

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is executed on this the _____ day of _____, **TWO THOUSAND AND TWENTY-FOUR (2024)**.

-BETWEEN-

(1) MR. A. P. AMBROSE [ALIAS A. PANKRAS AMBROSE] [PAN No.AGEPA1862G] [AADHAR NO. 5696 6866 6017], S/o Mr. Sebastin Ambrose, by occupation- Retired Person, **(2) MRS. PROVATI AMBROSE [PAN NO.AGEPA1863H] [AADHAR NO. 3543 0958 8785]**, w/o Mr. A. P. Ambrose, by occupation- Housewife, both are by faith- Christian, by nationality- Indian, both are resident of Arrah Kaliganj, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212,

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(3) MR. HIRA KUMAR RAM [PAN NO. AGYPR3866M] [AADHAR NO. 2410 1908 7395] S/o Mr. Ram Padarath Ram, by faith- Hindu, by occupation-Business, by nationality- Indian, resident of 10, Maxmuller Path, City Centre, P.O.- City Centre, P.S.-Durgapur, Dist.- Paschim Bardhaman, W.B., Pin-713206, **(4) "DHARMIK PROPERTIES", [PAN No. AAUFD0714E]**, a partnership firm, having it's office at B 10/16, Asha Villa, Arrah, Kaliganj, P.O.- Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, (represented by its' Partners; **i) SRI. AVIJIT MAJI [PAN No. BVQPM0775A]**, s/o Sri Nemaï Maji, by faith-Hindu, by occupation- Business, Indian Citizen, residing at 2B/2, Street No.2, Vivekananda Park, Tetikhola, P.O.-Arrah, P.S.-New Township, Dist.-Paschim Bardhaman, W.B., Pin-713212, **ii) SRI. SOURAV GARAI [PAN No.BYTPG7908R]**, s/o Sri Niranjan Garai, by faith-Hindu, by occupation-Business, Indian Citizen, residing at Arrah Kalinagar, P.O.- Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, **iii) SRI. SOURAV KUNDU [PAN No. HGXPk0325N]**, s/o Sri Sisir Kumar Kundu, by faith-Hindu, by occupation-Business, Indian Citizen, residing at Arrah Kalinagar, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, hereinafter jointly called and referred to as the **"OWNERS"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and assigns) of the **FIRST PART.**

The Owner Nos. 1 to 3 herein are represented by their **Constituted Attorney** namely **SRI AVIJIT MAJI [PAN NO. BVQPM0775A], [AADHAR NO. 4814 4509 4020]**, S/o Sri. Nemaï Maji, by faith- Hindu, by occupation-Business, by nationality- Indian, residing at 2B/2, Street No.2, Vivekananda Park, Tetikhola, P.O.-Arrah, P.S.-New Township, Dist.- Paschim Bardhaman, W.B., Pin-713212, one of the partners of **"DHARMIK PROPERTIES", [PAN No: AAUFD0714E]**, a partnership firm, having it's office at B 10/16, Asha Villa, Arrah, Kaliganj, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, by virtue of several registered

Development Power of Attorney (After registered Development Agreement) which are as follows:

1. Development Power of Attorney (After registered Development Agreement), dated 2nd day of November, 2022, which was duly registered in the office of the Additional District Sub-Registrar, Durgapur, District- Paschim Bardhaman and recorded in Book No. I, Volume No. 2306-2022, Pages from 254073 to 254089, being No. 230611223 for the year 2022, executed jointly by the owner no. 1 & 2 herein.
2. Development Power of Attorney (After registered Development Agreement), dated 28th day of July, 2023, which was duly registered in the office of the Additional District Sub-Registrar, Durgapur, District- Paschim Bardhaman and recorded in Book No. I, Volume No. 2306-2023, Pages from 133666 to 133683, being No. 230607664 for the year 2023, executed by the owner no. 3 herein.

AND

"**DHARMIK PROPERTIES**", [PAN No:AAUFD0714E], a partnership firm, having it's office at B10/16, Asha Villa, Arrah, Kaliganj, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, (represented by one of its' Partner; **SRI AVIJIT MAJI [PAN No. BVQPM0775A], [AADHAR NO. 4814 4509 4020]** s/o Sri Nemai Maji, by faith- Hindu, by occupation- Business, Indian Citizen, residing at 2B/2, Street No.2, Vivekananda Park, Tetikhola, P.O.-Arrah, P.S.-New Township, Dist.- Paschim Bardhaman, W.B., Pin-713212, hereinafter referred to as the "**DEVELOPER**" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-interest and assigns) of the **SECOND PART**.

-AND-

[If the Allottee is a company]

_____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhaar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhaar no. _____) authorized vide _____, hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr./Ms. _____, (Aadhaar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her

heirs, executors, administrators, successors-in-interest and permitted assignees).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhaar no. _____) son of _____, aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees) of the **THIRD PART**.

PART- A

WHEREAS :-

a. ALL THAT piece and parcel of land measuring an area of land 5(Five) Decimal more or less 3.03(Three point Zero Three) Katha, in the Dist.- Paschim Bardhaman, under P.S.-New Township, within Mouza-Kaliganj, J.L. No.91, Khatian No.367, L.R. Khatian No.729 & 730, R.S. Plot No.1466, L.R. Plot No.1838 was originally belongs to one Anthony Keth Jhon, by virtue of Regd. Sale Deed vide No.6749/1989 of A.D.S.R. Durgapur, and during his ownership & possession, said Anthony Keth Jhon had transferred the property in favour of Mrs. Jhorna Sue, by executing Regd. Sale Deed vide No.1-3902/1992 of A.D.S.R. Durgapur.

b. During the ownership & possession, said Mrs. Jhorna Sue (through her constituted lawful attorney; Sister Mary Jivana, vide Regd. Power of Attorney No. IV-1152/1993 of A.D.S.R. Durgapur), had also transferred the property in favour of Mrs. Provati Ambrose (i.e. the Landowner no.2 herein),

by executing Regd. Sale Deed vide No.1-6611/1993 before the A.D.S.R. Durgapur, and to that effect, the Mrs. Provati Ambrose (i.e. the Landowner no.2), became the rightful owner & possessor in respect of ALL THAT piece and parcel of land measuring an area of land 5(Five) Decimal more or less 3.03(Three point Zero Three) Katha, in the Dist.-Paschim Bardhaman, under P.S.-New Township, within Mouza-Kaliganj, J.L. No.91, Khatian No.367, L.R. Khatian No.729 & 730, R.S. Plot No.1466, L.R. Plot No.1838.

c. During her ownership & possession said Mrs. Provati Ambrose (i.e. the Landowner no.2 herein) has also transferred little more or less 3(three) decimal land in favour of her husband; A.P. Ambrose (i.e. the Landowner no.1 herein), by executing Regd. Gift Deed vide No.363/2004 of A.D.S.R. Durgapur, and to that effect, the Landowners no 1 & 2 herein became the rightful joint owners & possessors in respect of ALL THAT piece and parcel of land measuring an area of land 5(Five) Decimal more or less 3.03(Three point Zero Three) Katha, in the Dist.-Paschim Bardhaman, under P.S.-New Township, within Mouza-Kaliganj, J.L. No.91, Khatian No.367, L.R. Khatian No.729 & 730, R.S. Plot No.1466, L.R. Plot No.1838, and their names have duly been recorded in the L.R.R.O.R. vide Khatian No.729 & 730 of Mouza-Kaliganj.

d. Thereafter, the owner nos. 1 & 2 herein jointly and the developer herein, entered into a **Development Agreement** dated 28th September, 2022, registered in the office of the Additional District Sub-Registrar, Durgapur, District- Paschim Bardhaman and recorded in Book No. I, Volume No. 2306-2022, Pages from 243411 to 243441, being No. 230610648 for the year 2022, for the purpose of constructing a multi-storied building on the said Premises according to the terms and conditions contained therein.

e. The owner nos. 1 & 2 herein jointly appointed their Constituted Attorney namely **SRI AVIJIT MAJI [PAN NO. BVQPM0775A], [AADHAR NO. 4814 4509 4020]**, S/o Sri. Nema Maji, by faith- Hindu, by occupation-

Business, by nationality- Indian, residing at 2B/2, Street No.2, Vivekananda Park, Tetikhola, P.O.-Arrah, P.S.-New Township, Dist.- Paschim Bardhaman, W.B., Pin-713212, one of the partners of "**DHARMIK PROPERTIES**", [PAN No: **AAUFD0714E**], a partnership firm, having it's office at B 10/16, Asha Villa, Arrah, Kaliganj, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, by virtue of a Development Power of Attorney (After registered Development Agreement), dated 2nd day of November, 2022, which was duly registered in the office of the Additional District Sub-Registrar, Durgapur, District- Paschim Bardhaman and recorded in Book No. I, Volume No. 2306-2022, Pages from 254073 to 254089, being No. 230611223 for the year 2022, in respect of the said Premises, according to the terms and conditions contained therein.

PART- B

f. ALL THAT piece and parcel of land measuring an area of land 7(Seven) Decimal more or less 4.24(Four point Two Four) Katha, in the Dist.-Paschim Bardhaman, under P.S.-New Township, within Mouza-Kaliganj, J.L. No.110, Khatian No.413, L.R. Khatian No.2618, R.S. Plot No.1464 corresponding L.R. Plot No.1837, was originally belongs to Smt. Shanta Bala Dasi, w/o Fani Chandra Karmakar, and during her ownership & possession had transferred the property towards Bijoy Kumar Chowdhury, by executing Regd. Sale Deed vide No.I-2851/1990 of A.D.S.R. Durgapur.

g. Said Bijoy Kumar Chowdhury became the owner & possessor in respect of ALL THAT piece and parcel of land measuring an area of land 7(Seven) Decimal more or less 4.24(Four point Two Four) Katha, in the Dist.-Paschim Bardhaman, under P.S.-New Township, within Mouza-Kaliganj, J.L. No.110, Khatian No.413, R.S. Plot No.1464 corresponding L.R. Plot No.1837 and his name has duly been recorded in the L.R. Khatian No.611 of Mouza- Kaliganj.

h. During his ownership & possession, Bijoy Kumar Chowdhury died intestate leaving behind his wife Arati Chowdhury, sons Sri Pranoy Kumar

Chowdhury, Sri Moloy Kumar Chowdhury, & daughter Bandana Chowdhury, as his legal heirs and successors.

i. The Legal heirs of Bijoy Kumar Chowdhury, by virtue of inheritance, has also transferred the property in favour of **MR. HIRA KUMAR RAM**, the owner no. 3 herein, by executing Regd. Sale Deed vide No.1-230605428/2021 of A.D.S.R. Durgapur, and to that effect, the the owner no. 3 herein became the rightful owner & possessor in respect of ALL THAT piece and parcel of land measuring an area of land 7(Seven) Decimal more or less 4.24(Four point Two Four) Katha, in the Dist.-Paschim Bardhaman, under P.S.-New Township, within Mouza-Kaliganj, J.L. No.110, Khatian No.413, R.S. Plot No.1464 corresponding L.R. Plot No.1837, and his name has duly been recorded in the L.R.R.O.R. vide Khatian No.2618 of Mouza-Kaliganj.

j. Thereafter, the owner nos. 3 herein and the developer herein, entered into a **Development Agreement** dated 29th March, 2023, registered in the office of the Additional District Sub-Registrar, Durgapur, District- Paschim Bardhaman and recorded in Book No. I, Volume No. 2306-2023, Pages from 55804 to 55833, being No. 230603247 for the year 2023, for the purpose of constructing a multi-storied building on the said Premises according to the terms and conditions contained therein.

k. The owner nos. 3 herein appointed his Constituted Attorney namely **SRI AVIJIT MAJI [PAN NO. BVQPM0775A], [AADHAR NO. 4814 4509 4020]**, S/o Sri. Nemai Maji, by faith- Hindu, by occupation-Business, by nationality- Indian, residing at 2B/2, Street No.2, Vivekananda Park, Tetikhola, P.O.-Arrah, P.S.-New Township, Dist.- Paschim Bardhaman, W.B., Pin-713212, one of the partners of "**DHARMIK PROPERTIES**", [**PAN No: AAUFD0714E**], a partnership firm, having it's office at B 10/16, Asha Villa, Arrah, Kaliganj, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, by virtue of a Development Power of Attorney (After registered Development Agreement), dated 28th day of July, 2023, which was

duly registered in the office of the Additional District Sub-Registrar, Durgapur, District- Paschim Bardhaman and recorded in Book No. I, Volume No. 2306-2023, Pages from 133666 to 133683, being No. 230607664 for the year 2023, in respect of the said Premises, according to the terms and conditions contained therein.

PART-C

l. One Smt. Shanta Bala Dasi w/o Late Fanindra Karmakar, by virtue of Regd. Sale Deed vide No.I-2850/1990 of A.D.S.R. Durgapur, sold, transferred and conveyed ALL THAT piece & parcel of land admeasuring 7(Seven) Decimal more or less 4.24(Four point Two Four) Katha, at Mouza-Kaliganj, J.L. No. 110, under Khatian No. 413, R.S. Dag No. 1464, L.R. Dag No. 1837, to SRI NABASUNDAR DAS and his name has duly been recorded in the L.R.R.O.R vide Khatian No.1781 of Mouza-Kaliganj.

m. Thereafter, SRI NABASUNDAR DAS, being the purchaser therein, by virtue of aforesaid Regd. Deed & ROR, has been absolutely seize, owned and possess of and/or/otherwise well and sufficient entitled to ALL THAT piece & parcel of land admeasuring 7(Seven) Decimal more or less 4.24(Four point Two Four) Katha, at Mouza- Kaliganj, J.L. No. 110, under Khatian No. 413, L.R. Khatian No. 1781, R.S. Dag No. 1464, L.R. Dag No. 1837, as specifically mentioned in the schedule thereunder written, and enjoying his every right, title, interest & possession thereon.

n. SRI NABASUNDAR DAS being the absolute owner therein sold, transferred and conveyed ALL THAT piece & parcel of land admeasuring 7(Seven) Decimal more or less 4.24(Four point Two Four) Katha, at Mouza-Kaliganj, J.L. No. 110, under Khatian No. 413, L.R. Khatian No. 1781, R.S. Dag No. 1464, L.R. Dag No. 1837, to "**DHARMIK PROPERTIES**", [**PAN No. AAUFDO714E**], a partnership firm, having it's office at B 10/16, Asha Villa, Arrah, Kaliganj, P.O.- Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, represented by its' Partners; i) **SRI. AVIJIT MAJI** (PAN No. BVQPM0775A), s/o Sri Nemai Maji, by faith-Hindu, by occupation-

Business, by Nationality- Indian, residing at 2B/2, Street No. 2, Vivekananda Park, Tetikhola, P.O.-Arrah, P.S.-New Township, Dist.-Paschim Bardhaman, W.B., Pin-713212, ii) **SRI. SOURAV GARAI** [PAN No.BYTPG7908R], s/o Sri Niranjana Garai, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at Arrah Kalinagar, P.O.- Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, iii) **SRI. SOURAV KUNDU** [PAN No. HGXPK0325N], s/o Sri Sisir Kumar Kundu, by faith-Hindu, by occupation- Business, by Nationality- Indian, residing at Arrah Kalinagar, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin- 713212, by virtue of a Deed of Conveyance dated 21st day of October 2022, and the same was registered in the office of the Additional District Sub-Registrar, Durgapur, District- Paschim Bardhaman and recorded in Book No. I, Volume No. 2306-2022, Pages from 258003 to 258025, being No. 230611463 for the year 2022.

o. Being the absolute and lawful owner of the above mentioned land "**DHARMIK PROPERTIES**", [PAN No. **AAUFD0714E**], a partnership firm, having its office at B 10/16, Asha Villa, Arrah, Kaliganj, P.O.- Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, represented by its' Partners; i) **SRI. AVIJIT MAJI** (PAN No. BVQPM0775A), s/o Sri Nemai Maji, by faith-Hindu, by occupation- Business, by Nationality- Indian, residing at 2B/2, Street No. 2, Vivekananda Park, Tetikhola, P.O.-Arrah, P.S.-New Township, Dist.-Paschim Bardhaman, W.B., Pin-713212, ii) **SRI. SOURAV GARAI** [PAN No.BYTPG7908R], s/o Sri Niranjana Garai, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at Arrah Kalinagar, P.O.- Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, iii) **SRI. SOURAV KUNDU** [PAN No. HGXPK0325N], s/o Sri Sisir Kumar Kundu, by faith-Hindu, by occupation- Business, by Nationality- Indian, residing at Arrah Kalinagar, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin- 713212, recorded its name in the L.R.R.O.R vide Khatian No.2640 of Mouza-Kaliganj.

p. Owners herein jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Land Area **19 Decimal/ 11.67 Katha / 776.88Sq.Mtr/ 8359.2 Sq. Ft.**, Mouza : Kaliganj (J.L. 110), under R.S. Plot No. 1464, 1466, corresponding to L.R. Plot No. 1837, 1838, under L.R. Khatian Nos. 729, 730, 2618, 2640, under P.S. - Kanksa, under Jemua Gram Panchayat, Sub Division Durgapur, Dist: Paschim Bardhaman, West Bengal, hereinafter referred to as the “**said Premises**” and morefully described in the **First Schedule** hereunder written.

q. 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.

r. The Developer has obtained the final layout plan approvals for the Project from the Jemua Gram Panchayet vide **Sanction Building Plan No. 38, dated 27.03.2023.**

s. 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 **Sanction Building Plan No. 38, dated 27.03.2023**, issued by Jemua Gram Panchayet consisting of several self-contained finished flats/apartments and car parking spaces in respect of the project known as “_____”.

t. The Developer has registered the Project under the provisions of the Act with the West Bengal Real Estate Regulatory Authority **at KOLKATA on _____ under registration no. _____.**

u. While in the course of construction the Developer invited offers for purchase of self-contained units/apartments and the Purchasers herein offered to purchase **ALL THAT** 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 _____, situate at the Project known as ' _____ ', hereinafter referred to as the said "**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 units in the building at and for a total consideration of the said unit sum of **Rs.** _____ /-(**Rupees** _____)**only.**

v. The said 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 Unit purchased **ALL THAT** 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 _____, situate at the Project known as ' _____ ', 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 units 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 unit and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in common areas (excluding the roof/terrace) and common facilities in the building for the use occupation and enjoyment of the said unit 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 **FOURTH SCHEDULE** hereunder written AND FURTHER that The Purchasers

shall be entitled to the common easements and quasi easements affecting and attached to the Said Unit 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 Unit 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 Unit 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 Owners and/or Developer doth hereby further covenant with the Purchasers that the Purchasers may from time to time and at all times

hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Unit 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 use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Owners and/or Developer or their heirs or anyone of them or by any person or persons claiming or to claim, from, under or in trust for him or anyone of them.

5. The Owners and/or Developer and all persons having or claiming any estate, right, title or Interest In the said Unit 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 Common Portions and the building Common Portions for movement of building materials and for other purposes as may become necessary for completing the Construction of the building thereof and the Purchasers shall not raise any objection in any manner whatsoever with regard thereto.
2. The Purchasers consents to be a member of the Association of Unit Owners to be formed by the Owners of **UNIT AND/OR UNIT** in the

building 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 Unit 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 Unit 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 Unit Owners with or without workmen to enter into the said **UNIT 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 **UNIT 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 Unit 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 **UNIT AND/OR UNIT** at a later date or the said **UNIT 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 Unit 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 **UNIT AND/OR UNIT** wholly and proportionately relating to the **COMMON PORTIONS**.
- vii) **NOT TO** sub-divide the said **UNIT AND/OR UNIT**.
- 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 **UNIT 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 **UNIT 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 **UNIT AND/OR UNIT** save and except at the places which have been specified in the said **UNIT AND/OR UNIT** for such installation.
- xiii) **NOT TO** do or cause anything to be done in or around the said **UNIT 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 **UNIT AND/OR UNIT** or adjacent to the said **UNIT 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 **UNIT 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 **UNIT 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** installs 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 **UNIT 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 **UNIT 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** 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.
- xxi)** **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.
- xxii)** **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 Unit Owners and after the and /or the Association of Unit Owners is formed.
- xxiii)** **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.
- xxiv)** **NOT TO** claim partition of its undivided right, title and interest in the land attributable to the said **UNIT AND/OR UNIT**.
- xxv)** **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.
- xxvi)** **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 **UNIT AND/OR UNIT**.

xxvii) To pay GST at the applicable rates and /or any enhancement thereof at any point in time in addition to the consideration amount.

THE FIRST SCHEDULE ABOVE REFERRED TO:
DESCRIPTION OF THE SAID PREMISES

ALL THAT piece and parcel of Land Area **19 Decimal/ 11.67 Katha / 776.88 Sq.Mtr/ 8359.2 Sq. Ft.**, Mouza : Kaliganj (J.L. 110), under R.S. Plot No. 1464, 1466, corresponding to L.R. Plot No. 1837, 1838, under L.R. Khatian Nos. 729, 730, 2618, 2640, under P.S. - Kanksa, under Jemua Gram Panchayat, Sub Division Durgapur, Dist: Paschim Bardhaman, West Bengal,

The said land is butted and bounded as flows:

NORTH- Honeydew Apartment.

SOUTH- Individual House & Vacant Land.

EAST- Road (Front).

WEST- Road (Back).

THE SECOND SCHEDULE ABOVE REFERRED TO :
(THE SAID UNIT)

ALL THAT 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 _____, situate at the Project known as ‘ _____’, 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 units in the building as delineated and demarcated in the appended Map or Plan and highlighted in RED colours.

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

SIGNED SEALED AND DELIVERED by
the **OWNER, DEVELOPER and**
PURCHASERS at _____ in the
presence of:

WITNESS:

1.

**SIGNATURE OF THE OWNERS
REPRESENTED BY THEIR
CONSTITUTED ATTORNEY**

2.

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASERS

RECEIPT

RECEIVED from the within named Purchasers the within mentioned sum
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.)
			TOTAL	_____/-

(Rupees _____)only.

WITNESS:

1.

SIGNATURE OF THE DEVELOPER

2.

Deed prepared and Drafted by:-