevation and outside colour scheme of the exposed walls of the verandahs, lounge or any external walls or the fences of external doors and windows, including grills of the said Flat which in the opinion of the Owner differs from the colour scheme of the building or deviation or which in the opinion of the Owner may affect the elevation in respect of the exterior walls of the said buildings.



10. Not to make in the said unit any structural additional and/or alterations such as beams, columns, partitions, walls etc. or improvements of a permanent nature except with the prior approval in writing of the Owner and with the sanction of the Kolkata Municipal Corporation and/or concerned authority.
11. Not to use the allocated car parking space, or permit the same to be used for any other purposes whatsoever other than parking of its own car/cars.
12. 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 decided by the Owner.
13. Not to commit or permit to be committed any waste or to remove or after the exterior to the said building in any manner whatsoever and other fixtures and fittings serving the said building and the said Flat No clothes or other articles shall be hung or exposed outside the said Flat nor flower box flower pot or like other object shall be placed outside the said Flat nor Taken out of the window of the Flat nor any bird dog or other animal which may cause annoyance to any other occupier of other Flats comprised in the said building shall be kept in the Flat.
14. Not to install any generator without permission of the Association of the Premises.
15. Not to do or cause to be done any act deed matter or which may be a nuisance or annoyance To the other Flat Owner and occupiers in the said building including not to permit and/or gathering and/or assembly of any persons under the Purchasers in the common areas nor to make any noises in the said building and the Premises including the said Flat that may cause inconvenience to the occupiers of the building.

**IN WITNESS WHEREOF** the Parties hereto put their respective hand and seal this indenture here at Kolkata on the day, month and year first above written.

WITNESS:

1.

As attorney of the Vendor herein

\_\_\_\_\_  
SIGNATURE OF THE VENDOR

2.

\_\_\_\_\_  
SIGNATURE OF THE PURCHASER

\_\_\_\_\_  
SIGNATURE OF THE DEVELOPER/  
CONFIRMING PARTY

**PREPARED & DRAFTED BY :**

.....

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within mentioned **PURCHASERS** the full consolidated consideration sum of against the within mentioned **Flat No.....** situated on the .....**floor** ..... **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building being part of The **K.M.C. Premises No.2998, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 099 in the manner following :-

Sl. No.	Date	RTGS/Draft No.	Name of the Bank & Branch	Amount (Rs.)
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**TOTAL : Rs.....**

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

WITNESSES :

1.

ASHIRBAD REALITY PVT. LTD.



Director

2.

SIGNATURE OF THE DEVELOPER