

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the _____ Day of _____,
Two Thousand and Twenty Four (2024).

BETWEEN

CHATTERJEE CONSTRUCTION, a Proprietary Concern, having its place of Business and office at Natunpally Middle Road, P.O. & P.S. – Sonarpur, Kolkata – 700150, represented by its Sole Proprietor **SRI ANUP CHATTERJEE**, Son of Late Kalipada Chatterjee, **PAN–ACBPC4410H, AADHAAR NO. 7517 2545 8850** by faith – Hindu, by Nationality – Indian, by occupation – Business, Residing at Natunpally Middle Road, P.O. & P.S. – Sonarpur, Kolkata – 700150, hereinafter called and referred to as the “**VENDOR/DEVELOPER**” herein (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successors-in-office, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

(1) **SRI/SMT.** (PAN No. _____) (Aadhaar No. _____), Son/Daughter of _____, W/o – _____, by faith – _____, by Nationality – _____, by Occupation – _____, hereinafter referred to as the “**PURCHASERS**” (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS the land described in the “**FIRST SCHEDULE**” below originally belonged to one Sri Panchu Mandal and during his lifetime said Panchu Mandal for his legitimate need of money sold, transferred and conveyed 13 Cottah 13 Chittak 28 Square feet of land in favour of one Radharaman Majumdar vide a registered Deed of Sale which got registered on 06.02.1974 in Additional District Sub-Registry Office at Sonarpur and got recorded therein its Book No. 1, Volume No. 9, Page from 16 to 19, Being No. 253 for the year 1974.

AND WHEREAS during his unencumbered possession over the said land said Radharaman Majumdar recorded his name with Rajpur-Sonarpur Municipality under Holding No.- 87 NatunPally(Purba), Ward No.- 12 and constructed a building there upon .

AND WHEREAS during his lifetime said Radharaman Majumdar executed a family Settlement Deed which got registered in District Registry Office at Alipore on 8.09.1992 and got recorded therein its Book No. 1, Volume No. 277, Page from 355 to 362, Being No. 14807 for the year 1992.

AND WHEREAS said Radharaman Majumdar died on 20.01.2007 and his wife Rani Majumdar alias Rani Bala Majumdar died on 29. 01.2023 .

AND WHEREAS in terms of said Settlement Deed (Being No. 14807 for the year 1992) Manik Majumdar and his brother Malay Majumdar became the absolute owners of the property which is morefully described in the Schedule below .

AND WHEREAS Malay Majumdar son of Late Radharaman Majumdar gifted his entire share of property (which he got in terms of Settlement Deed , Being No. 14807) in favour of his brother Manik Majumdar vide a registered Deed of Gift which got registered at Additional District Sub Registry Office at Sonarpur on 15.04.2024 and recorded therein its Book No. 1, Volume No. 1608 , Page from 53002 to 53017. Thus Manik Majumdar became the absolute owner of the land/ property described in the Schedule below .

AND WHEREAS said Manik Majumdar for his legitimate need of money sold , transferred, and conveyed in favour of Chatterjee Construction represented by its sole proprietor Mr. Anup Chatterjee son of Late Kalipada Chatterjee , 3 Cottah 9 Chittak 30 Square feet of land and a building structure there upon . Said Deed of Sale got registered on 15 .04. 2024 in Additional District Sub Registry Office Sonarpur and recorded therein its Book No. 1, Volume No. 1608, Page from 53705 to 53722, Being No. 2986 for the year 2024.

AND WHEREAS said Manik Majumdar again for his legitimate need of money sold , transferred, and conveyed in favour of Chatterjee Construction represented by its sole proprietor Mr. Anup Chatterjee son of Late Kalipada Chatterjee, 3 Cottah 6 Chittak 15 Square feet of land and said registered Deed of Sale got registered on 15.04.2024 in Additional District Sub Registry Office Sonarpur and recorded therein its Book No. 1 , Volume No. 1608 , Page from 53688 to 53704, Being No. 2985 for the year 2024.

THUS vide Deed No. 2986 for the year 2024 Chatterjee Construction became the absolute owner of 3 Cottah 9 Chittak 30 Square feet land and a building structure there upon and vide Deed No. 2985 for the year 2024 Chatterjee Construction also became the absolute owner of 3 Cottah 6 Chittak 15 Square feet of land; totalling a land measuring more or less 7 Cottah in Mouza-Sonarpur , J.L No. 39 under R.S Khatian No. 307 , R.S and L.R Dag No. 1775 , P.S.– Sonarpur , District 24 Parganas South , which is more fully described in the Schedule below.

AND WHEREAS after becoming absolute owner of said 7 Cottah of land said Chatterjee Construction mutated its name in relevant L.R Record of Rights under L.R Khatian No.- 7050 (3 Cottah 6 Chittak 15 Square feet land) and also under L.R Khatian No.- 7039 (3 Cottah 9 Chittak 30 Square feet land) and also mutated its name under Holding No.- 87 NatunPally(Purba), Ward

No. 12 of Rajpur-Sonarpur Municipality, after demolishing the old structure which was existing there upon the said 7 Cottah of land.

AND WHEREAS said Chatterjee Construction(Land Lord/Vendor/Developer) after following all statutory rules vide **Memo No.: 41/CONV/2681/BLR-SNP/24 and Memo No.: 41/CONV/2683/BLR-SNP/24 both dated 12/06/2024** and corresponding **Conversion Case Nos. “CN/2024/1615/4868” and “CN/ 2024/1615/4869”**, converted said **7 Cottah of land from Sali to Bastu** passed by the competent statutory Land Authority “Office of the Block Land & Land Reforms Office” for the purpose of construction of Three-Storeyed Building there upon the said 7 Cottah of land situated at Mouza-Sonarpur, J.L No.- 39, under L.R Khatian Nos.- 7039 and 7050 corresponding to R.S and L.R Dag No.- 1775 ,which is morefully described in the **“FIRST SCHEDULE”** below.

AND WHEREAS said Chatterjee Construction(Land Lord/Vendor/Developer) herein after complying all statutory rules and regulations of Rajpur-Sonarpur Municipality obtained necessary Building Plan bearing **Sanction Building Plan No.– “SWS–OBPAS/2207/2024/2590”**, dated **22/11/2024**, for the construction of a **Three(III)-Storeyed Residential Building** upon the said 7(Seven)Cottah of Bastu land which is known under the name and style **“SERENE TEMPLE CITY PHASE- IV”** more-fully described in the **“FIRST SCHEDULE”** below.

AND WHEREAS said Chatterjee Construction(Land Lord/Vendor/Developer) herein has started/completed the process of construction of the said Three(III)-Storeyed Residential Building within the said Holding No.– 87, NatunPally(Purba), P.O. & P.S.– Sonarpur, Ward No.– 12, under Rajpur-Sonarpur Municipality, in accordance with sanctioned Building plan, Building Rules and other provisions of Rajpur Sonarpur Municipality.

AND WHEREAS Purchaser/Purchasers have inspected the construction of the said building thoroughly and examined and checked the title of the Vendor and also the sanctioned plan and have become satisfied fully about the marketable right of the Vendor in respect of all that piece and parcel of a self-contained residential Flat No. ---- measuring Carpet Area --- Sq.Ft. Built-up Area ----- Sq.Ft. Super Built-up Area ----- Sq.Ft. be the same a little more or less situated on the - -----side of the -----Floor of the said Three(III)-storeyed building, hereinafter referred to as the **“said Flat”** morefully and particularly described in the **SECOND SCHEDULE** hereunder written lying and situated on the land which is fully described in the **FIRST SCHEDULE** hereunder written

AND WHEREAS the Vendor has assured and informed the Purchaser/Purchasers that their title in respect of the said property is free from all encumbrances, charges, demands, disputes, lispendences, acquisition and requisition, whatsoever.

AND WHEREAS by virtue of an agreement for sale dated ----- made between the Purchaser/Purchasers herein and the Vendor herein, the Purchaser/Purchasers herein agreed to purchase said Flat No. ----- measuring more or less carpet area --- Sq.Ft. built-up area ----- Sq.Ft. Super Built-up area -----Sq.Ft. situated at ----- side on the -----Floor more fully and particularly mentioned in the **SECOND SCHEDULE** hereunder written together with undivided proportionate indivisible and impartible share of the land morefully and particularly mentioned in the **FIRST SCHEDULE** hereunder written together with the right to use the other common areas and facilities attached to the said property, free from all encumbrances, charges, demands, disputes, lispendences, acquisition and requisition whatsoever, but subject to observance of the terms and conditions and covenant hereunder written for and at a consideration price of Rs. ----- (Rupees-----) only and the Vendor agreed to such proposal being satisfied as the same was the highest market price.

AND WHEREAS in terms of the said agreement, the Vendor herein have agreed to sell and transfer one–self-contained Flat no. ----- situated at the -----side on the ----- Floor, which is morefully and particularly described in the **SECOND SCHEDULE** hereunder written and delineated in the Map or Plan annexed hereto bordered with **RED** colour, of the said building at a total agreed consideration of Rs. ----- (Rupees-----) only together with proportionate share of land soil underneath and for whereupon the said building has been erected or constructed together with the right of common space, passages, paths, water and water courses, drainages, sewerages, stair case, landing, boundary wall and other open spaces, common path of the properties necessary and convenient of its exit and entrance, maintenance for common use, motor pump, septic tank, water reservoir and tank, W.B.S.E.D.C.L. electricity connection and

the description of common facilities and common enjoyment and common parts and areas and rights, which has been mentioned more fully and particularly in the **THIRD SCHEDULE** hereunder written with lawful aforesaid consideration price, and also undertake to pay all the common charges, fees, duties, levies, rents, impositions, outgoing etc. as may be required for the purpose of the said flat and also for purposes of the said building with other owners, occupiers of the building or flat/apartment holders thereto as more fully and particularly described in the **FOURTH SCHEDULE** hereunder written.

NOW THIS INDENTURE WITNESSETH that In pursuance of the said agreement and in consideration of the said sum of Rs.----- (Rupees-----) only trust paid by the purchaser to the Vendor in the manner stated in the memo of consideration hereunder written, the receipt whereof the Vendor hereby admits and acknowledges and from the payment of the same and every part thereof for ever acquit, release, exonerate and discharge the purchaser as well as the said flat along with the proportionate undivided un-demarcated share and right, title and interest over the said land and premises with the facilities in common with other owner/owners or occupiers thereto. The Vendor/Developer do hereby grant, sell, transfer, convey, assign and assure unto the Purchaser **ALL THAT one self-contained** Flat No.----- containing a carpet area --- Sq.Ft. built-up area ---- Sq.Ft. Super Built-up area ----Sq.Ft. situated at ----- side, on the ----- Floor, of the said III storied building of **Holding No.– 87, NatunPally(Purba), Ward No.– 12 of Rajpur-Sonarpur Municipality, P.S.- Sonarpur, District-South 24 Parganas** which is morefully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the said flat together with the undivided proportionate share of the land underneath together with easements, rights thereto and other rights, privileges, benefits, advantages, liabilities, liberties, duties in common with other having covenants conditions and stipulations etc. to enjoy and possess all common roads, passages, advantages thereto or reputed to belong to the estate, right, title, interest, claim and demand of the Vendor upto and upon the said land proportionately incurring proportionate expenses for the said common portion out of cost and expenses of the Purchaser/Purchasers and the other co-owners **TO HAVE AND TO HOLD** the same absolutely and forever in the manner aforesaid free from all encumbrances, charges, trusts, claims, demands over the said Flat No. ---- situated at - ---- side, on the -----Floor, of the said III-Storied Building(**SERENE TEMPLE CITY PHASE- IV**) having right to use, occupy, own possess the said flat as mentioned in the **SECOND SCHEDULE** hereunder written exclusively with co-owners or occupiers of the building subject to the purchaser/purchasers paying and discharging taxes and impositions or outgoing for the same and common expenses as per imposed or levied for the said flat and other outgoing so long separate assessment is not made for the said flat in the name of the purchaser/purchasers.

The Vendor/Developer do hereby covenant with the purchaser/purchasers as follows:-

1. **NOTWITHSTANDING**, anything hereinbefore done or suffered to the contrary. the Vendor/Developer have good and absolute right, title and authority to grant, convey, transfer, assign and assure the said all that piece and parcel of flat mentioned in the **SECOND SCHEDULE** hereunder written along with common area with facilities as described hereunder and all the rights, privileges and appurtenances thereto belonging and hereby sold, conveyed and transferred to the purchasers in the manner aforesaid and that the Vendor/Developer has not done or suffered knowingly from anything whereby the said flat may be encumbered, affected or impeached in estate, title or otherwise.
2. That there is no encumbrances, charges, trust, liens, attachments, claim or demand whatsoever now subsisting etc. or proceeding and has not been offered as security or otherwise to any court or revenue authority.
3. That the purchaser shall henceforth peaceably and quietly hold, possess and enjoy the right, title and interest or profits derivable from any out of the said flat without any hindrance, interruption, claim, disturbances or demand from or by the Vendor or any person or persons claiming through or under or in trust for the Vendor without any lawful eviction, hindrance, interruption or disturbances by any person or persons whatsoever.
4. All the taxes, land revenue and other impositions payable in respect of the said flat up to the date of handing over the possession of the same to the purchasers, shall be paid by the Vendor/Developer and if any portion of any tax, impositions etc. be found to have remained nonpaid for the period as mentioned above, liability shall be recoverable from the date to

delivery of possessions unto the purchasers and the purchasers shall pay the entire taxes and outgoings in respect of the said flat.

5. The Vendor/Developer shall at all times do and execute all such acts, deeds, things and assurances as may be reasonably required by the purchasers for better or further effectuating and assuring the conveyance hereby made or the title of the purchasers to the property hereby sold and conveyed or any mistake or deficiency in the extent of description or other particulars of the said property.
6. The Purchaser, and his heirs, executors and assigns shall have good right, title and full power and absolute authority to grant, transfer, mortgage, sell, convey and assign the said flat.
7. The Purchaser shall not cause any obstruction to the others in any manner in the entrance or exit or any common space in the premises, keep any dirt/rubbish/refuse etc. save and except the place reserved for the said purpose.
8. The Purchaser/Purchasers shall pay the proportionate share of tax of the premises with other co-owners until or unless their taxes are separately assessed by the Rajpur Sonarpur Municipality.
9. That the Purchaser shall not store any inflammable article, fireworks install any machineries, electrical motor and/or start any Commercial business in the said flat which may cause sound pollution /air pollution, smoke etc. to the occupant of the other flat in the building.
10. That the Purchaser shall pay the proportionate share of premium of the Insurance for the said building if any.
11. The Purchaser shall also bear all other cost and expenses proportionately for the building or any common part or space thereof with the other flat owners herein including proportionate share of the assessed amount by the Rajpur Sonarpur Municipality and Land revenue.
12. The Purchaser have declared that they have no claim in respect of the other constructed area or other saleable spaces in the premises, save and except the flat hereby conveyed and common area and common facilities specified by the Vendor/Developer herein.
13. The Purchaser also declares that the exclusive right of the Vendor shall remain for any addition or modification or commercial exploitation to construct the said building with prior permission of the Rajpur Sonarpur Municipality except the flat hereby conveyed.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said Land \ Entire Property)

ALL THAT the piece and parcel of presently converted **Bastu Land** measuring **7 Cottah** more or less situates in Mouza– Sonarpur , J.L No.– 39, C.S Khatian No. 288, R.S Khatian No.– 307, L.R Khatian Nos.– 7039 and 7050 corresponding to C.S Dag No. 1760, R.S and L.R Dag No.– 1775, Holding No.– 87, NatunPally(Purba), Ward No.–12 , Under the jurisdiction of Rajpur– Sonarpur Municipality, P.S and A.D.S.R.O Sonarpur, District 24 Parganas(South).

THE PROPERTY IS BUTTED AND BOUNDED BY:

ON THE NORTH: Land of R.S. Dag No. 1775(P) & 8 Feet Wide Road.

ON THE SOUTH: Land of R.S. Dag No. 1775 & 6 Feet Wide Common Passage.

ON THE EAST: By 12 Feet Wide NatunPally Central Road.

ON THE WEST: Land of R.S. Dag No. 1774.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Flat agreed to be sold)

ALL THAT a self-contained Flat being Flat No ----- on ---- Floor in ----- side, measuring -----Sq.Ft. Carpet Area, ----- Sq.Ft. Built –Up Area, -----Sq.Ft. Super Built-up Area more or less consisted of -----Bed Rooms, One Dining-Cum-Kitchen Room, One Toilet and a Balcony in the said New Three(III)-Storied building constructed upon the land more fully described in the **FIRST SCHEDULE** herein above **TOGETHER WITH** the undivided proportionate impartible share in land and right of easement on the common passage and right of common areas & facilities of the said building “**SERENE TEMPLE CITY PHASE- IV**”, which is morefully described in **THIRD SCHEDULE** herein under.

ON THE NORTH: -----

ON THE SOUTH: -----

ON THE EAST: -----

ON THE WEST: -----

---:THE THIRD SCHEDULE ABOVE REFERRED TO: ---

PART – I

(Common Parts and portions)

- a) Staircase from ground Floor to top floor, ultimate roof of the building.
- b) Landing/hand railing and other fixture installed in the staircase.
- c) Common passage for ingress and egress from main Municipal Road to the building.
- d) Sewerage, septic tank, drainage, electric connections, connected installations in the building.
- e) Overhead and underground Reservoirs, Motor Pump, Water Supply, Water eviction pipes, fittings save and except the installations made inside the said flat.
- f) Foundations, columns and outside walls of the building including the boundary walls of the entire premises.
- g) All electrical installations, common Electric Meter Space, fixture, fittings in respect of the entire building as would be specified by the Developer/Vendor. Such other equipment's, installations, fixtures and fittings in respect of entire building/premises as would be specified by the Vendor from time to time.

PART – II

(The Easements)

- 1) Rights of vertical and lateral supports;
- 2) Rights of using the common passage and utility of the common installations, e.g. water, electricity etc.
- 3) Rights of passage of electrical, water, telephone and other cables and pipes through every part of the Building including all the units therein.
- 4) Rights of entry with reasonable notice for the Purpose of repair and maintenance of any unit in the building provided in emergent circumstances such rights can be enjoyed without any notice.
- 5) Rights of entry and do the necessary works for repainting, repairs, renovation of every part of the Building over each of the Unit therein.

6) Rights of common enjoyment of all common paths, and common portions in the premises and in the building including the right to go the terrace for the purpose of maintaining and managing the common parts.

7) None of the parties will be entitled to block any passage or to alter any common passages, which includes the Vendors, other flat owners, including the purchaser herein in the said building at the said premises.

----- :THE FOURTH SCHEDULE REFERRED TO ABOVE: -----

(The Common expenses and maintenance of the building)

a) The Expenses for maintenance, operating, re-white washing, re-painting, redecorating and lighting the common portions including the outer walls of the building and boundary walls, water pump with motor etc.

b) The salaries and other expenses for all persons employed for the common purpose.

c) All charges and deposits for supplies of common utilities;

d) Municipal and other rates, taxes and levies and all other outgoing save those separately assessed or incurred in respect of the Unit/Flat.

e) Cost of establishment and operations of the Association relating to the Common Purpose.

f) Litigation expenses incurred for the common purposes.

g) Office administrative over-head expenses incurred for maintaining the officer for Insurance of the Building.

h) The Purchaser at his/her own costs and expenses will make emergency repair if it relates to his Unit/Flat and bear proportionate costs and expenses if it relates to the common areas and facilities to prevent any damage of the Building.

AND the other expenses and outgoings as deemed by the Vendors or by the Association upon its formation and taking over maintenance and management of the building as necessary or incidental for the common purpose including for creating a fund for replacement, renovation, repainting and/or periodic repainting of the common portion or areas. The Purchaser shall have to bear proportionate maintenance cost even if he rents or remains absent from the flat.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the VENDOR/DEVELOPER above named

In the presence of:-

1.

SIGNATURE OF THE VENDOR/DEVELOPER

2.

SIGNATURE OF THE PURCHASERS

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs.** -----
----(----- **only**) out of total consideration of **Rs.** ----- for sale of
the said ----- **on** ----- **Floor in** ----- **side**, at the said Holding No.- 65 as per
Memo below:

MEMO OF CONSIDERATION

Date	Mode	Amount
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(Rupees ----- Only)

Witnesses:

1.

SIGNATURE OF VENDOR/DEVELOPER

2.