

**TOWN SQUARE**

**CONVEYANCE DEED**

**THIS INDENTURE** made this \_\_\_\_\_ day of \_\_\_\_\_ Two Thousand  
\_\_\_\_\_

**BETWEEN**

**ALMITS DEVELOPERS LLP (LLPIN:-AAE-7895) (PAN ABEFA1422D)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 36/1A, Elgin Road, P.O Lala Lajpat Rai Sarani, P.S Bhowanipore, , Kolkata – 700020 represented by

\_\_\_\_\_ (PAN: \_\_\_\_\_), (AADHAR NO: \_\_\_\_\_) ,  
son of \_\_\_\_\_, residing at \_\_\_\_\_ hereinafter  
referred to as the **SUB-LESSOR/PROMOTER** (which expression shall unless  
excluded by or repugnant to the subject or context be deemed to mean and  
include in respect of the companies their respective successor or successors-  
in-interest and assigns and in respect of the individuals their respective heirs,  
legal representatives and assigns) of the **ONE PART**

AND

**[If the Sub-Lessee/Allottee is an individual]**

Mr. \_\_\_\_\_, (Aadhaar no. \_\_\_\_\_ )  
son of \_\_\_\_\_ aged about ----- years, residing at  
\_\_\_\_\_ (PAN \_\_\_\_\_ ) , hereinafter referred to as  
the "**SUB-LESSEE/ALLOTTEE/PURCHASER**" (which expression shall unless  
repugnant to the context or meaning thereof be deemed to mean the heirs,  
executors, administrators and permitted assigns) of the **OTHER PART**

or

**[If the Sub-Lessee/Allottee is the company]**

\_\_\_\_\_ (CIN no. \_\_\_\_\_ ), a company  
incorporated under the provision 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 "**SUB-  
LESSEE/ALLOTTEE/PURCHASER** " (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 **OTHER  
PART:**

[or]

**[If the Sub-Lessee/Allottee is the Partnership Firm or a LLP]**

\_\_\_\_\_ a partnership firm (or a Limited (or **A  
LLP**) registered under the Indian Partnership Act, 1932 (or registered under the  
Limited Liability Partnership Act 2008) having its principal place of business at  
\_\_\_\_\_ (PAN - \_\_\_\_\_ ), represented by its authorized  
Partner, \_\_\_\_\_ (Aadhar No. \_\_\_\_\_ )  
authorized vide \_\_\_\_\_ hereinafter referred to as the "**SUB-  
LESSEE/ALLOTTEE/PURCHASER** " (which expression shall unless repugnant  
to the context or meaning thereof be deemed to mean and include the present  
Partners for the time being of the Firm/LLP, the survivor or survivors of them,  
their heirs, executors and administrators of the last surviving Partner and his  
/her/ their assigns. ) of the **OTHER PART:**

[or]

**[If the Sub-Lessee/Allottee is a HUF]**

Mr..... (PAN 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/ residing at ....., PAN no. ....) hereinafter referred to as the” **SUB-LESSEE/ALLOTTEE/PURCHASER** “ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the members or member for the time being of the said HUF and their respective heirs, executors, administrators, and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successor in interest and permitted assigns, ) of the **OTHER PART:**

**WHEREAS:**

- A. By a Deed of Conveyance dated 11<sup>th</sup> May, 2022 made between West Bengal Infrastructure Development Finance Corporation Limited (WBIDFCL) therein referred to as the Vendor of the First Part and the Lessor herein and West Bengal Housing Infrastructure Development Corporation Ltd, therein referred to as the Purchaser of the Second Part and the Sub-Lessor herein and Finance Department, Government of West Bengal, therein referred to as the Confirming Party of the Third Part and registered with the Additional Registrar Of Assurances in Book No. I, Volume No. 1904-2022, Pages 54677 to 546795 Being Deed No. 190407911 for the year 2022, the Vendor therein at and for the consideration therein mentioned sold, transferred, conveyed and assured unto and in favour of the Purchaser therein ALL THAT the piece and parcel of land containing by measurement an area of 6.29 acres Together With the semi finished structures containing by measurement an area of 6,50,658.22 sq ft more or less, known as Sankalpa Housing Project Site –I (Now renamed as TOWN SQUARE), situate lying at and being Plot No. BB/1, 34, Major Arterial Road, New Town, Kolkata 700 156 morefully described in the Schedule thereunder written and on the terms and conditions contained therein absolutely and forever.
- B. The said West Bengal Housing Infrastructure Development Corporation Ltd, thereafter invited bids for lease of the aforesaid property by Notice for e auction bearing No. 1003/HIDCO/ADMIN-3934/2002 dated 12<sup>th</sup>May, 2002 *inter alia* for the purpose of selecting the highest bidder therein for the purpose of completing the construction of the existing structures thereat on the terms and conditions contained therein.

- C. The Sub-Lessor, herein was declared as the highest successful bidder as intimated by HIDCO Memo No. M-2153/HIDCO/Admn-3934/2022 dated 23.09.2022 .
- D. By an Indenture of Lease dated 23.02.2023, (**PRINCIPAL LEASE**) made between West Bengal Housing Infrastructure Development Corporation Ltd, the Lessor of the One Part and **Almits Developrs LLP** the Lessee of the Other Part registered with the DSR-I, North 24 Parganas in Book No. I, Volume No. 1501-2023, Pages 33151 to 33187, Being Deed No. 150101395 for the year 2023, the Lessor therein, granted lease, unto and to the Lessee therein of ALL THAT the the piece and parcel of land containig by measurement an area of 6.29 acres Together With the semi finished structures (5 Buildings/Towers) containing by measurement an area of 6,50,658.22 sq ft more or less, known as Sankalpa Housing Project Site -I, situate lying at and being Plot No. BB/1, 34, Major Arterial Road, New Town, Kolkata 700 156 more fully described in the Schdule thereunder written and also in **Part-I** of **SCHEDULE-A** hereunder written (hereinafter referred to as '**ENTIRE HOUSING COMPLEX**) for a period of **99 years** commencing from **23.02.2023** and expiring on **22.02.2122** with a further right of renewal for another 99 years and on the terms and conditions contained thereinmore fully described in **Part-I** of **FIRST SCHEDULE**.
- E. The said WBHIDCO' contemplated development of the Said Entire Housing Complex and granted exclusive leasehold rights unto the Sub-Lessor/Promoter for construction of a Residential Project in a phase-wise manner and thereafter to grant sub-lease to prospective Allottees/Sub-Lessees/Purchasers for residual period of the Principal Lease There will be an option of renewal of the Lease for a like term of 99 years on such terms and conditions as may be imposed and on realization of such payment as may be determined.
- F. The First and Second Phase of the residential Housing Complex named '**TOWN SQUARE- PHASE- I & 2**' is completed by the Promoter on land measuring 470.58 decimal more or less out of the Said Entire Housing

Complex more fully described in **Part-II** of the **SCHEDULE –A** and hereinafter referred to as the **COMPLETED PHASE** demarcated in the Plan annexed hereto and internally bordered in color ‘ \_\_\_\_\_ ’

- G. Other Phases of the Entire Housing Complex are either in the process of development or will be developed subsequently. All The Subsequent Phases from the Second to Fourth Phase are more fully described in **Parts-III to VI of Schedule-A.**
- H. All The Facilities and Amenities, roadways, internal pathways, infrastructure etc. irrespective of their location in any of the phases will be mutually shared by all the phases of the entire Housing Complex as part of a common integrated development.
- I. The Sub-Lessor/Promoter obtained a Building Plan No. \_\_\_\_\_ dated \_\_\_\_\_ sanctioned by the Municipal Authorities .
- J. The promoter has registered the/ \_\_\_\_ Phase under the provision of the RERA having registration no.....;
- K. The Sub-Lessor/Promoter has since completed the construction of Building Block No.-----/ Entire Phase or Project and obtained Completion Certificate No.\_\_\_\_\_ dated \_\_\_\_\_ from the Competent Authority.
- L. Pursuant to Expression of Interest by the Sub-Lessee/Allottee/Purchaser dated ----- the Sub-Lessor/Promoter granted allotment by a Provisional Booking Letter dated \_\_\_\_\_ issued to the allottee and Thereafter by an Agreement for Lease dated \_\_\_\_\_ executed by and between the Sub-Lessor/Promoter of the One Part and the Sub-Lessee/Allottee/Purchaser of the Other Part, and registered in the Office of the \_\_\_\_\_ and recorded in Book No.\_\_\_\_, Volume No.\_\_\_\_\_, Pages \_\_\_\_\_ to \_\_\_\_\_ Being No.\_\_\_\_\_

for the year \_\_\_\_\_, the Sub-Lessor/Promoter had agreed to Lease out and the Sub-Lessee/Allottee/Purchaser had agreed to acquire the sub-Lease of ALL THAT the Apartment No. \_\_\_\_\_ on the \_\_\_\_\_ floor of Tower No \_\_\_\_\_ the situation whereof is shown in the plan annexed hereto and bordered in 'Red', in Phase – II containing by admeasurements \_\_\_\_\_sq. Ft. Carpet Area corresponding to \_\_\_\_\_ Sq.Ft Built Up area corresponding to \_\_\_\_\_ Sq.Ft. Super Built-Up Area **TOGETHER WITH** the right to use \_\_\_\_\_ Garage / Covered (Dependent/Independent) **Car Parking Space** / Mechanical Parking Space (Dependent/Independent) /Open Car Parking Space (Dependent/Independent) located on the Basement/Ground/\_\_\_\_ Floor or in the car parking space around the Building Block and together with pro rata share in the common areas ("common Areas") as defined under clause (n) of section 2 of the RERA Act more fully and particularly described in the **SCHEDULE-B** hereunder written (hereinafter referred to as the **SAID APARTMENT AND THE PROPERTIES APPURTENANT THERETO**) at or for a consideration of **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only).**

- M. Further phases will be added in future at the discretion of the Promoter as per land already acquired and further to be acquired. And also future phases and all phases will share the common amenities, facilities and services amongst each other as per provisions of the Act..
- N. The Sub-Lessor/ Promoter have further decided that the aggregate FAR sanctioned for the entire Housing Complex need not be uniformly utilized in all the different projects/ phases and the Sub-Lessor/Promoter may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total

sanctioned FAR for the entire Housing Complex including future phases.

- O. Till such time the Mother/Apex Association takes over the entire administration, the Sub-Lessees/Allottee who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities and club which is as and when made available for the benefit, use and enjoyment of the Sub-Lessees/Allottees/Purchasers of each phase of the entire complex including those parts which are under construction by separate bills towards maintenance of common pathways, basic infrastructure etc. and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder for and including all the phases and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession (Notice of Possession) in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to all the phases.
- P. The occupants of apartments in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.

- Q. It is clarified that Project's Infrastructure, services, facilities and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the entire Housing Project with further future extensions.
- R. The Sub- Lessor/Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is more and Sub-Lessor/Promoter has planned to utilize more Floor Space Index by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations. The Sub-Lessor/Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Sub-Lessee/Allottee/Purchaser has agreed to acquire lease of the Said Apartment based on the proposed construction and transfer by lease of Apartments to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to the Sub-Lessor/Promoter only. If any FAR remains unutilized in the earlier phases, the Promoter will be at liberty to consume the same either in the present phase or in later phases at its discretion.

**S. RESERVED RIGHTS OF THE PROMOTER:**

Since the entire Housing Complex is being developed phase-wise and this phase is among the earlier phases, after this phase is completed and handed over, the Sub- Lessor/Promoter shall grant unto the Sub-Lesseees/Allottees/Purchasers and residents of the subsequent phases the right of easement over, along and through the pathways, passages



roads and corridors lying within or passing through the earlier phases including this project/ phase.

- (i) The Sub- Lessor/Promoter will have the liberty to change the direction of infrastructure services which may be required to be utilized by Sub-Lessee/allottees/Purchasers of the adjoining phase/project.
- (ii) The Sub- Lessor/promoter will have free and uninterrupted access for laying of all gas, water and other pipes, electric, telephone and other wires, conduits and drains which now are or may hereafter during the term be in through under or over the Premises and/or Bholding/Block.
- (iii) The Sub- Lessor/Promoter its successors and assigns are hereby permitted , at its own expense to construct further and/or additional floors and/or to undertake development of any adjacent property and to utilize easements over, across and under the common elements for utilities, sanitary and storm sewers, security or other types of monitors , cable television lines, walk ways, road ways, and right of way over, across and under the common elements including without limitation any existing utilities, sanitary lines , sewer lines and cable television and to connect the same over, across and under the common elements provided that such utilization , easement, relocation and connections of lines shall not materially impair or interfere with the use of any Apartment.

The Sub-Lessee/Allottee/Purchaser has : -

- i) fully satisfied himself/herself/themselves as to the title of the Sub-Lessor/Promoter and the right of the Sub-Lessor/Promoter in respect of the said land.
- ii) inspected the said Principal Lease entered into between the West Bengal Housing Infrastructure Development Corporation Ltd and the Sub-Lessor/Promoter.
- iii) inspected the plan sanctioned by the authorities concerned in respect of the Block constructed by the Sub-Lessor/Promoter and agreed not to raise any objection with regard thereto.
- iv) verified the location and site of the Apartment including the egress and ingress hereof, specifications of the Apartment and of the complex and also the area of the Apartment .
- v) confirmed that the right of the Sub-Lessee/Allottee/Purchaser shall remain restricted to the said Flat and the Properties Appurtenant Thereto.
- vi) Examined and satisfied themselves about the Terms and Conditions as contained in the Lease Agreement dated \_\_\_\_\_ and agrees to abide by it at all times in future and be bound by the Rules, Regulations and Restrictions contained therein.
- vii) confirmed that the Sub-Lessor/Promoter shall be entitled to change and/or alter and/or modify the said Plan In respect of Phase –1 & 2 of the Housing Complex in compliance with section 14 of the RERA Act and other laws as applicable including change of use of any part or portion of the various blocks and/or buildings to be constructed erected and completed on the said land and in that event the Sub-Lessee/Allottee shall have no objection to the application of common facilities to such extension.
- viii) satisfied himself/herself / themselves as to the carpet area and the built-up area to comprise in the said apartment and also the

common parts/portions which would be common for all the residents /occupants of the various apartment comprised in the said block and has agreed not to challenge or dispute the same in any manner whatsoever or howsoever.

- ix) Structural stability of the Block
- x) Construction of the Block and the apartment.
- xi) The fittings and fixtures installed at the said apartment, Block and the Complex.
- xii) Completion and finishing of the apartment and the Block.
- xiii) The situation of car parking space.
- xiv) The supply of water and electricity to the apartment and the Block.
- xv) The common facilities and amenities of the Block.
- xvi) Examined the Completion Certificate issued by the \_\_\_\_\_ Municipality/Corporation in respect of the Building Block.

T. The words defined in the Lease Agreement 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 and in consideration of the sum of **Rs. \_\_\_\_\_/- ( Rupees \_\_\_\_\_ only)** of the lawful money of the Union of India well and truly paid by the Sub-Lessee/Allottee to the Sub-Lessor/Promoter (the receipt whereof the Sub-Lessor/Promoter doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Sub-Lessee/Allottee and the said flat and properties appurtenant thereto) the Sub-Lessor/Promoter doth hereby grant,

transfer, lease, convey, assign and assure and the Sub-Lessor/Promoter doth hereby confirm and assure unto and in favour of the Sub-Lessee/Allottee All that the said Apartment No \_\_\_\_\_ on the \_\_\_\_\_Floor of Block No \_\_\_\_of the Housing Project containing a 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 TOGETHER WITH the right to use \_\_\_\_ Garage / Covered (Dependent/Independent) / Mechanical Parking Space (Dependent/Independent) /Open Car Parking Space (Dependent/Independent) located on the Basement/Ground/\_\_\_\_ Floor of or around the Building Block TOGETHER WITH the pro rata share in the common areas 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 Schedule H and in other portions of the Lease Agreement dated \_\_\_\_\_(all of which are here to fore as well as hereinafter collectively referred to as the **SAID APARTMENT 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 the Schedule--E to the Lease Agreement dated \_\_\_\_\_ in common with the Co-Allottees and the other lawful occupants of the Block **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Apartment And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said flat 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.

**II. AND THE SUB-LESSOR / PROMOTER DO HEREBY COVENANT WITH THE SUB-LESSEE/ALLOTTEE as follows:**

a) Notwithstanding any act deed matter or thing whatsoever by the Sub-Lessor/ Promoter done or executed or knowingly suffered to the contrary the Sub-Lessor/ Promoter are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Apartment And The Rights And Properties Appurtenant thereto hereby granted leased 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 Owners/Vendors and the Promoter now have good right full power and absolute authority to grant lease convey transfer sell and assign all and singular the Said Apartment 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 Apartment 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 or trust made or suffered by the Sub-Lessor/Promoter or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Sub-Lessor/ Promoter.

d) The Sub-Lessee/Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Apartment 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 Sub Lessor/Promoter or any person or persons having or lawfully or equitably claiming as aforesaid.

e) The Sub-Lessee/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 Sub-Lessor/Promoter or any person or persons lawfully or equitably claiming as aforesaid.

f) **AND FURTHER THAT** the Sub-Lessor/Promoter and all persons having or lawfully or equitably claiming any estate or interest in the Said Apartment And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Sub-Lessor/ Promoter shall and will from time to time and at all times hereafter at the request and cost of the Sub-Lessee/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 Apartment 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 Sub-Lessor/Promoters have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby the Said Apartment 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 Sub-Lessor/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/their 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 Apartment and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other true copies or extracts there from as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.

**III. AND THE SUB-LESSEE/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 APARTMENT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE SUB-LESSOR/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 Lease Agreement as part and parcel of these presents.
  
- b) To become member and/or share holder, as the case may be, of the Apartment Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organization to be formed as be deemed necessary and expedient by the Sub-Lessor/Promoter and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the Sub-Lessor/Promoter and/or the holding Organization for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organization and to do all the necessary acts deed and things.

c) Not to hold the Sub-Lessor/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 Organization shall remain liable to indemnify and keep indemnified the Builders and/or any person or persons nominated, appointed and/or authorized by the Builders for all liabilities due to non-fulfillment of their respective obligations contained herein by the Allottee and/or the Holding Organization.

**IV. IT IS FURTHER STATED THAT AS ON THE DATE OF PROCUREMENT OF COMPLETION CERTIFICATE THERE IS NO ELECTRIC CONNECTION IN THE AFOREMENTIONED FLAT.**

**THE SCHEDULE -A ABOVE REFERRED TO**

**PART -I**

**(THE ENTIRE HOUSING COMPLEX)**

**ALL THAT** the piece and parcel of land containing an area of 6.290 Acres equivalent to 380.545 Cottahs , be the same a little more or less being Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station - New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan - II G.P as per Plan annexed hereto as per ANNEX-A and butted and bounded:

ON THE NORTH: By Street No.0165 (18.0 Mtrs wide);

ON THE SOUTH:By [M.A.R] Street No.1111 (62.0 Mtrs wide)

ON THE WEST: By Street No.0144(34.0 Mtrs wide);

ON THE EAST : By Street No.0160 (18.0 Mtrs wide)

**PART -II**

**(THE SAID FIRST PHASE LAND/SAID LAND)**



**ALL THAT** the piece and parcel of land containing an area of 8235.62 Sq.Mtrs equivalent to 203.51 Decimal (more or less). situate lying at Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station - New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan -II G.P. as per Plan annexed hereto as per ANNEX-A.

### **PART -III**

#### **(THE SAID SECOND PHASE LAND)**

**ALL THAT** the piece and parcel of land containing an area of 10807.84 Sq.Mtrs equivalent to 267.07 Decimal (more or less) situate lying at Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station - New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan -II G.P. as per Plan annexed hereto as per ANNEX-A.

### **PART - IV**

#### **(THE SAID THIRD PHASE LAND )**

**ALL THAT** the piece and parcel of land containing an area of 3151.73 Sq.Mtrs equivalent to 77.88 Decimal (more or less) situate lying at Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station - New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan -II G.P. as per Plan annexed hereto as per ANNEX-A.

### **PART -V**

#### **(THE SAID FOURTH PHASE LAND )**

**ALL THAT** the piece and parcel of land containing an area of 3247.50 Sq.Mtrs equivalent to 80.25 Decimal (more or less). situate lying at Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station - New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan -II G.P. as per Plan annexed hereto as per ANNEX-A.

**THE SCHEDULE -B ABOVE REFERRED TO**  
**(THE SAID APARTMENT/UNIT )**

**ALL THAT** the Unit No.\_\_\_\_ on the \_\_\_\_\_ Floor of the Building Block \_\_\_\_\_ having carpet area of ..... square feet corresponding to Built-up area of \_\_\_\_\_ square feet as per the Block plan demarcated in the Floor Plan annexed hereto and marked ANNEX-C and pro rata share in the “common areas” (user right only since Common Area will be conveyed to Association) working out to a Super Built Up area of \_\_\_\_\_ Sq.Ft on \_\_\_\_\_ Floor of Building Block No.\_\_\_\_ in Phase No.-\_\_\_\_ of the Housing Complex named “TOWN SQUARE PHASE-\_\_\_\_” under construction on the Schedule-A Land Together with the right to use \_\_\_ Garage/Closed Car Parking Space (Dependent/Independent) admeasuring \_\_\_\_\_ Sq.Ft / Mechanical Parking Space /Open Car Parking Space (Dependent /Independent) located on the Basement/Ground/\_\_\_ Floor of or around the Building Block

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

**SIGNED and DELIVERED** by the  
**SUB-LESSOR/PROMOTER** at  
Kolkata in the presence of:-

1.

2.

\_\_\_\_\_  
( \_\_\_\_\_ )  
**AUTHORISED SIGNATORY**

**SIGNED and DELIVERED** by the  
**SUB-LESSEE/ALLOTTEE** at Kolkata in the  
presence of :

1.

2.

**MEMO OF CONSIDERATION**

RECEIVED from within-named Allottee/s the  
Within-mentioned sum of **Rs.**\_\_\_\_\_/- on  
account of full amount of the Consideration  
Money by several cheques of different Drawn  
in favour of the PROMOTER on diverse date... **Rs.**\_\_\_\_\_/-

**(Rupees -----only).**

WITNESSES:-

1.

2.

Signature of The Promoter

Drafted by me

