

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the \_\_\_\_\_ day of \_\_\_\_\_, Two Thousand Twenty Four (2024) of

Christian Era;

**BETWEEN**

**(1) SRI VIDYARTHI BHUNIA (PAN: AODPB2939N & AADHAAR NO. 5872 8837 2591)** son of Late Swadesh Ranjan Bhunia by faith Hindu, by Nationality Indian, by occupation Service, residing at 32, Kabiguru Sarani, P.S. Behala, P.O. Sahapur S.O. Kolkata 700038, **(2) SRI SABYASACHI BHUNIA (PAN:BJAPB6728C & AADHAAR NO. 8493 5386 4068)** son of Late Swadesh Ranjan Bhunia, by faith Hindu, by Nationality Indian, by occupation Service, residing at Sahapur Yubak Sangha Club, 32, Agarwala Garden Road, P.O. Sahapur, P.S. Behala, Kolkata, West Bengal 700038 **(3) SRI GOUTAM BHUNIA (PAN. AIFPB3688A & AADHAAR NO. 5005 0680 0469)** son of Sri Hriday Bhuiya @ Sri Hriday Ranjan Bhunia, by Occupation : Service, by faith: Hindu, By National: Indian, residing at 32, Kabiguru Sarani, P.O. Sahapur, within Police Station - Behala, Kolkata: 700038, in the District – South 24 Parganas, West Bengal, India, and **(4) SRI TAPAN BHUNIA (PAN. AGGPB3615L & AADHAAR NO. 8065 9757 6296)** son of Sri Hriday Bhuiya @ Sri Hriday Ranjan Bhunia, by Occupation : Service, by faith: Hindu, residing at 32, Agarwala Garden Road, P.O. Sahapur, within Police Station - Behala, Kolkata: 700038, in the District – South 24 Parganas, West Bengal, India **(5) SRI MANAS RANJAN BHUNIA, (PAN: AEGPB1646R & AADHAAR NO. 3623 2482 9067)** son of Late Rajendra Nath Bhunia, by faith Hindu, by Nationality Indian, by occupation Retired Person, residing at P-184, Senhati Colony, P.O. & P.S. Behala, Kolkata, West Bengal 700034, **(6) SRI SASHANKA RANJAN BHUNIA, (PAN: ACOPB5033G & AADHAAR NO. 4804 3714 3646)** son of Late Mono Ranjan Bhunia, by faith Hindu, by occupation Service, residing at 32, Agarwala Garden Road, P.O. Sahapur, P.S. Behala, Kolkata, West Bengal 700038 and **(7) SMT. SHIPRA CHOWDHURY, (PAN: BLRPC6699J & AADHAAR NO. 7421 8696 3337)** daughter of Late Mono Ranjan Bhunia, by faith Hindu, by occupation Service, residing at 11, Kali Kumar Majumdar Road, Santoshpur, P.O. Santoshpur, P.S. Garia, Kolkata, West Bengal 700075, hereinafter called and referred to as "**OWNERS/FIRST PARTIES**" duly represented by their Constituted Attorney namely - **U S I CONSTRUCTIONS (PAN: AAEFU0695H)** a Partnership Firm having its registered Office at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata – 700038, in the District: 24 Parganas (South) West Bengal, India, duly represented by its one of the **PARTNER** and **AUTHORIZED SIGNATORY** of the said Firm namely - **MR. SOURAV ROY, (PAN: ALHPR0226K&AADHAAR NO. 4284 6400 6706) & MOBILE NO. 9674675024)** son of Mr. Subrata Roy, residing at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station Behala, presently New Alipore, Kolkata-700038, in the District: 24 Parganas (South) West Bengal, India, appointed by the strength of a "Development Power of Attorney", which was duly registered on 11<sup>th</sup> day of May, 2022, in the office of the District Sub - Registrar II - at Alipore, and duly recorded in Book No. I, Volume No. 1602-2022, Pages 229110 to 229132, Being No. 1602-06063, for the year 2022, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**AND**

**MR. \_\_\_\_\_, (PAN: \_\_\_\_\_ & AADHAAR NO. \_\_\_\_\_ & MOBILE NO. \_\_\_\_\_)** son of \_\_\_\_\_, by Occupation – \_\_\_\_\_, by faith: Hindu, residing at \_\_\_\_\_, \_\_\_\_\_ Road, Post: \_\_\_\_\_, within Police Station - \_\_\_\_\_, Kolkata: 7000\_\_\_\_\_, in the District – South 24 Parganas, West Bengal, India, hereinafter solely/jointly called and referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be

deemed to mean and include his/her/their respective heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**

**AND**

**U S T CONSTRUCTIONS (PAN: AAEFU0695H)** a Partnership Firm having its registered Office at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata – 700053, in the District: 24 Parganas (South) West Bengal, India, duly represented by its one of the **PARTNER** and **AUTHORIZED SIGNATORY** of the said Firm namely - **MR. SOURAV ROY, (PAN: ALHPR0226K) (AADHAAR NO. 4264 6400 6706) (MOBILE NO. 9674675024)** son of Mr. Subrata Roy, residing at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station Behala, presently New Alipore, Kolkata-700053, in the District: 24 Parganas (South) West Bengal, India, hereinafter called and referred to as the **DEVELOPER/CONFIRMING PARTY\*** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, administrators, legal representatives, successors, successors-in-office and/or assigns) of the **THIRD PART**

**RECITAL**

**WHEREAS** One Sri Rajendra Nath Bhunia, son of Late Khirod Narayan Bhunia was the absolute owner of or otherwise well and sufficiently entitled to all that the piece and parcel of homestead land measuring about 9 Cottahs be the same a little more or less formed out of Municipal Holding No. 189/176, Kabi Guru Sarani, within Ward No. 118, comprising in Dag No. 535 and 536 under R.S. Khatian No. 70, corresponding to L.R. Khatain No. 71 under Mouza Sahapur, Pargana Magura, J.L No. 8, Touzi No. 93, R.S. No. 179, P.S Behala, Dist. 24 Parganas (South), Kolkata 700038 by virtue of inheritance from their predecessors.

**AND WHEREAS** While enjoying his possession over the said property, the said Rajendra Nath Bhunia executed a Deed of Gift on 23.07.1980 thereby transferring a piece or parcel of land measuring about 4 Cottahs out of the said 9 Cottahs of land in favour of his wife namely Manju Rani Bhunia, since deceased, by way of gift which was registered in the office of the District Sub Registrar at Alipore and recorded in Book No. I, Volume No.118, Pages 80 to 82, Being No. 3658 for the year 1980 and by virtue thereof, the said Manju Rani Bhunia became the absolute owner in respect thereof.

**AND WHEREAS** In pursuance thereof, the said Manju Rani Bhunia duly mutated her name in the records of the Kolkata Municipal Corporation in respect of the share of land owned by her and upon assessment thereof, the same has since been known and numbered as Premises No.191, Kabi Guru Sarani, Kolkata under Assessee No.41-118-06-0190-2.

**AND WHEREAS** Meanwhile, the said Rajendra Nath Bhunia executed an another Deed of Gift on 25.07.1980 in favour of one of his son namely- Swadesh Ranjan Bhunia, since deceased, duly registered in the office of the Sub Registrar at Alipore and recorded in Book No. I, Volume No.25, Pages 66 to 69, Being No. 3652 for the year 1980, and gifted him the land retained by him measuring 5 Cottahs of land out of 9 Cottahs and by virtue thereof, the said Swadesh Ranjan Bhunia became the absolute owner in respect thereof.

**AND WHEREAS** In pursuance thereof, the said **Swadesh Ranjan Bhunia** duly mutated his name in the records of the Kolkata Municipal Corporation in respect of the share of land owned by him and upon assessment, the same has since been known and numbered as **Premises No.189, Kabi Guru Sarani, Kolkata under Assessee No.41-118-06-0188-4.**

**AND WHEREAS** That the said **Manju Rani Bhunia** died intestate as **Spinster on 04.12.2006**, living behind her four brothers namely **(i) Monoranjan Bhunia**, since deceased, **(ii) Sri Hriday Ranjan Bhunia (iii) Swadesh Ranjan Bhunia and (iv) Sri Manas Ranjan Bhunia (the Landowner No. 5 herein)** as her legal heirs and successors within the meaning of **Hindu Law of Succession Act, 1956** and pursuant to her demise, her said brothers became the joint owners of the said **4 Cottahs** of land each having an undivided **1/4<sup>th</sup> share equivalent to 1 Cottah of land.**

**AND WHEREAS** Meanwhile, the said **Swadesh Ranjan Bhunia**, had sold and transferred **ALL THAT** a piece or parcel of **2 Cottahs** of land to a third party out of the total **5 Cottahs**. While seized and possessed of the remaining **3 Cottah of land**, said **Swadesh Ranjan Bhunia** died intestate on **17.09.2021**, his wife being predeceased on **07.05.2017**, and his surviving two sons namely- **Sri Vidyarthi Bhunia (The Landowner No.1 herein)** and **Sri Sabyasachi Bhunia (The Landowner No.2 herein)** as his only heirs and legal representatives within the meaning of the **Hindu Law of Succession Act, 1956** and thereupon, they became the joint owners in respect of the said **3 Cottahs** of land in **Premises No.189, Kabi Guru Sarani, Kolkata together with an undivided 1 Cottah of land in Premises No.191, Kabi Guru Sarani, Kolkata, each having an undivided ½ share.**

**AND WHEREAS** Thereafter said **Monoranjan Bhunia** died intestate on **27.04.2021** and his wife also died intestate on **16.07.1976**, surviving their only son namely- **Sri Shashanka Bhunia (The Landowner No. 6 herein)** and only daughter namely **Smt. Shipra Chowdhury (The Landowner No.7 herein)** as legal heirs and successors within the meaning of **Hindu Law of Succession Act, 1956** to succeed the share of land inherited by **Monoranjan Bhunia** from her sister and by virtue of law of inheritance, the said **Sri Shashanka Bhunia and Smt. Shipra Chowdhury** became the joint owners, each having an **undivided ½ share** in respect of **1 Cottah of land in Premises No.191, Kabi Guru Sarani, Kolkata.**

**AND WHEREAS** The said **Sri Hriday Ranjan Bhunia**, while enjoying possession over the share of property duly inherited by him, executed a **Deed of Gift on 02.05.2022** thereby transferring his said share being land measuring about **1 Cottah** in favour of his sons namely- **Sri Goutam Bhunia (The Landowner No.3 herein)** and **Sri Tapan Bhunia, (The Landowner No.4 herein)** by way of gift which was registered in the office of the **District Sub Registrar- II at Alipore** and recorded in **Book No. I, Volume No.1602-2022, Pages 213667 to 213685, Being No. 1602-05681 for the year 2022** and by virtue thereof, the said **Sri Goutam Bhunia and Sri Tapan Bhunia** became the joint owners in respect thereof each having an **undivided ½ share** in respect of **1 Cottah of land in Premises No.191, Kabi Guru Sarani, Kolkata.**

**AND WHEREAS** That in the manner aforesaid, the said **Sri Vidyarthi Bhunia (The Landowner No.1 herein) & Sri Sabyasachi Bhunia (The Landowner No.2 herein)** are the joint owners, seized and possessed of or otherwise well and sufficiently entitled to land measuring about **3 Cottahs** at **Premises No.189, Kabi Guru Sarani, Kolkata** together with

an undivided 1 Cottah of land in Premises No.191, Kabi Guru Sarani, Kolkata. And the other landowners, Sri Manas Ranjan Bhunia (The Landowner No.5 herein), Sri Sashanka Bhunia (The Landowner No. 6 herein), Smt. Shipra Chowdhury (The Landowner No.7 herein), Sri Goutam Bhunia (The Landowner No.3 herein) and Sri Tapan Bhunia (The Landowner No.2 herein) are the owners, seized and possessed of or otherwise well and sufficiently entitled to undivided 1 Cottah of land each in respect of Premises No.191, Kabi Guru Sarani, Kolkata.

**AND WHEREAS** while thus seized and possessed of the said property, said (1) Sri Vidyarthi Bhunia, (2) Sri Sabyasachi Bhunia, (3) Sri Goutam Bhunia, (4) Sri Tapan Bhunia, (5) Sri Manas Ranjan Bhunia, (6) Sri Sashanka Ranjan Bhunia, and (7) Smt. Shipra Chowdhury, all the present **OWNERS** have enjoying and possessing the said Property as **Lawful Owners** of **ALL THAT** the piece or parcel of homestead land measuring about **4 Cottahs** be the same a little more or less comprising in Dag No. 535 and 536 under R.S. Khatian No. 70 corresponding to L.R. Khatian No. 71 under Mouza Sahapur, J.L No. 8, Touzi no. 93, 101, R.S. No. 179 formed out of Municipal Premises No. 191, Kabi Guru Sarani, P.S Behala, Kolkata 700038 within the limits of then South Suburban Municipality now Kolkata Municipal Corporation, Ward No. 118, Dist. 24 Parganas (South), **AND ALL THAT** the piece or parcel of homestead land measuring about **3 Cottahs** be the same a little more or less comprising in Dag No. 535 and 536 under R.S. Khatian No. 70 corresponding to L.R. Khatian No. 71 under Mouza Sahapur, J.L No. 8, Touzi no. 93, 101, R.S. No. 179 formed out of Municipal Premises No. 189, Kabi Guru Sarani, P.S Behala, Kolkata 700038 within the limits of then South Suburban Municipality now Kolkata Municipal Corporation, Ward No. 118, Dist. 24 Parganas (South), which is more fully and particularly described in the **SCHEDULE "A"** hereunder written and hereinafter called and referred to as the **"SAID PROPERTY"**, free from all encumbrance, attachments, liens and lispendences.

**AND WHEREAS** thus said (1) Sri Vidyarthi Bhunia, (2) Sri Sabyasachi Bhunia, (3) Sri Goutam Bhunia, (4) Sri Tapan Bhunia, (5) Sri Manas Ranjan Bhunia, (6) Sri Sashanka Ranjan Bhunia, and (7) Smt. Shipra Chowdhury, became the absolute owner of the said undivided Property they desired to construct a Multi-Storied Building upon their said premises for disposal of its different flats/units etc. to the intending Purchaser/s for commercial gain and so the said all present Owners have decided to engage and appoint **U S T CONSTRUCTIONS** a Partnership Firm having its registered Office at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata – 700038, in the District: 24 Parganas (South) West Bengal, India, duly represented by its one of the **PARTNER** and **AUTHORIZED SIGNATORY** of the said Firm namely - **MR. SOURAV ROY**, son of Mr. Subrata Roy, residing at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station Behala, presently New Alipore, Kolkata-700038, in the District: 24 Parganas (South) West Bengal, India.

**AND WHEREAS** to avoid future complications the **Owners** and **Develoner** executed and registered a **Development Agreement** on 11<sup>th</sup> day of May, 2023, which was duly registered at the office of District Sub-Registrar II at Alipore, which was duly recorded in **Book No. I, Volume No. 1602-2022, Page from 229133 to 229185, Being Deed No. 1602-06039, for the year 2022.**

**AND WHEREAS** thereafter the said **Owner** executed and registered a **Development Power of Attorney** in favour of the aforesaid Developer 11<sup>th</sup> day of May, 2023, which was duly registered at the office of District Sub-Registrar II at

**Alipore, which was duly recorded in Book No. I, Volume No. 1602-2022, Page from 229110 to 229132, Being Deed No. 1602-06063, for the year 2022.**

**AND WHEREAS** simultaneously said **Sri Vidyarthi Bhunia & Sri Sabyasachi Bhunia**, while enjoying possession over the share of property duly inherited by them, executed a **Deed of Gift on 23.08.2022** thereby transferring some undivided share being land measuring about **2 Chittaks** and undivided structure measuring about **29 Sq. Ft.** in favour of said **Sri Goutam Bhunia, Sri Tapan Bhunia, Sri Manas Ranjan Bhunia, Sri Sashanka Ranjan Bhunia, and Smt. Shipra Chowdhury**, by way of gift which was registered in the office of the **District Sub Registrar- III at Alipore** and recorded in **Book No. I, Volume No.1603-2022, Pages 542459 to 542480, Being No. 1603-15533 for the year 2022** and by virtue thereof, the said **Sri Goutam Bhunia, Sri Tapan Bhunia, Sri Manas Ranjan Bhunia, Sri Sashanka Ranjan Bhunia, and Smt. Shipra Chowdhury**, became the joint owners in respect of **Premises No.189, Kabi Guru Sarani, Kolkata.**

**AND WHEREAS** while thus seized and possessed of the said properties in the aforesaid manner free from all encumbrances said **(1) Sri Vidyarthi Bhunia, (2) Sri Sabyasachi Bhunia, (3) Sri Goutam Bhunia, (4) Sri Tapan Bhunia, (5) Sri Manas Ranjan Bhunia, (6) Sri Sashanka Ranjan Bhunia, and (7) Smt. Shipra Chowdhury**, applied before the **Kolkata Municipal Corporation** for amalgamation of the aforesaid **Two Plots of Land or Two Premises into a single Premises** and the **Kolkata Municipal Corporation** recorded their joint names as the **Owners** with a single Premises and the **Kolkata Municipal Corporation** grant their application and amalgamated the said two premises into a single premises as **Municipal Premises No. 189, Kabi Guru Sarani, Within Municipal Ward No. 118, being Assessee No. 41-118-06-0188-4**, and they have exclusive position and title over the said land and building without let or hindrance, free from all encumbrances.

**AND WHEREAS** thereafter said **U S T CONSTRUCTIONS** a Partnership Firm having its registered Office at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata – 700038, in the District: 24 Parganas (South) West Bengal, India, the **DEVELOPER** of the said **ALL THAT** a piece and parcel of **Bastu Land** measuring about **7 Cottahs** and a **Covered Structure** measuring about **3250 Square Feet**, be the same a little more or less, lying and situated at **Premises No. 189, Kabi Guru Sarani, within the limits of Ward No. 118, Borough No. XIII, of the Kolkata Municipal Corporation, having its Municipal Assessee No. 41-118-06-0188-4 and also having Postal Address as No. 32, Kabi Guru Sarani, Post Office: Sahapur, Police Station: Behala, Kolkata: 700038, in the District of South 24 Parganas, West Bengal, India**, and desired to construct a Multi-Storied Building upon the said premises for disposal of its different flats/units etc. to the intending Purchaser/s for commercial gain and so the said **DEVELOPER** sanctioned a **Building Plan vide B.S. Plan No. 2023130025, Dt. 15/05/2023** from the **Kolkata Municipal Corporation** for construction of a Multi Storied Building upon the said **K.M.C. Premises No. 189, Kabi Guru Sarani, within the limits of Ward No. 118, Borough No. XIII, of the Kolkata Municipal Corporation, having its Municipal Assessee No. 41-118-06-0188-4 and also having Postal Address as No. 32, Kabi Guru Sarani, Post Office: Sahapur, Police Station: Behala, Kolkata: 700038, in the District of South 24 Parganas, West Bengal, India.**

**The Kolkata Municipal Corporation has granted the Commencement Certificate to develop the Project vide approval dated \_\_\_\_\_ bearing no. \_\_\_\_\_;**

**AND WHEREAS the Developer has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the REAL ESTATE REGULATORY AUTHORITY at KOLKATA No. WBRERA/NPR-\_\_\_\_\_; under registration.**

**AND WHEREAS during the progress of the construction work of the said building the Purchaser/s/s approached to the Developer to purchase a FLAT in the said building from the Developer's Allocation and the Developer agreed to sale to the Purchaser/s one "Flat" at \_\_\_\_\_ Side, measuring about \_\_\_\_\_ Sq. Ft. Carpet Area and \_\_\_\_\_ Sq. Ft. Super Built-up Area, be the same a little more or less in the \_\_\_\_\_ Floor consisting of One/Two/Three Bed Room/s, One Drawing-Dining, One Kitchen, One Toilet, One WC & One Balcony, TOGETHER WITH impartible and variable proportionate share in the said plot of land and common portion and amenities or facilities in the said building in terms of the aforesaid sanctioned building plan of the said plot of land hereinafter called and referred to as the "Said FLAT" morefully and particularly mentioned and described in the SECOND SCHEDULE hereunder written with all common portion and amenities or facilities in the said building lying, situate and being Premises No. 189, Kabi Guru Sarani, within the limits of Ward No. 118, Borough No. XIII, of the Kolkata Municipal Corporation, having its Municipal Assessee No. 41-118-06-0188-4 and also having Postal Address as No. 32, Kabi Guru Sarani, Post Office: Sahapur, Police Station: Behala, Kolkata: 700038, in the District of South 24 Parganas, West Bengal, India, which is morefully and particular mentioned and described in the FIRST SCHEDULE, hereunder written free from all encumbrances, trusts, charges, liens, lispences, attachments, claims to the PURCHASER/S/S hereto for the **Total Consideration including GST of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only.****

**AND WHEREAS the DEVELOPER herein accepted the said offer of the PURCHASER/S herein and has agreed to sell ALL THAT one residential FLAT in the said building from the Developer's Allocation and the Developer agreed to sale to the Purchaser/s one "Flat" at \_\_\_\_\_ Side, measuring about \_\_\_\_\_ Sq. Ft. Carpet Area and \_\_\_\_\_ Sq. Ft. Super Built-up Area, be the same a little more or less in the \_\_\_\_\_ Floor consisting of One/Two/Three Bed Room/s, One Drawing-Dining, One Kitchen, One Toilet, One WC & One Balcony, TOGETHER WITH impartible and variable proportionate share in the said plot of land and common portion and amenities or facilities in the said building in terms of the aforesaid sanctioned building plan of the said plot of land hereinafter called and referred to as the "Said FLAT" morefully and particularly mentioned and described in the SECOND SCHEDULE hereunder written with all common portion and amenities or facilities in the said building lying, situate and being Premises No. 189, Kabi Guru Sarani, within the limits of Ward No. 118, Borough No. XIII, of the Kolkata Municipal Corporation, having its Municipal Assessee No. 41-118-06-0188-4 and also having Postal Address as No. 32, Kabi Guru Sarani, Post Office: Sahapur, Police Station: Behala, Kolkata: 700038, in the District of South 24 Parganas, West Bengal, India, which is morefully and particular mentioned and described in the FIRST SCHEDULE, hereunder written free from all encumbrances, trusts, charges, liens, lispences, attachments, claims to the Purchaser/s hereto for the **Total Consideration including GST of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only** subject to the fulfillment of the terms and conditions hereunder written for the sake of brevity hereinafter called and referred to as the "FLAT" free from**

all encumbrances, trusts, charges, liens, lispendences, attachments and as per law for the time being enforce and for the purpose a **Agreement for Sale** was executed by and between the parties herein on \_\_\_\_\_ day of \_\_\_\_\_, 202\_ on receiving a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only, from the said **PURCHASER/S** as and by way of earnest money out of the said settled price or consideration of the "**SAID FLAT**" of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only, on the terms and conditions written therein.

**AND WHEREAS** the **PURCHASER/S** herein approached the **OWNER/VENDOR & DEVELOPER** herein to complete the said intended sale transaction by way of these presents in respect of the said **FLAT** in terms of said **Agreement for Sale** dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, made by and between the aforesaid **OWNER/ VENDOR & DEVELOPER** and the **PURCHASER/S** herein.

**NOW THIS INDENTURE WITNESSETH** that in pursuance to the said agreement between the **OWNER/VENDOR & DEVELOPER/CONFIRMING PARTY** and the **PURCHASER/S/S** paid to Total Consideration including GST of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only to the **OWNER/VENDOR & DEVELOPER/CONFIRMING PARTY** herein on or before the execution of these presents (the receipt whereof the **OWNER/VENDOR & DEVELOPER/CONFIRMING PARTY** doth hereby and also by the Memo of Consideration hereunder written admit and acknowledge of and from the same and every part thereof acquit, release and/or forever discharge the Said **FLAT** of the said multi-storied building unto the Purchaser/s/s), the **OWNER/VENDOR & DEVELOPER/ CONFIRMING PARTY** absolutely hereby indefeasible grant, sell, convey, transfer and assure, assign unto and in favour of the **PURCHASER/S/S** of a "**Flat**" at \_\_\_\_\_ Side, measuring about \_\_\_\_\_ Sa. Ft. Carnet Area and \_\_\_\_\_ Sa. Ft. Suner Built-up Area, be the same a little more or less in the \_\_\_\_\_ Floor consisting of One/Two/Three Bed Room/s, One Drawing-Dining, One Kitchen, One Toilet, One WC & One Balcony, in the building situate at K.M.C. Premises No. 189, Kabi Guru Sarani, within the limits of Ward No. 118, Borough No. XIII, of the Kolkata Municipal Corporation, having its Municipal Assessee No. 41-118-06-0188-4 and also having Postal Address as No. 32, Kabi Guru Sarani, Post Office: Sahapur, Police Station: Behala, Kolkata: 700038, in the District of South 24 Parganas, West Bengal, India, which is morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the "**SAID FLAT**", along with proportionate share of the land corresponding thereto on which the building is situated as fully described in the **FIRST SCHEDULE** hereunder written **TOGETHER WITH** said undivided proportionate share or interest of entrance, underground and overhead water tank/reservoir, Septic tank, pump room, meter room and all common parts, common areas and common facilities fully described in the **THIRD SCHEDULE** hereunder written situate lying at and being at Premises No. 189, Kabi Guru Sarani, within the limits of Ward No. 118, Borough No. XIII, of the Kolkata Municipal Corporation, having its Municipal Assessee No. 41-118-06-0188-4 and also having Postal Address as No. 32, Kabi Guru Sarani, Post Office: Sahapur, Police Station: Behala, Kolkata: 700038, in the District of South 24 Parganas, West Bengal, India, free from all encumbrances, attachments, charges, liens, lispendences, claims, trusts, execution, attachments, proceedings and/or acquisitions and requisitions proceedings scheme or road alignment of Kolkata Metropolitan Development Authority, The Kolkata Municipal Corporation, Bengal Land and Land Reforms Office, Land Acquisition and Requisition Department and all other liabilities whatsoever and all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever of the **OWNER/VENDOR & DEVELOPER/ CONFIRMING PARTY** into and upon the same or any part thereof **TOGETHER WITH**



fully power to the PURCHASER/S/S to appear before the **Kolkata Municipal Corporation** and/or any other authorities concerning the Said FLAT or otherwise for the purpose of mutation and/or records in the name of the PURCHASER/S/S in the records of **The Kolkata Municipal Corporation** and other **Government Department** as absolute ownership of the same and for all or any other purpose or purposes to sign, issue, receive, acknowledge, serve all correspondence, notice, notices and letters as the case may be and to appear in all or any such matter as may be necessary as fully and effectually do the same OR HOWSOEVER OTHERWISE the said FLAT, as mentioned in the SECOND SCHEDULE hereby sold or any part or portion thereof now and/or at any time heretofore was or were situated, butted, bounded called, known, numbered, described or distinguished TOGETHER WITH all and every manner of former and other rights, liberties, privileges, easements, profits appendages and appurtenances whatsoever to the said premises or any part or portion thereof belonging to or in anywise appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and rents, issues and profits thereof in connection with the SAID FLAT and all the estate, right, title interest of the property claim and demand over the same of the Vendors unto and/or upon the Said FLAT and all other benefits, rights hereby granted, sold, conveyed, transferred and assigned, assured or expressed or intended so to be every part thereof TO HAVE AND TO HOLD the said FLAT together with proportionate share of land underneath corresponding to the Said FLAT together with other benefits, rights hereby granted, conveyed, transferred, assigned and/or assured or expressed or intended so to be and every part thereof unto and to the use of the PURCHASER/S/S absolutely/jointly and forever free from all encumbrances, charges, trust, liens, demand, attachments, whatsoever together with all other easement and quasi-easement right, privileges and provision in connection with the beneficial use and enjoyment of the Said FLAT of the said premises by the respective co-owners and co-occupiers of the building as mentioned in the FOURTH SCHEDULE hereunder written and/or common facilities of the PURCHASER/S/S AND also subject to payment of the proportionate share of the common expenses and also proportionate share of Municipal rates and other taxes payable in respect of the Said FLAT as described in the FIFTH SCHEDULE hereunder written and also subject to the OWNER/VENDOR & DEVELOPERS/ CONFIRMING PARTIES and the PURCHASER/S/S covenants as contained in the FOURTH SCHEDULE hereunder written and all other outgoing in connection with the said space wholly and the building proportionately the PURCHASER/S/S will pay and discharge taxes on the said FLAT/UNIT wholly as per proportionate amongst others unto and to the use of PURCHASER/S/S absolutely and forever to the intent that PURCHASER/S/S herein henceforth are the absolute owners of the Said FLAT which is hereby granted and sold absolutely by the OWNER/VENDOR & DEVELOPERS/CONFIRMING PARTIES and forever free from all encumbrances attachments, charges and liabilities whatsoever.

**THE VENDOR & DEVELOPER CONFIRMING PARTY AND THE PURCHASER/S DO TH HEREBY COVENANT TO EACH OTHER** as follows:-

- a) The interest which the **Vendor & Developer Confirming Party** do hereby prefer to transfer submits that the Owner have good right, full power, absolute authority and indefeasible title to grant sell convey transfer assign and assure the SECOND SCHEDULE mentioned as FLAT in the Premises TOGETHER WITH the benefits rights, herein comprised or hereby granted sold conveyed transferred assigned and assured unto and in favour of the Purchaser/s in the manner aforesaid.
- b) The Third part **Vendor & Developer Confirming Party** is entitled to deal with the said FLAT constructed on the FIRST SCHEDULE mentioned land TOGETHER WITH the undivided impartible share of land including the

common rights, facilities, amenities and installations, etc. and also eligible to be dealt with and to transfer such portions in the building without any objection and consent of the Vendor & Developer Confirming Party.

- c) It will be lawful for the **Purchaser/s** from time to time and at all times hereafter to peaceably and quietly hold use possess and enjoy the said "**FLAT**" **TOGETHER WITH** the undivided impartible share of land in the said Premises including all common rights, areas, amenities and facilities installations etc. in the said Premises and to receive rents issues and profits thereof without any interruptions hindrance, claims or disturbances whatsoever from or by the **Vendor & Developer Confirming Party** or any person or persons claiming through under or in trust of them.
- d) The **SECOND SCHEDULE** below mentioned **FLAT** hereby sold and transferred or intended so to be is freed and discharged from and against all manner or encumbrances whatsoever.
- e) The **Owner/Vendor & Developer Confirming Parties** have not concealed or suppressed any material defect in their title to the said Premises.
- f) The **Owner/Vendor & Developer Confirming Parties** will duly fulfill and perform all their obligations elsewhere herein contained.

**THE PURCHASER/S DO TH HEREBY COVENANT WITH THE VENDOR & DEVELOPER CONFIRMING PARTY** as follows:-

- a) **THAT** the **Purchaser/s** shall be entitled as absolute owner to sell, transfer or dispose of the said **FLAT** to any person or persons whatsoever without any interference from the **Owner/Vendor** and **Developer** and other occupants of the building.
- b) **THAT** the **Developer/Confirming Party** herein shall handover the possession of the said **FLAT** of the building.
- c) **THAT** the **Owner/Vendor** do hereby accord his consent to the **Purchaser/s** for mutating his/her/their name/s in the Assessment record of The Kolkata Municipal Corporation in respect of the said **FLAT** conveyed by this Deed of Conveyance and the **Purchaser/s** shall be liable or responsible to pay the rates and taxes to the appropriate authority after mutation and before that the **Purchaser/s** will pay the proportionate rates and taxes to the **Developer/Confirming Party** from the date of possession of the said **FLAT**.
- d) The **Purchaser/s** binds himself to pay regularly and punctually all common costs and expenses in respect of the said building and the said premises proportionately such liability to be accrued -with effect from the date of execution and registration of these presents proportionately or wholly as the case may be.
- e) The **Purchaser/s** agrees as a specific Covenant running with the land that the land of the said building will remain always undivided and impartible and the Purchaser/s shall be own only and undivided proportionate share in the same and the Purchaser/s shall have no right to claim any division or partition or separation thereof.
- f) The **Purchaser/s** on received of possession of the said **SECOND SCHEDULE** mentioned **FLAT** from the **Vendor & Developer Confirming Party** shall have no right to make any structural change inside the "said **FLAT**" and no brick Partition will be allowed which will cause damage in the main structure.
- g) The **Purchaser/s** at his/her/their own cost and expenses shall apply for and obtain mutation of the "said **FLAT**" in his/her/their name from **The Kolkata Municipal Corporation** after execution and registration of these presents.

- h) The **Purchaser/s** shall not leave any litter in places other than in a place provided for the said purposes.
- i) The **Purchaser/s** shall not leave or cause to be left any furniture or any other material or things where they may or are likely to obstruct the free ingress and egress of the said building and other **Flats/Units** and not to obstruct the common areas.
- l) To co-operate with the **Association and/or Building Committee** to be formed for management of the said building by the Co-owners of the said building and the **Purchaser/s** shall/will be a lawful member of the said association as per this Purchase.
- m) To observe and perform properly all rules regulations and restrictions from time to time in force prepared by the **Association and/or Building Committee** of the Building for the use and management of the Building.
- n) The **Purchaser/s** shall have every right to transfer the said **FLAT** in any way to any **Third Party** without any claim or demand from the **Vendor & Developer Confirming Party** and also other co-owners of the said premises.

**BE IT MENTIONED** here that the Purchaser/s shall join as a member of the **Association and/or Building Committee** of Owners of Flat/Flats & other Spaces of the said building on and from the date of registration of these presents and if any **Association and/or Building Committee** is not yet formed, all the Flat/Flats & other Spaces Owners shall form an **Association and/or Building Committee** of Flat/Flats & other Spaces Owners, if so required.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**[Part-I]**

**ALL THAT** the piece or parcel of homestead land measuring about **4 Cottahs** be the same a little more or less comprising in **Dag No. 535 and 536 under R.S. Khatian No. 70 corresponding to L.R. Khatian No. 71 under Mouza Sahapur, J.L No. 8, Touzi no. 93, 101, R.S. No. 179 formed out of Municipal Premises No. 191, Kabi Guru Sarani, P.S Behala, Kolkata 700038 within the limits of then South Suburban Municipality now Kolkata Municipal Corporation, Ward No. 118, in the Dist. 24 Parganas (South)** and the said Property is butted and bounded in the manner as follows:-

**ON THE NORTH** : By 4' Feet wide Common Passage;  
**ON THE SOUTH** : By Property of Sri Gopal Das;  
**ON THE EAST** : By Govt. ware House;  
**ON THE WEST** : By Property of Swadesh Ranjan Bhunia;

**[Part-II]**

**ALL THAT** the piece or parcel of homestead land measuring about **3 Cottahs** be the same a little more or less comprising in **Dag No. 535 and 536 under R.S. Khatian No. 70 corresponding to L.R. Khatian No. 71 under Mouza Sahapur, J.L No. 8, Touzi no. 93, 101, R.S. No. 179 formed out of Municipal Premises No. 189, Kabi Guru Sarani, P.S Behala, Kolkata 700038 within the limits of then South Suburban Municipality now Kolkata Municipal Corporation, Ward No. 118, Dist. 24 Parganas (South)** and the said Property is butted and bounded in the manner as follows:-

**ON THE NORTH** : By 4' Feet wide Common Passage;  
**ON THE SOUTH** : By Property of Sri Gopal Das;  
**ON THE EAST** : By Property of Manju Bhunia;  
**ON THE WEST** : By 16' Feet KMC Road;

[Part-III]

**THE AMALGAMATED SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of **Bastu Land** measuring about **7 Cottahs** and a **Covered Structure** measuring about **3250 Square Feet**, be the same a little more or less, comprising in **Dag No. 535 and 536 under R.S. Khatian No. 70** corresponding to **L.R. Khatian No. 71 under Mouza Sahapur, J.L No. 8, Touzi no. 93, 101, R.S. No. 179**, which is known and numbered as **Premises No. 189, Kabi Guru Sarani, within the limits of Ward No. 118, Borough No. XIII, of the Kolkata Municipal Corporation, having its Municipal Assessee No. 41-118-06-0188-4 and also having Postal Address as No. 32, Kabi Guru Sarani, Post Office: Sahapur, Police Station: Behala, Kolkata: 700038, in the District of South 24 Parganas, West Bengal, India,** and the said Property is butted and bounded in the manner as follows:-

<b><u>ON THE NORTH</u></b>	:	By 4' Feet wide Common Passage;
<b><u>ON THE SOUTH</u></b>	:	By Property of Sri Gopal Das;
<b><u>ON THE EAST</u></b>	:	By Govt. ware House;
<b><u>ON THE WEST</u></b>	:	By 16' Feet KMC Road;

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(The said FLAT hereby agreed to be sold)**

**ALL THAT** a self-contained "**Flat**" being **Flat No. \_\_\_\_\_**, measuring about \_\_\_\_\_ **Square Feet Super Built-up Area**, be the same a little more or less at **South East Side** on the \_\_\_\_\_ **Floor**, consisting of \_\_\_\_\_ **Bed Rooms, One Drawing-cum-Dining, One Kitchen, One Toilet, One WC and \_\_\_\_\_ Balcony, Alona With** undivided, impartible and variable proportionate share in the said plot of land and common portion and amenities or facilities in the said building in terms of the aforesaid sanctioned building plan of the said plot of land hereinafter called and referred to as the "**Said FLAT**" morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written with all common portion and amenities or facilities in the said building lying, situate and being **Municipal Premises No. 189, Kabi Guru Sarani, within the limits of Ward No. 118, Borough No. XIII, of the Kolkata Municipal Corporation, having its Municipal Assessee No. 41-118-06-0188-4 and also having Postal Address as No. 32, Kabi Guru Sarani, Post Office: Sahapur, Police Station: Behala, Kolkata: 700038, in the District of South 24 Parganas, West Bengal, India, TOGETHER WITH** undivided proportionate share of right, title and interest of the land upon which the building is constructed together with all right privileges in the common areas and facilities liabilities provided or to be provided in the said building and/or the said premises along with the undivided impartible un-demarcated proportionate share and interest on the ultimate roof and terrace of the building, with all **Common Users Area & Facilities** in the said building as set-out in the **THIRD SCHEDULE** hereunder written.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(Common Area and Facilities)**

- (I) **Areas:**
- a) Entrance and exits.
  - b) Boundary Walls and Main Gate of the Premises.

- c) Staircase, staircase landing, stair head room and lobbies on all the floor of the building.
- d) Entrance lobby.
- e) **Lift & Lift Well.**

**(II) Water, Pumping and Drainage:**

- a) Drainage and sewerage lines and together installations for the same (except only those as per installed within exclusive area of any Unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pump, underground and overhead water reservoir together with all common plumbing installation for carriage of any unit/or exclusively for its use.

**(III) Electrical Installation:**

- a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any unit and/or exclusively for us).
- b) Lighting of the common portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

**(IV) Others:** Such other common parts, areas, equipment's, installation, fittings, fixtures and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common by the co-Owner .

**(V) Roof:** Roof of the Building and open space on the **Second Floor** of the Building shall be the sole property of all Flat Owners as common.

**THE FORTH SCHEDULE ABOVE REFERRED TO:**

1. Save and except in respect of the said FLAT hereby purchased and right of the restrictive common user over common areas and facilities as specified in the **Third Schedule** hereinabove written the Purchaser shall have no claim or respect of other portion of the building.

2. The Purchaser shall pay from the date of possession, the proportionate share of corporation taxes and other taxes whatsoever named called and assessed on the said flat/building/premises as may be existing at any point of time so long of the said unit is not separately assessed.

3. The maintenance charges and all other outgoings payable in respect of the said FLAT from the date, of possession to association formed by members as per their settled claim from time to time. Apportionment of the liabilities of the **PURCHASER** in respect of an item of cash, taxes, outgoings expenses or any other money or sum payable under the presents by the **PURCHASER** shall be decided as per square feet area of the FLAT.

4. **THE PURCHASER/S SHALL:-**

- a) Maintain the said **FLAT** with his/her/their own/joint costs and shall keep the said **FLAT** in the conditions stale and order in which it would deliver to him and shall abide by all laws, bye laws, rules and regulations of KMC.

- b)** Use the common areas and facilities strictly as required for passage for ingress to and egress from the said FLAT and shall not cause any obstruction of hindrance or interference of free ingress and egress but from the said FLAT and shall not cause any obstructions of hindrance or interference of free ingress and egress but from the said building for the vendors or persons claiming through him.
- c)** Permit the association and (heir surveyors or agents with or without workmen and others as also the officers and staff of any public supply authority or bodies at ail reasonable time to enter into and upon the said FLAT or any part thereof for the purpose of repairing or any part of the building and for the purpose of the making, repairing, re-building, maintaining, clearing lighting and keeping ID order and good conditions all services, drains, water, pipes, cables, co-belonging to observing or use for the said building and also for the purpose of pulling down maintaining, repairing and testing drainages and water pipes and electric wires and connections.
- d)** Executing files and register all declaration, deeds and documents and will do all acts, deeds, matters and things as shall be from time to time necessary for and in relation to the FLAT and shall also furnish declare and file in compliance with all statutory obligations in respect of statutory obligation from time to time all statements and shall comply with and observe all be formalities from time to time as shall be necessary in any oilier law or required for any purpose including for registration of conveyance and/or transfer deeds and shall always pay and discharged all tax and other statutory liabilities and hereby agrees to indemnify and keep indemnified the vendors against demands claim, suits, actions, proceedings charges costs and expenses in respect of thereof and shall execute from time to time all papers and documents and to do all other things for giving effects to the presents and also or protecting the interest of the vendors and of the other **PURCHASER** and/or holders of the other portions in the said buildings.
- e)** The **PURCHASER** shall have full proprietary rights and interest and shall be entitled to sell, mortgages, rent, lease or any type of transfer the aforesaid **FLAT** on the **Second Floor** and **CAR PARKING SPACE** in the **Ground Floor** under the said Building and also entitled to use the said Flat as Residential, without requiring having or seeking and consenting for the purpose from the other Apartments/Flats Owner and Owners of the said building.

**5. THE PURCHASER SHALL NOT: -**

- a)** Use the said FLAT or any portion thereof for any purpose whatsoever other than as a flat for Residence Purpose. But not any cause danger, nuisance or annoyance to the occupiers of the other flats in the building or to the owners or occupiers of the adjoining or neighboring properties nor shall use the same for any illegal or immoral purpose.
- b)** **PURCHASER** cannot do addition or alteration or construction of permanent nature in the said FLAT or any part thereof which will affect the main structure and line of the building.
- c)** Store or keep stored or allow to be stored in the said FLAT, any goods or hazardous or combustible' nature or otherwise materials or any other goods or articles which are likely to endanger the said building or any articles giving an offensive smell or which may extra nuisance or annoyance to the neighbors and' or other purpose and/or vendors and/or the **PURCHASER** or occupiers of the other building or buildings in the neighborhood.

- d) Hang from or attachment to beam or rafts any article which is or affect endanger or damages or damages the said building and/or construction thereof.
- e) Demolish the said FLAT or any part thereof.
- f) Use store in the staircase and other common parts passage and other portion and/or allow the smoke to spread and to go in the common area, common parts and common portions and in other flats in the said building.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**  
**THE PURCHASER/S/S SHALL BEAR:-**  
**PROPORTIONATE COST OF REPAIRING AND DECORATING OF THE BUILDING AS COMMON EXPENSES;**

**PART - I**

1. Proportionate expenses of maintenance, repairing, reconstruction and renewing the main structure and the drainage system, rain water discharge, arrangements for supply of electricity and fill common areas contained in the said premises.
2. Proportionate costs of cleaning and lighting the entrance of the building, passage, space, lobby, corridor, staircase,
3. Proportionate share of all taxes, levies and impositions deposits etc. for the premises as a whole.
4. Proportionate share of all salaries, wages, fees and remuneration of all workmen, staff and experts, engaged and hired for the common purpose.
5. Proportionate cost of maintenance, operating, replacing and installing implements including Lift, Pump, Motor, Pipes, Deep tube-well etc. for the common service.
6. Proportionate share of premium of insurance of or the building, if any.
7. Proportionate share of such expenses or would be necessary for all incidentals to the said maintenance and up keep of the building.
8. Any other unforeseen proportionate expenses, if arises in future, will be binding upon the PURCHASER/S/S as per the unanimous decision of the building committee or owner's association.

**PART - II**

**MAINTENANCE:** The proportionate costs and expenses of maintaining, repairing, redecorating and renewing etc. of the main structure, lift, common parts and portions like drainage, gutters and water pipes for all purposes, drains, electric cables and wires in under or upon the said Housing Complex, main entrance, landings and staircase of the said buildings, boundary walls of the Demarcated portion and compounds etc. enjoyed or used by the PURCHASER/S/S in common with other occupiers. The costs of cleaning and lighting the main entrance, passages, driveways, landings, staircases and other parts of the Housing Complex so enjoyed or used by the PURCHASER/S/S in common as aforesaid and keeping the adjoining side spaces in good and repaired conditions.

**OPERATIONAL:** All expenses for running and operating all machines, equipment and installations comprised in the Common Parts and Common Portions including generator, lift, water pump with motor, cable, T.V. connection and also the costs of repairing renovating and replacing the same.

**STAFF:** The salaries of and all other expenses of the staff to be employed for the Common Purposes namely security, electrician, maintenance persons, caretaker, plumber, administration persons, accountant, clerk, gardeners, sweepers, etc. including their bonus and other emoluments and benefits.

**ASSOCIATION:** Establishment and all other expenses of the Association or any agency looking after the Common Purposes until handing over the same to the Association.

**IN WITNESS WHEREOF** all the Party have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

At Kolkata In The Presence of:-

**WITNESSES: -**

1.

2.

=====  
**SIGNATURE OF THE OWNER**  
Owner duly represented by their Constituted  
Attorney **SOURAV ROY**

=====  
Signature of the **PURCHASER/S/S**

=====  
**M/S. U S T CONSTRUCTIONS**  
Represented by its Managing Partner and  
authorized signatory of the Firm as  
Developer/Confirming Party

**Drafted & Printed by:**

*Wooke Das*  
Advocate,  
Alipore Judges' Court,  
Kolkata: 700027  
Enrolment No. F/969/1997.



**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named **PURCHASER/S** a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only as **FULL AND FINAL CONSIDERATION** along with 5% GST of the said **FLAT**, described in the **SCEOND SCHEDULE**, herein above written as per memo below :-

<b><u>Date</u></b>	<b><u>Cash/Cheque/NEFT/RTGS</u></b>	<b><u>Bank</u></b>	<b><u>Branch</u></b>	<b><u>Amount</u></b>

**Total** Rs. \_\_\_\_\_/-

Rupees \_\_\_\_\_ only.

**WITNESSES:**

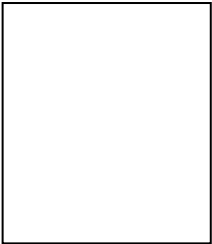
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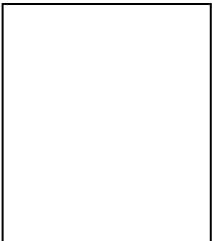
**M/S. U S T CONSTRUCTIONS**  
Represented by its Managing Partner and  
authorized signatory of the Firm as  
Developer/Confirming Party

**Thumb                  First                  Middle                  Ring                  Little**

	<b>LEFT :</b>					
	<b>RIGHT :</b>					

**Name: SRI SOURAV ROY**

**Signature: \_\_\_\_\_**

	<b>LEFT :</b>					
	<b>RIGHT :</b>					

**Name: \_\_\_\_\_**

**Signature: \_\_\_\_\_**