

DEED OF CONVEYANCE

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

-BETWEEN-

(1) GLS REALTY PRIVATE LIMITED [PAN NO. AAECG7724Q], a company within the meaning of the Companies Act, 2013 having its registered office at Rajbanshipara, Tarulia Road, Post Office-Krishnapur, Police Station- New Town, Kolkata- 700 102, District – North 24 Parganas, represented by its **Director Shri Lakshmi Kanta Kar [PAN NO. AJEPK8704C]**, son of Late Dharendra Nath Kar, by faith Hindu, by occupation Business, by Nationality – Indian, residing at Rajbanshipar, Tarulia Road, Post Office - Krishnapur, Police Station- New Town, Kolkata -700 102, District – North 24 Parganas,

having been duly authorized in pursuance of a Resolution of the Board of Directors dated 01.07.2020, **(2) MR. RAGHUNATH PRAMANIK [PAN No. CNHPP9006R], [ADHAAR No. 6494 9940 2100]**, son of Late Nanilal Pramanik, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Thakdari, Post Office – Krishnapur, Police Station – New Town (formerly Rajarhat), Kolkata - 700102, District – North 24 Parganas, **(3) MR. BISWANATH PRAMANIK [PAN No. BBPPP5667K], [ADHAAR No. 5607 0198 2330]**, son of Late Nanilal Pramanik, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Thakdari, Post Office – Krishnapur, Police Station – New Town (formerly Rajarhat), Kolkata - 700102, District – North 24 Parganas and **(4) MR. BHOLANATH PRAMANIK [PAN No. BBKPP0300G], [ADHAAR No. 4632 6847 7913]**, son of Raghunath Pramanik, by faith – Hindu, by Occupation – Service, by Nationality – Indian, residing at Thakdari, Post Office – Krishnapur, Police Station – New Town (formerly Rajarhat), Kolkata - 700102, District – North 24 Parganas, hereinafter called the "**OWNERS**" (which expression shall unless executed by or repugnant to the context be deemed to include their successors-in-office, administrators, representatives and assigns) of the **FIRST PART**. The **OWNER** Nos. 2 to 4 are represented by their **CONSTITUTED ATTORNEY** namely **LAKSHMI KANTA KAR [PAN No. AJEPK8704C]**, son of Late Dharendra Nath Kar, by faith Hindu, by occupation Business, residing at Rajbanshipara Tarulia 1st Lane, Post Office- Krishnapur, Police Station- New Town, Kolkata-700102, by virtue of the following Development Power of Attorney: (i) dated 25th November, 2013, registered in the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 19, Page from 7180 to 7193, being No. 13221 for the year 2013, executed by Raghunath Pramanik and Biswanath Pramanik and (2) dated 17th, July, 2013, registered in the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 13, Page from 3310 to 3323, being No. 08787 for the year 2013, executed by Bholanath Pramanik.

AND

GLS REALTY PRIVATE LIMITED [PAN NO. AAECG7724Q], a company within the meaning of the Companies Act, 2013 having its registered office at Rajbanshipara, Tarulia Road, Post Office-Krishnapur, Police Station- New Town, Kolkata- 700 102, represented by its director namely **Shri Lakshmi Kanta Kar [PAN NO. AJEPK8704C]**, son of Late Dharendra Nath Kar, by faith Hindu, by occupation Business, residing at Rajbanshipar, Tarulia Road, Post Office - Krishnapur, Police Station- New Town, Kolkata -700 102, having been duly authorized in pursuance of a Resolution of the Board of Directors dated 01.07.2020, hereinafter called the "**DEVELOPER**"(which expression shall unless executed by or repugnant to the context by deemed to include its successors-in-office, administrators, representatives and assigns) of the **SECOND PART**.

AND

_____, [PAN No. _____], [AADHAAR No. _____] son of _____, by faith - _____, by Occupation - _____, residing at _____, Post Office - _____, Police Station - _____, Kolkata - _____, District - _____, hereinafter called the "**VENDOR**" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and assigns) of the **THIRD PART**.

WHEREAS:-**PART - I**

- A) By a Bengali Indenture of Sale dated 3rd April, 1996, registered at the office of the Sub-Registrar, Bidhan Nagar (Salt Lake City), vide Book No. I, Volume No. 29, Pages 213 to 224, being No. 1299 for the year 1996, Satadal Jamini Pramanik sold, conveyed and transferred ALL THAT piece and parcel of land measuring (i) 73 (seventy three) decimals more or less comprised in Dag No. 643 corresponding to L.R.

Dag No. 704, Khatian No. 760 corresponding to L.R. Khatian 816 and (ii) 45 (forty five) decimals more or less comprised in Sabek Dag No. 650 present Dag No. 712, Khatian No. 639 present Khatian No. 816, lying and situates at Thakdari Mouza, J. L. No. 19, R.S. No. 216, Touzi No. 172, Police Station- Rajarhat, within the local limits of previously Mahisbathan 2 No. Gram Panchayet, presently Bidhannagar Municipal Corporation, Ward No. 27, Sub-Registration Office at Bidhan Nagar (Salt Lake City) in the District- North 24 Parganas unto Sri. Santiram Pramanik and 7 others.

- B) By virtue of abovementioned Sale Deed dated 3rd April, 1996, said Sri. Santiram Pramanik became the absolute lawful owner of the land measuring an area 36 (Thirty Six) decimals be the same a little more or less comprised in R.S. and L.R. Dag No. 704 under Khatian No. 816 (Old), present Khatian No. 826/2, lying and situates at Mouza-Thakdari, J. L. No. 19, R.S. No. 216, Touzi No. 172, Police Station-formerly Rajarhat now New Town, within local limit of previously Mahisbathan 2 No. Gram Panchayet, presently Bidhannagar Municipal Corporation, Ward No. 27, Sub-Registration Office at Bidhan Nagar (Salt Lake City) now New Town, in the district of North 24 Parganas and the said Sri. Santiram Pramanik mutated his name to the Local Block Land and Land Reforms office and paying rent and taxes regularly.
- C) By a Deed of Sale dated 25th April, 2018, registered in the office of Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523 to 2018, Page from 173189 to 1732132, being No. 152304880 for the year 2018, Santiram Pramanik sold and transferred an area measuring 14 cottah 4 chittack more or less equivalent to 23.51 decimals more or less together with 1000 sq. ft. more or less residential structure standing thereon out of 36 decimals more or less comprised in R.S. & L.R. Dag No. 704 under L.R. Khatian No. 826/2, (formerly Khatian No. 816) lying and situates in Mouza –

Thakdari, J. L. No. 19, R.S. No. 216, Touzi No. 172, Police Station - New Town, within local limit of previously Mahisbathan 2 No. Gram Panchayet, presently Bidhannagar Municipal Corporation, Ward No. 27, Sub-Registration Office at New Town, District - North 24 Parganas to GLS Realty Private Limited.

- D) Sri. Anudhwaj Mandal was seized and possessed of and sufficiently entitled to ALL THAT piece and parcel of Sali land measuring about 5 (Five) Satak more or less out of 77 (Seventy Seven) Satak more or less comprised in L.R. Dag No. 704 under L.R. Khatian No. 23/1, lying and situated at Mouza - Thakdari, J.L. No. 19, R.S. No. 216, Police Station - New Town, formerly Rajarhat, Additional District Sub-Registration Office Rajarhat, New Town, within the local limits of Mahisbathan Gram Panchayat No. II, now under the jurisdiction of Bidhannagar Municipal Corporation, Ward No. 27, in the district of North 24 Parganas along with other properties and his name was recorded in the settlement record of rights and has been paying taxes and khajnas in his own name to the competent authority regularly.
- E) By a Deed of Sale dated 29th October, 2021, registered in the office of Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, Page from 628599 to 628623, being No. 152314821 for the year 2021, Anudhwaj Mandal sold and transferred ALL THAT piece and parcel of Sali land measuring about 5 (Five) Satak more or less out of 77 (Seventy Seven) Satak more or less comprised in L.R. Dag No. 704 under L.R. Khatian No. 23/1 lying and situated at Mouza - Thakdari, Police Station - New Town, formerly Rajarhat to GLS Realty Private Limited.
- F) Sri. Manakanta Pramanik was seized and possessed of and sufficiently entitled to ALL THAT piece and parcel of Sali land measuring about 5 (Five) Satak more or less out of 77 (Seventy Seven) Satak more or less comprised in R.S. and L.R. Dag No. 704 under L.R. Khatian No. 623/2, lying and situated at Mouza - Thakdari, J.L. No.

19, R.S. No. 216, Police Station – Newtown, formerly Rajarhat, Additional District Sub-Registration Office, Rajarhat, New Town, within the local limit of Mahisbathan Gram Panchayat - II, now under the jurisdiction of Bidhannagar Municipal Corporation, Ward No. 27, in the district of North 24 Parganas along with other properties and his name was recorded in the settlement record of rights and has been paying taxes and khajnas in his own name to the competent authority regularly.

- G) By a Deed of Sale dated 29th October, 2021, registered in the office of Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, Page from 628624 to 628648, being No. 152314822 for the year 2021, Manakanta Pramanik sold and transferred ALL THAT piece and parcel of Sali land measuring about 5 (Five) Satak more or less out of 77 (Seventy Seven) Satak more or less comprised in L.R. Dag No. 704 under L.R. Khatian No. 623/2, lying and situated at Mouza - Thakdari, Police Station - New Town, formerly Rajarhat to GLS Realty Private Limited.
- H) Smt. Chandana Pramanik was seized and possessed of and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring about 130 (One Hundred Thirty) sq. ft. more or less out of 11 (Eleven) Satak more or less comprised in R.S. and L.R. Dag No. 709 under L.R. Khatian No. 2568 and ALL THAT piece and parcel of Bastu land measuring 65 (Sixty Five) sq. ft. more or less out of 6 (Six) Satak more or less comprised in R.S. and L.R. Dag No. 710 under L.R. Khatian No. 2568, lying and situated at Mouza- Thakdari, Police Station – New Town, J.L. No. 19, Registration Office at New Town, within the local limits of previously Mahisbathan 2 No. Gram Panchayet, presently Bidhannagar Municipal Corporation, Ward No. 27, Sub-Registration Office at New Town, in the district of North 24 Parganas and the said Smt. Chandana Pramanik duly mutated her

name to the Local Block Land and Land Reforms office and paying rent and taxes regularly.

- I) By a Deed of Sale dated 20th February, 2020, registered in the office of Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2020, Page from 122047 to 122068, being No. 152302684 for the year 2020, Chandana Pramanik sold and transferred ALL THAT piece and parcel of Bastu land measuring about 130 (One Hundred Thirty) sq. ft. more or less out of 11 (Eleven) Satak more or less comprised in R.S. and L.R. Dag No. 709 under L.R. Khatian No. 2568 and ALL THAT piece and parcel of Bastu land measuring 65 (Sixty Five) sq. ft. more or less out of 6 (Six) Satak more or less comprised in R.S. and L.R. Dag No. 710 under L. R. Khatian No. 2568, lying and situated at Mouza – Thakdari, Police Station – New Town, to GLS Realty Private Limited.
- J) Sri. Rakesh Pramanik was seized and possessed of and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring about 130 (One Hundred Thirty) sq. ft. more or less out of 11 (Eleven) Satak more or less comprised in R.S. and L.R. Dag No. 709 under L.R. Khatian No. 2567 and ALL THAT piece and parcel of Bastu land measuring 65 (Sixty Five) sq. ft. more or less out of 6 (Six) Satak more or less comprised in R.S. and L.R. Dag No. 710, L. R. Khatian No. 2567, lying and situated at Mouza - Thakdari, J.L. No. 19, Registration Office at Rajarhat, within the local limits of previously Mahishbathan 2 No. Gram Panchayet, presently Bidhannagar Municipal Corporation, Ward No. 27, Sub-Registration Office at New Town, in the district of North 24 Parganas and the said Sri. Rakesh Pramanik duly mutated his name to the Local Block Land and Land Reforms office and paying rent and taxes regularly.
- K) By a Deed of Sale dated 20th February, 2020, registered in the office of Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2020, Page from 212604 to 212626, being No.

152305102 for the year 2020, Rakesh Pramanik sold and transferred ALL THAT piece and parcel of Bastu land measuring about 130 (One Hundred Thirty) sq. ft. more or less out of 11 (Eleven) Satak more or less comprised in R.S. and L.R. Dag No. 709 under L.R. Khatian No. 2568 and ALL THAT piece and parcel of Bastu land measuring 65 (Sixty Five) sq. ft. more or less out of 6 (Six) Satak more or less comprised in R.S. and L.R. Dag No. 710 under L. R. Khatian No. 2568, lying and situated at Mouza – Thakdari, Police Station – New Town, to GLS Realty Private Limited.

- L) GLS Realty Private Limited became the sole and absolute owner of ALL THAT piece and parcel of (i) Sali land measuring about **33.55 decimals** more or less comprised in **L.R. Dag No. 704 under L.R. Khatian No. 2293**, (ii) Bastu land measuring about **260 (Two Hundred Sixty) sq. ft.** more or less out of 11 (Eleven) Satak more or less comprised in **R.S. and L.R. Dag No. 709 under L.R. Khatian No. 2568** and (iii) Bastu land measuring **130 (One Hundred Thirty) sq. ft.** more or less out of 6 (Six) Satak more or less comprised in **R.S. and L.R. Dag No. 710 under L. R. Khatian No. 2568**, lying and situated at Mouza – Thakdari, Police Station – New Town and duly mutated its name in the record of concern BLLRO by paying usual rents and taxes.

PART - II

- M) By an indenture of Bengali Deed of Sale dated 13th March, 1995, registered at the office of Additional District Sub-Registrar – Bidhannagar, recorded in Book No. I, C.D. Volume No. 27, Pages 235 to 240, being No. 1224 for the year 1995, Sanat Kumar Pramanik sold, transferred and conveyed **ALL THAT** piece and parcel of Bastu land measuring an area about 0.5 decimal out of 11 decimals comprised in R.S. Dag No. 709 and measuring an area about 0.5 decimal out of 6 decimals comprised in R.S. Dag No. 710, total area being 1 decimal more or less under L.R. Khatian No. 474, lying and

situates at Mouza- Thakdari, Police Station- Rajarhat, J.L. No. 19, Touzi No. 145, at the office of the Additional District Sub-registrar Bidhannagar in the District North 24 Parganas to Sri. Raghunath Pramanik and Sri. Biswanath Pramanik.

N) By a registered Indenture of Bengali Deed of Sale dated 8th April, 1996, registered at the office of the Additional District Sub-Registrar Bidhannagar, North 24 Parganas and recorded in Book No. I, C.D. Volume No. 27, Pages 207 to 212, being No. 1298 for the year 1996, Sanat Kumar Pramanik sold, transferred and conveyed ALL THAT piece and parcel of Doba land measuring an area about 1 decimal out of 13 decimals more or less comprised in R.S. Dag No. 711 under L.R. Khatian No. 474, lying and situates at Mouza- Thakdari, Police Station- Rajarhat, J.L. No. 19, Touzi No. 145, to Sri. Raghunath Pramanik and Sri. Biswanath Pramanik.

O) Hence, Sri. Raghunath Pramanik and Sri. Biswanath Pramanik seized and possessed of **ALL THAT** piece and parcel of Bastu land measuring an area about (i) 0.5 decimal out of 11 decimals comprised in R.S. Dag No. 709, (ii) 0.5 decimal out of 6 decimals comprised in R.S. Dag No. 710 and (iii) 1 decimal out of 13 decimals comprised in R.S. Dag No. 711, total area being 2 decimals more or less under L.R. Khatian No. 474, lying and situates at Mouza- Thakdari, Police Station- Rajarhat, J.L. No. 19, Touzi No. 145, at the office of the Additional District Sub-registrar Bidhannagar in the District North 24 Parganas.

P) By a Development Agreement dated 25th November, 2013, registered at the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 19, Page from 6841 to 6879, being No. 13219 for the year 2013, was executed between Sri. Raghunath Pramanik and Sri. Biswanath Pramanik, as the owners and M/s. GLS Realty Private Limited, as the developer, for the purpose of construction of multi-storied building in respect of **ALL THAT** piece and parcel of Bastu land measuring an area about (i) 0.5

decimal out of 11 decimals comprised in R.S. Dag No. 709, (ii) 0.5 decimal out of 6 decimals comprised in R.S. Dag No. 710 and (iii) 1 decimal out of 13 decimals comprised in R.S. Dag No. 711, total area being 2 decimals more or less under L.R. Khatian No. 474, lying and situates at Mouza - Thakdari, Police Station - Rajarhat, as per the terms and conditions contained therein.

Q) By a General Power of Attorney dated 25th November, 2013, registered at the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 19, Page from 7180 to 7193, being No. 13221 for the year 2013, executed between Sri. Raghunath Pramanik and Sri. Biswanath Pramanik, as the owners and M/s. GLS Realty Private Limited, as the developer, for the purpose of construction of multi-storied building in respect of **ALL THAT** piece and parcel of Bastu land measuring an area about (i) 0.5 decimal out of 11 decimals comprised in R.S. Dag No. 709, (ii) 0.5 decimal out of 6 decimals comprised in R.S. Dag No. 710 and (iii) 1 decimal out of 13 decimals comprised in R.S. Dag No. 711, total area being 2 decimals more or less under L.R. Khatian No. 474, lying and situates at Mouza - Thakdari, Police Station - Rajarhat, as per the terms and conditions contained therein.

R) By a Bengali Indenture of Sale dated 14th December, 2012, registered at the office of Sub - Registration, New Town and recorded in Book No. I, CD Volume No. 2, Page No. 13142 to 13152, being No. 00889 for the year 2012, Dukhiram Pramanick sold, conveyed and transferred **ALL THAT** piece of parcel of land measuring 3 decimals more or less comprised in R.S. Dag Nos. 709, 710 and 711 under L.R. Khatian Nos. 324 and 338/1, lying and situates at Mouza - Thakdari, J.L. No. 19, R.S. No. 216, Touzi No. 10, Police Station- New Town, Sub-Registration office- New Town in the District of South 24 Parganas to Sri Bholanath Pramanick.

- S) By a Development Agreement dated 17th July, 2013, registered at the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 13, Page from 3272 to 3309, being No. 08786 for the year 2013, was executed between Bholanath Pramanik, as the owner and M/s. GLS Realty Private Limited, as the developer, for the purpose of construction of multi-storied building in respect of **ALL THAT** piece of parcel of land measuring (1) 1 decimals comprised in R.S. Dag No. 709 decimals more or less, (2) 1 decimals comprised in R.S. Dag No. 710 decimals more or less and (3) 1 decimals comprised in R.S. Dag No. 711 decimals more or less, total area being 3 decimals under L.R. Khatian Nos. 324 and 338/1, lying and situated at Mouza - Thakdari, Police Station - New Town as per the terms and conditions contained therein.
- T) By a General Power of Attorney dated 17th July, 2013, registered at the office of Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, CD Volume No. 13, Page from 3310 to 3323, being No. 08787 for the year 2013, executed between Bholanath Pramanik, as the owner and M/s. GLS Realty Private Limited, as the developer, for the purpose of construction of multi-storied building in respect of **ALL THAT** piece of parcel of land measuring (1) 1 decimals comprised in R.S. Dag No. 709 decimals more or less, (2) 1 decimals comprised in R.S. Dag No. 710 decimals more or less and (3) 1 decimals comprised in R.S. Dag No. 711 decimals more or less, total area being 3 decimals under L.R. Khatian Nos. 324 and 338/1, lying and situated at Mouza - Thakdari, Police Station - New Town as per the terms and conditions contained therein.
- U) Therefore, GLS Realty Private Limited acquire the right to develop multi-storied building in **ALL THAT** piece of parcel of land measuring (1) 1.5 decimals comprised in R.S./L.R. Dag No. 709 decimals more or less, (2) 1.5 decimals comprised in R.S./L.R. Dag No. 710 decimals more or less and (3) 2 decimals comprised in R.S./L.R. Dag No. 711

decimals more or less, total area being 5 decimals under L.R. Khatian Nos. 728, 556 and 2004, lying and situated at Mouza - Thakdari, Police Station - New Town.

- V) By a Deed of Gift dated 27th December, 2022, registered in the office of Additional Registrar of Assurance – II, Kolkata, recorded in Book No. I, Volume No. 1902-2023, Page from 19244 to 19263, being No. 190200319 for the year 2023, M/s. GLS Realty Private Limited gifted and transferred an admeasuring 189.56 sq. ft. more or less comprised in R.S./L.R. Dag No. 710 under L. R. Khatian No. 2293, lying and situated at Mouza – Thakdari, J.L. No. 19, R.S. No. 216, Touzi No. 172, P.S. – New Town, District – North 24 Parganas to the Bidhannagar Municipal Corporation according to the terms and conditions contained therein.
- W) Therefore, GLS Realty Private Limited acquire the right to develop multi-storied building in **ALL THAT** piece of parcel of land measuring **23 cottah 9 chittack 10 sq. ft.** more or less comprised in **R.S. Dag Nos. 704, 709, 710 and 711** under **under L.R. Khatian Nos. 2293,728, 556and 2004** lying and situated at Mouza - Thakdari, Police Station - New Town, District – North 24 Parganas.
- X) The Owners herein have mutated their names in the records of the concerned authorities and has been paying the applicable rates and taxes without any default.
- Y) The Owners and the Developer pursuant to the Agreement for Development duly commenced the construction of multi-storied buildings comprising of Flats/ Units and Apartments in accordance with the sanctioned Plan No. **SWS-OBPAS/2109/2023/0018** dated **25.04.2023**, approved by the **Bidhannagar Municipal Corporation** consisting of several self-contained finished flats/apartments and car parking spaces in respect of the project known as **“GLS SONAR TORI PHASE 1”**.

- Z) The Promoter has registered the Project under the provisions of the Act with the West Bengal Real Estate Regulatory Authority **KOLKATA** on _____ under registration no. _____.
- AA) While in the course of construction the Developer invited offers for purchase of self-contained flats/apartments along with one covered car parking space and the Purchasers herein offered to purchase **ALL THAT** piece and parcel of the **APARTMENT NO.** _____, on the _____ **Floor** of the building being **Block** _____, containing by estimation an area of _____ (_____) **Square Feet** more or less (**Carpet Area**), excluding balcony area of _____ (_____) **Square Feet** more or less, appertaining to _____ (_____) **Square Feet** more or less (**Super Built Up Area**), flooring tiles, consisting of _____ (____) **Bed Rooms**, _____ (____) **Living/Dining Room**, _____ (____) **Kitchen**, _____ (____) **Toilets**, _____ (____) **Balconies**, along with One **Covered Car Parking space** being **Car Parking No.** _____, situate at the _____ of the building, containing by estimation an area of _____ (_____) **Square Feet (Super Built Up Area)** more or less, flooring tiles, at the Project known as “**GLS SONAR TORI PHASE 1**”, hereinafter referred to as the said “**FLAT AND/OR UNIT**” more particularly described in the **Second Schedule** hereunder written, 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 at and the consideration of the said Flat **Rs. _____ (Rupees _____) only** along with Covered Car parking space consideration of **Rs. _____ (Rupees _____) only**. The total consideration of the said Flat along with the Covered Car parking space sum of **Rs. _____ (Rupees _____) only**.

BB) The said Flat along with the Covered Car Parking Space and/or Unit is now since completed and the Purchasers have duly satisfied themselves as to the constructions, measurements, materials used, workmanship, the scheme of the Project and upon such satisfaction have now proceeded to have the Deed of Conveyance executed in their favour.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

In total consideration of the sum of **Rs. _____ (Rupees _____)** **only** paid by the Purchasers 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 Purchasers) the Owners and Owner and/or Developer doth hereby sell, transfer and convey unto and in favour of the Purchasers herein the said Flat and/or Unit purchase **ALL THAT** the piece and parcel of **APARTMENT NO. _____**, on the _____ **Floor** of the building being **Block _____**, containing by estimation an area of _____ (**_____**) **Square Feet** more or less (**Carpet Area**), excluding balcony area of _____ (**_____**) **Square Feet** more or less, appertaining to _____ (**_____**) **Square Feet** more or less (**Super Built Up Area**), flooring tiles, consisting of (____) **Bed Rooms**, _____ (____) **Living/Dining Room**, _____ (____) **Kitchen**, _____ (____) **Toilets**, _____ (____) **Balconies**, along with One **Covered Car Parking space** being **Car Parking No. _____**, situate at the Basement of the building, containing by estimation an area of _____ (**_____**) **Square Feet (Super Built Up Area)** more or less, flooring tiles, at the Project known as "**GLS SONAR TORI PHASE 1**", 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 Owners and/or 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 Purchasers 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 Owners and/or Developer assure that The Purchasers 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 **Part-I** and **Part-II** for the use occupation and enjoyment of the said flat as detailed in **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 Purchasers shall be entitled to the common easements and quasi easements affecting and attached to the Said Flat and/or Unit are as detailed in the **FIFTH SCHEDULE** hereunder written and/or described.

THE OWNERS and/or DEVELOPER COVENANT WITH THE PURCHASERS AS FOLLOWS:-

1. The Purchasers may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said

Flat and/or Unit and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for their own uses and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from the Owners and/or 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 them or any of them.

- 2.** The Purchasers shall hold the said Flat and/or Unit free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owners and/or 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 Owners and/or Developer herein or by any other person or persons claiming or to claim by, from, under or in trust for them.
- 3.** The Purchasers shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to anyone without the consent of the Owners and/or 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 Purchasers under the terms of this conveyance.
- 4.** The Purchasers undivided proportionate interest in land is impartible in perpetuity.
- 5.** The Owners and/or Developer and all persons having or claiming any estate, right, title or Interest In the said Flat and/or Unit and premises hereby conveyed or any part thereof by, from under or in trust for the Owners and/or 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 Purchasers 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 Purchasers in the manner aforesaid as by the Purchasers, their heirs, executors or administrators and assigns shall be reasonably required.

THE PURCHASERS COVENANT/S WITH THE OWNERS AND/OR DEVELOPER AS FOLLOWS:-

1. The Purchasers admits and accepts that the **OWNERS AND/OR DEVELOPER** and/or their 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 Purchasers have understood the concept, layout and scheme of **“GLS SONAR TORI PHASE 1”** to comprise of several Blocks and that all facilities and amenities in all Blocks along with other phases **“GLS SONAR TORI PHASE 1”** which have been constructed or shall be constructed both shall jointly enjoyed the common amenities 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 adjacent 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, later within the entire project of **“GLS SONAR TORI”**, for which Purchasers agrees and covenants:
 - i) To Co-Operate with the other Co-Purchaser/s and the **OWNERS AND/OR DEVELOPER** /and /or the Association of Flat Owners in the Management and Maintenance of The Block/Complex/Project.

- ii) **TO OBSERVE** the rules framed from time to time by the **OWNERS AND/OR 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 **OWNERS AND/OR 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 **OWNERS AND/OR DEVELOPER** and upon the formation of the association of Flat Owners. 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 **OWNERS AND/OR DEVELOPER** and upon the formation with the association of Flat Owners 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 further 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 permits 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 **OWNERS AND/OR DEVELOPER** differs from the colour scheme of the building or deviation or which in the opinion of the **OWNERS AND/OR DEVELOPER** may affect the elevation in respect of the exterior walls of the said building.

- xvi)** **NOT TO** install grill the design of which have not been suggested or approved by the Architect of the Developer.
- 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 **OWNERS'/DEVELOPER'S** dealing with all the unsold and open areas in the Complex in the manner as deemed fit and proper by the **OWNERS AND/OR 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 **OWNERS AND/OR 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 Purchasers have 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 Owners and/or Developer 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 units and 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 Purchasers 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 **OWNERS AND/OR DEVELOPER**.
- xxvii) TO ABIDE** by such building rules and regulations as may be made applicable by the **OWNERS AND/OR DEVELOPER** 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 Owners and/or 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** claims 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 Owners and/or 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 Purchasers in respect of the Car Parking Space (in case a Car Parking Space has been allotted to the Purchasers herein) the shall be as follows:-
- (i) To park a Medium Sized Motor Car only.
 - (ii) Not use car parking space or permit the same to be used for any purpose whatsoever other than parking of a medium sized car.
 - (iii) not to keep in the car parking space, anything other than private motor car
 - (iv) Not raise or put up any kutchra or pucca construction grilled wall/enclosures thereon or part thereof and shall keep it always open as before.
 - (v) 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.
 - (vi) Not to claim any right whatsoever over and in respect of the Car parking spaces.
 - (vii) Not to park car on the pathway or open spaces of the building or at any other place except the space allotted to it.
 - (viii) To allow the ingress and egress of the cars and vehicles of the other unit owners over the car parking space of the Purchasers herein.
 - (ix) To pay all rates, taxes assessments in respect of the Car Parking Space.

THE FIRST SCHEDULE ABOVE REFERRED TO:
DESCRIPTION OF THE LAND

ALL THAT piece and parcel of land admeasuring **23 cottah 6 chittack 28 sq. ft.** more or less comprised in **R.S./L.R. Dag Nos. 704, 709, 710** under **under L.R. Khatian Nos. 2293,728, 556 and 2004** lying and situates at Mouza - Thakdari, J.L. No. 19, Ward No. 27, P.S. New Town, in the District-North 24 Parganas, within the limit of the Bidhannagar Municipal Corporation [previously Mahisbathan- II Gram Panchayet], Kolkata - 700102, District – North 24 Parganas, West Bengal and the same is butted and bounded as follows:

ON THE NORTH	:	20ft. wide Thakdari Main Road;
ON THE SOUTH	:	Part of RS & LR Dag No.704;
ON THE EAST	:	Part of RS & LR Dag No.711,712 & 704;
ON THE WEST	:	Part of RS & LR Dag NO.706.

THE SECOND SCHEDULE ABOVE REFERRED TO :
(THE SAID FLAT AND THE SAID CAR PARKING SPACE)

ALL THAT piece and parcel of **APARTMENT NO. _____**, on the _____ **Floor** of the building being **Block _____**, containing by estimation an area of _____ (**_____**) **Square Feet** more or less (**Carpet Area**), excluding balcony area of _____ (**_____**) **Square Feet** more or less, appertaining to _____ (**_____**) **Square Feet** more or less (**Super Built Up Area**), flooring tiles, consisting of (**_____**) **Bed Rooms**, _____ (**_____**) **Living/Dining Room**, _____ (**_____**) **Kitchen**, _____ (**_____**) **Toilets**, _____ (**_____**) **Balconies**, along with One **Covered Car Parking space** being **Car Parking No. _____**, situate at the Basement of the building, containing by estimation an area of _____ (**_____**) **Square Feet (Super Built Up Area)** more or less, flooring tiles, at the Project known as **“GLS SONAR TORI PHASE 1”**, 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 as delineated and demarcated in the appended Map or Plan and highlighted in RED colours.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(COMMON PORTIONS)

PART-I

A. COMMON PARTS and PORTIONS in the BUILDING.

1. Lift in each block.
2. Fire Extinguisher in each floor.
3. Intercom in each flat.
4. CCTV surveillance in lobby.

PART-II

B. COMMON PARTS and AMENITIES in the COMPLEX.

1. AC Gymnasium.
2. AC Community Hall.
3. Kids Play Area.
4. Swimming Pool.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(COMMON EXPENSES)

1. Establishment and all other capital and operational expenses of the Association of Flat VENDOR/DEVELOPER's.
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 Building Common Portions at the Building 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 Building Common Portions at the Building 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 Buildings.
8. All expenses for running and operating all machinery, equipments and installations comprised in the Building Common Portions at the Building level and/or Complex Common Portion at the Complex level, including lifts, Generator, if any changeover switches, 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 Building Common Portions at the Building 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 Building at the Building level and in respect of the Complex at Complex level save those separately assessed on the Purchasers.
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 **OWNERS, DEVELOPER,**
PURCHASERS at Kolkata in the
presence of:

WITNESS:

1.

**AS THE CONSTITUTED ATTORNEY
HOLDER SIGNATURE OF THE OWNERS**

2.

SIGNATURE OF THE DEVELOPER

Drafted and prepared by me:

SIGNATURE OF THE PURCHASER

RECEIPT

RECEIVED from the within named Purchasers the within mentioned sum **Rs.**
Rs. ____ (Rupees _____) only by way of total consideration money as
 per Memo below:-

MEMORANDUM OF CONSIDERATION

Sl. No.	Date	Cheque No.	Bank	Amount (in Rs.)
1				
2				
3				
4				
	TOTAL			_____/-

(Rupees _____) only.

WITNESS:

1.

SIGNATURE OF THE DEVELOPER

2.