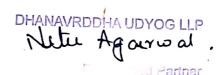
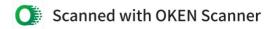
DEED OF CONVEYANCE	
This Deed of Conveyance ("Conveyance Deed") executed on this	day of,
20	
By and Between	
Dhanavrdhha Udyog LLP, PAN – AAUFD9787F having its prin at 1/16 D OLAI CHANDI ROAD, P.S. – TALA, Kolkata – represented by its PARTNER Smt Nitu Agarwal Wife of Sri F Resident of 1/16 D OLAI CHANDI ROAD, P.S. – TALA, Kolkata referred to as the "Promoter" (which expression shall unless\represented meaning thereof be deemed to mean and include its successor administrators and permitted assignees, including those of the residual principles.	Pawan Kumar Agarwal, a - 700037, hereinafter augnant to the context or rs-in-interest, executors,
AND	
[If the Allottee is a company]	
, (CIN no) a	company incorporated
under the provisions of the Companies Act, [1956 or 2013, as the	ne 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 repu	gnant to the context or

[OR]

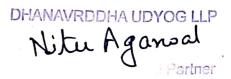
meaning thereof be deemed to mean and include its successor-in-interest, executors,

administrators and permitted assignees).





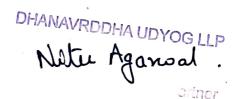
Act, 1932, naving its pr	incipal place of bus	iness at	Ł	er the Indian	(DAN
	, (Aadhar no) autl	norized vide
	, heremalter referre	d to as	the "Al	llottee" (which	n expression
shall unless repugnant t	o the context or m	eaning	thereof	be deemed t	o mean and
include its successors-in-	interest, executors,	adminis	strators	and permitte	d assignees
including those of the resp					
	[OR]				
[If the Allottee is an Individ	dual]				
Mr. / Ms	, (Aadha	ar no	,) son ,
daughter of					
at					
"Allottee" (which expressio					
be deemed to mean and in					
in-interest and permitted a	·		, 1		
No. 10 April 19 Ch	, i				
	[OR]				
[If the Allottee is a HUF]					
Mr.	, (Aadhar n	n.) son o
	d about	-		for self and	
of the Hindu Joint Mitak					
having its place of bus					
),					
hall unless repugnant to					
eirs, representatives, execu	utors, administrato	rs, succ	essors-	in-interest a	nd permitte
ssigns as well as the	members of the	said	HUF,	their heirs	, executor



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

WHEREAS	
---------	--

square meters situated at in Mouza, Block & District registered at the o Land") vide sale deed/ lease deed(s) dated registered at the o the Registrar /Sub-Registrar/ Additional Registrar of Assu in Book No Voucher Pages from to	office of
the Registrar /Sub-Registrar/ Additional Registrar of Assu	
	arance
Pages from to	r No
bearing being No of the year	-
[OR]	
("Owner") is the absolute and lawful owner of [Please	insert
land details as per laws in force] totally admeasuring	
B square meters situated at	in
Mouza, Block & District ("Said Land") vide sale deed/ lease deed(s)	
registered at the office of the Registrar /Sub-Reg	gistrar/
Additional Registrar of Assurance in Boo	k No
Voucher No Pages	from
to bearing being	No
, The Owner a	nd the
Promoter have entered into a [collaboration/development/joint development/joint deve	pment]
agreement dated registered at the office of the Re	egistrar
/Sub-Registrar/ Additional Registrar of Assurance in	
No Voucher No Pages	from
to bearing being	
of the year	



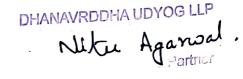
and the said project shall be known as ' ' ("Project");
(OR)
The Said Land is earmarked for the purpose of plotted development of a [commercial/residential/any other purpose] project, comprising plots and [insert any other components of the Projects] and the said project shall be known as ' ' ("Project"):
AND WHEREAS the seller is sound and disposing mind, without undue influence, coercion or fraud and for legal requirements and necessities has agreed to sell and transfer the said Plot unto the purchaser for a total sale consideration of Rs. ———————————————————————————————————
NOW THIS SALE DEED WITHNESSSETH AS HEREUNDER:

- 1. That the entire sale consideration amount of the above said Plot amounting to Rs...has been received by the Seller from the purchaser, as full and final sale consideration of the above said Plot, prior to the execution of this sale deed, the receipt of which is hereby admitted and acknowledged by the Seller, The details of the payment is given as hereunder:-
- 2. That the Seller has handed over the actual, physical, vacant possession of the said Plot unto the purchase and the purchaser has taken the possession and he/she is in possession of the same.
- 3. That in consequences of the aforesaid consideration, the said Plot is hereby conveyed to the purchaser and purchaser shall hereinafter hold, possess use, utilize the said Plot hereby conveyed as absolute owner thereof at all time and from time to time without any interruption by the Seller or any other person claiming through or under the Seller.
- 4. That the Seller hereby undertake and agree to get the above said Plot mutated in the name of purchase in all relevant revenue recorded and/or in any other records of any authority concerned and the Seller shall sign any or all documents



required in this behalf and/or the purchaser get mutation at his own level on the basis of this sale deed even in the absence of the Seller.

- 5. That the said Plot sold hereby is free from all sort of encumbrances such as sale, mortgage, litigation, disputes, attachment, acquirement, charges, claim etc and the Seller has subsisting right to sell, transfer and convey the same in any or all manners.
- 6. That the Seller hereby undertakes to indemnify the purchaser in case any defect in the title of the Seller is found of the above said Plot.
- 7. That the purchaser has right to use in common any or all casement rights, common path, common stairs, common passage, common sewage, drainage etc.
- 8. That the Seller is liable to pay all taxes and charges of the said Plot upto the date of registration of the sale deed and thereafter all such taxes and charges shall be paid and borne by the purchaser.
- 9. That the purchaser has borne all expenses of stamp duty, Registration fee and legal charges in respect of this sale deed.
- 10. That has right to use, utilize, hold, sell and transfer the said Plot in any or all the manners and the purchaser has right to use the plot in all manners .
- 11. That the purchaser has the proportionate right in the land and the event of any natural calamity like fire, earthquake, flood and the said building collapse or is materially, damaged then in that event the purchaser above named shall have a right to reconstruct the same and he shall have right to raise pillars, beams etc, from the land and/ the said Plot and the Seller, his legal heirs, other transfers or assigns shall have no right to object in any manner whatsoever it may be.
- 12. That the PURCHASER shall have every right to get new electric, water, sewer connection(s) or may get transferred and/or changed in his/their own name in the records of Department/Authority concerned on the basis of this deed without any further consent of the seller.
- 13. The purchaser shall not do any illegal activities in the above said plot which are against the rules which may cause damages/loss to the neighbors and the other



Plots of the Project. PROVIDED ALWAYS AND it is hereby agreed that wherever and whenever such interpretation would be requisite to give the fuller possible scope and effect or any contract or covenant herein contained. The expression, seller and purchaser include their heirs, executors, administrators, legal representatives and assigns language and it is hereby declared by both the parties that in any case the interpretations of this sale deed in considered necessary the English language drafting shall prevail of all intents and purposes.

14. DISPUTE RESOLUTION: All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through an Official Arbitrator under Arbitration and Reconciliation Act, 1996.

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this Agreement for Sale at _____ in the presence of attesting witness, signing as such on the day first above written

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allotee (Including Joint Buyers)		
Thouse (more and or	Affix Photo	Affix
1.	and Cross	Photo and
,	Sign the '	Cross Sign
2.	same	the same
on in the presence of		



SIGNED AND DELIVERED BY THE WITHIN NAMED

	Affix Photo
1. Promoter	and Cross
(Authorised Signatory)	Sign the
(Authorised Signatory)	same

Witness:

1. Signature:

Name:

Address:

2. Signature:

Name:

Address:

DHANAVRDDHA UDYOG LLP

SCHEDULE 'A'

(Description of the Flat/Property)

Being Flat No
On The North: On The South: On The East: On The West: SCHEDULE B'
(Floor Plan of the Apartment) ALL THAT one self-contained Residential Flat no, consist of Bedrooms, one Dinning cum drawing space, Two balconies, one kitchen,
privileges, advantages, benefits and tare in the said land underneath G+4 undivided proportionate variable impartible share in the said land underneath G+4 storied building, attributable thereto.

DHANAVRDDHA UDYOG LLP
Nitu Agarwal

Designated Partner

Memo of Consideration

Received an amount of Re
Received an amount of Rs on and from the within mentioned purchaser the within mentioned consideration.
purchaser the within mentioned consideration money of Rs
, — 17 Offinite Payment/QR payment, as mentioned hereunder:

01		
Cheque No.	Date	Amount
		•
*		
		,
	,	
		1
	Cheque No.	Cheque No. Date

Mitu A garad.