

DEED OF CONVEYANCE

THIS INDENTURE made this ____ day of _____ Two Thousand

By and Between

M/S. DEBDUT ENTERPRISE [PAN: AASFD3862H], a Partnership Firm having its registered office at A/153, Bagha Jatin Pally, P.O: Regent Estate, P.S: Netaji Nagar, Kolkata: 700092, represented by its Partners namely **SRI ADITYA SAMANTA**, [PAN: CUQPS8885R] son of Sri Shashanka Samanta, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at A/153, Bagha Jatin Pally, P.O: Regent Estate, P.S: Netaji Nagar, Kolkata: 700092; **SRI RANAJIT SINHA**, [PAN: AXSPS6299L] son of Late Bhupendra Kumar Sinha,, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at 206/1, Raipur Road, P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047 and **SRI DEBASISH SARKAR**, [PAN: BIHPS7740F,] son of Late Late Satyen Sarkar, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at A/29, Bagha Jatin Pally, P.O: Regent Estate, P.S: Netaji Nagar, Kolkata: 700092 hereinafter referred to as the "**OWNER/PROMOTER**" (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) of the **FIRST 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, _____, (Aadhar 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) of the **SECOND PART**;

[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, _____, (Aadhar 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) of the **SECOND PART**;

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhar 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) of the **SECOND PART**;

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar 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 **SECOND PART**.

[Please insert details of other allottee(s), in case of more than one allottee]

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS:

- A. **M/S. DEBDUT ENTERPRISE** is the absolute and lawful owner of land lying and situated at 292, Baghajatin E Block (Postal Address: 4, Ghosh Park, SPD Block Baghajatin), under R.S. Dag No: 896, R.S. Khatiyon No: 423 corresponding to L.R. Dag No: 896, L.R. Khatiyon No: 229 & 230, Mouza: Raipur, J.L. No: 33, P.O: Baghajatin, P.S:

Patuli, Kolkata: 700086, within the limits of Ward No: 101, Borough No: XII, Kolkata Municipal Corporation admeasuring 6 Cottahs 14 Chittaks 12 Square Feet or 460.981 square meters ("Said Land") by virtue of two Deeds of Conveyance vide Deed of Conveyance dated 28th day of September, 2022 registered at the office of the District Sub-Registrar I, South 24 Parganas and recorded in Book No: I, Volume No: 1601-2022, Pages from 109431 to 109454 bearing No: 160102451 of the year 2022 and Deed of Conveyance dated 28th day of September, 2022 registered at the office of the District Sub-Registrar I, South 24 Parganas and recorded in Book No: I, Volume No: 1601-2022, Pages from 109455 to 109479 bearing No: 160102459 of the year 2022.

- B. The Owner itself wishes to develop one Ground plus Two storied building over the said land.
- C. The Owner/Promoter caused to be obtained various permissions approvals and/or consents for undertaking a Building named "**Debdut Tower**" on the entirety of the said land and also caused a map or plan which was sanctioned Building Plan No: Plan No: 2023120280 dated 22.09.2023 (hereinafter referred to as the said PLAN) sanctioned by the Kolkata Municipal Corporation for undertaking the construction of the said Project.
- D. The Owner/Promoter has registered the Real Estate Project with the Regulatory Authority appointed under the West Bengal Housing Industry Regulation Act 2017 having Registration No: _____ dated _____.
- E. Pursuant to Application made by the Allottee dated ____ and the Owner/Promoter granted allotment by a Booking Confirmation Letter dated _____ was issued to the allottee. Thereafter by an Agreement for Sale dated _____ and recorded in Book No: I , Volume No.____ , Pages ____ to _____ , Being No.____ for the year _____ the Owner/Promoter agreed to sell and the Allottee agreed to purchase ALL THAT the Unit No..... on the floor of Type - the situation whereof is shown in the master plan annexed hereto and bordered in Red, containing by admeasuring Sq. Ft. carpet area corresponding to _____ Sq.Ft Built Up area TOGETHER WITH the pro-rata share in the common parts, portions, areas, facilities, and amenities working out to Sq. Ft. Super Built-up area TOGETHER WITH the Right to use Dependent/Independent car(s)

parking Space more fully and particularly described in the SECOND SCHEDULE hereunder written (hereinafter referred to as the SAID UNIT AND THE PROPERTIES APPURTENANT THERETO) at or for a consideration of Rs..... (Rupees only) more fully described in the THIRD SCHEDULE hereunder written.

F. The Allottee has: -

- 1) Fully satisfied himself/herself/ itself as to the title of the and the right of the Owner/Promoter in respect of the said land.
- 2) Inspected the plan sanctioned by the authorities concerned in respect of the building constructed by the Owner/Promoter and agreed not to raise any objection with regard thereto.
- 3) Verified the location and site of the Unit including the egress and ingress hereof, specifications of the Unit and of the complex and also the area of the Unit and agreed not to dispute the same.
- 4) Confirmed that the right of the Allottee shall remain restricted to the said Unit and the Properties Appurtenant Thereto.
- 5) Examined and satisfied himself/herself/itself about the General Terms and Conditions as contained in the Agreement for Sale dated _____ and agrees to abide by it.
- 6) Confirmed that the Owners/Vendors shall be entitled to change and/or alter and/or modify the said Plan including change of use of any part or portion of the buildings to be constructed erected and completed on the said land and in that event the Allottee shall have no objection to the application of common facilities to various extensions of the Project.
- 7) Satisfied himself/herself/itself as to the carpet/built-up area to comprise in the said Unit and also the common parts/portions which would be common for all the residents/occupants of the various Units comprised in the said building and has agreed not to challenge or dispute the same in any manner whatsoever or howsoever.
- 8) Structural stability of the Building.
- 9) Construction of the Building and the Unit.
- 10) The fittings and fixtures installed at the said Unit and the Building.
- 11) Completion and finishing of the Unit and the Building.
- 12) The situation of car parking space.
- 13) The supply of water and electricity to the Unit and the Building.
- 14) The common facilities and amenities of the Building.

G. The words defined in the Agreement for Sale shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

NOW THIS INDENTURE WITNESSETH that pursuant to the said Agreement for Sale and in consideration of the sum of Rs./-(Rupeesonly). of the lawful money of the Union of India well and truly paid by the Allottee to the Owner/Promoter (the receipt whereof the Owner/Promoter doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said Unit and properties appurtenant thereto) the Owners/Vendors doth hereby grant, transfer, convey, assign and assure and the Owner/Promoter doth hereby confirm and assure unto and in favour of the Allottee All that the said Unit No on the Floor, Unit Type-___ in the Building containing carpet area of _____ Sq.Ft corresponding to a built-up area of Sq. Ft. be the same a little more or less corresponding to ____ Sq.Ft. Super Built-Up area more fully and particularly described in the Second Schedule hereunder written but excepting the Reserved and Excluded areas and reserving the easement and other rights and other measures as specified in the Application Form, Booking Confirmation Letter and Agreement for Sale (all of which are here to fore as well as hereinafter collectively referred to as the SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever AND TOGETHER WITH the right to use the common areas installations and facilities as described in detail in Schedule-D to the Agreement for Sale in common with the Co-Allottees and the other lawful occupants of the Building AND TOGETHER WITH all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Unit And the Rights And Properties Appurtenant thereto TO HAVE AND TO HOLD the said Unit and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

AND THE OWNER/PROMOTER DO AND EACH OF THEM DOT H EREBY COVENANT WITH THE ALLOTTEE AS FOLLOWS:

a. Notwithstanding any act deed matter or thing whatsoever by the Owner/Promoter done or executed or knowingly suffered to the contrary the Owner/Promoter is now lawfully rightfully and absolutely

seized and possessed of and/or otherwise well and sufficiently entitled to Said Unit And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

- b. Notwithstanding any act deed or thing whatsoever done as aforesaid the Owner/Promoter now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Unit And The Rights And Properties Appurtenant thereto hereby conveyed transferred or expressed so to be unto and to the use of the Allottee in the manner as aforesaid.
- c. The said Unit And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed or intended so to be is now free from all claims, demands, encumbrances, liens, attachments, leases and trust made or suffered by the Owner/Promoter or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Owner/Promoter.
- d. The Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Unit And The Rights And Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Owner/Promoter or any person or persons having or lawfully or equitably claiming as aforesaid.
- e. The Allottee shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created occasioned or made by the Owner/Promoter or any person or persons lawfully or equitably claiming as aforesaid.
- f. AND FURTHER THAT the Owner/Promoter and all persons having or lawfully or equitably claiming any estate or interest in the Said Unit And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Owner/Promoter shall and will from time to time and at all times hereafter at the request and cost of the Allottee make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Unit And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Allottee in the manner as aforesaid as shall or may be reasonably required.

- g. The Owner/Promoter have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and the Said Unit And the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.
- h. The Owner/Promoter doth hereby further covenant with the Allottee that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee shall produce or cause to be produced to the Allottee or to his/her/its attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Unit and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other true copies or extracts therefrom as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same un-obliterated and un-cancelled.

AND THE ALLOTTEE SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE OWNER/PROMOTER AS FOLLOWS:

- a. To observe, perform, comply with and fulfill the obligations, covenants and conditions on his/her/its/their part to be observed and performed contained in the Application Form, the Booking Confirmation Letter and the Agreement for Sale as part and parcel of these presents.
- b. To become member and/or share holder, as the case may be, of the Unit Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organisation to be formed as be deemed necessary and expedient by the Owner/Promoter and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the Owner/Promoter and/or the holding Organisation for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organisation and to do all the necessary acts deed and things.
- c. Not to hold the Owner/Promoter liable for rendering any accounts or explanation of any expenses incurred by it in its acts relating to the Common Purposes or to furnish any vouchers, bills, documents etc. in any manner and the Allottee as well as the Holding Organisation shall

remain liable to indemnify and keep indemnified the Owner/Promoter and/or any person or persons nominated, appointed and/or authorized by the Owner/Promoter for all liabilities due to non-fulfillment of their respective obligations contained herein by the Allottee and/or the Holding Organisation.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(THE PROJECT)**

ALL THAT piece and parcel of land admeasuring 6 Cottahs 14 Chittaks 12 Square Feet or 460.981 square meters lying and situated at 292, Baghajatin E Block (Postal Address: 4, Ghosh Park, SPD Block Baghajatin), under R.S. Dag No: 896, R.S. Khatiyani No: 423 corresponding to L.R. Dag No: 896, L.R. Khatiyani No: 229 & 230, Mouza: Raipur, J.L. No: 33, P.O: Baghajatin, P.S: Patuli, Kolkata: 700086, within the limits of Ward No: 101, Borough No: XII, Kolkata Municipal Corporation butted and bounded as follows:

On the North : 8 Feet Wide Common Passage
On the South : By 292/1, Bagha Jatin SPD Block
On the East : By plot of E/46 and 12 Feet wide KMC Black Top Road
On the West : By other plot

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

ALL THAT the Unit No.____ on the ____ Floor of the Building admeasuring ____ Sq.Ft (Carpet Area/Chargeable Area) corresponding to ____ Sq.Ft (Built Up Area) and ____ Sq.Ft (Super Built Up Area) in the project named "**Debdut Tower**" under construction on the Land mentioned in the First Schedule demarcated in the floor plan annexed hereto and externally bordered in **RED** and marked **ANNEXURE-2 Together with** the right to use ____ Car Parking Space Covered(Dependent/Independent) located on the Ground Floor of the Building and pro-rata share in the Common areas.