

THIS CONVEYANCE made on this _____ day of _____ Two Thousand

BETWEEN

VIDHI VYAPAAR PVT LIMITED, a Company incorporated under the Companies Act, 1956, having its PAN AACCV7547C, and having its registered office at 135, Utkalmani Gopa Bandhu Sarani, Kolkata - 700007 and represented by its Director Sri Amit Kumar Bhartia, son of Sri Ramesh Kumar Bhartia, and having his PAN AHUPB4332M and residing on 4th floor at 168, Lake Town, Block-B, Kolkata - 700089, hereinafter referred to as the **VENDOR** (which expression shall unless excluded- by or repugnant to the subject or context be deemed to include its successors-in-interest, administrators, agents and assigns) of the **ONE PART.**

A N D

1. _____ (PAN No. _____)
son/daughter/wife of _____ by faith _____, by
occupation _____ residing at _____

_____, 2. _____, (PAN No. _____),
son/daughter/wife of _____, by faith _____, by
occupation _____, residing
at _____

_____ and 3. _____, (PAN No. _____)
son/daughter/wife of _____, by faith
_____, by occupation _____, residing at
_____ hereinafter referred to

as the "**PURCHASER/S**" (which expression shall unless excluded by or repugnant to

the subject or context hereof mean and include his/her/their successors in interest, successors-in-office and permitted assigns) of the **OTHER PART**;

WHEREAS

- A. By an agreement dated _____, hereinafter referred to as the “**said agreement**”, executed by and between the Vendor and the Purchaser, the Vendor has agreed to sell and the Purchaser has agreed to purchase Unit No. _____ measuring _____ sq. ft. on the _____ floor lying and situate at premises No. _____, building being titled as “_____” along with one covered/open car parking space for medium size car at basement/ground floor, hereinafter referred to as the “**said unit**”, more fully described in the Schedule-A hereto on the terms and conditions and at a consideration as mentioned in the said agreement.
- B. In terms of the provisions of the West Bengal Housing Industrial Regulation Act, 2017 and rules made thereunder, the Vendor has duly obtained registration under the said Act for construction and development of the said premises and the said registration is till valid and operational.
- C. All the terms and conditions recorded in the said agreement shall hold the field and will be treated as part of this conveyance.

NOW THIS INDENTURE WITNESSETH as follows :-

1. In pursuance of the said agreement and in consideration of Rs. _____ (Rupees _____)

only) paid to the Vendor by the Purchaser at or before execution of these presents as per memo given hereinbelow (receipt whereof the Vendor/Transferor doth hereby acknowledges) the Vendor/Transferor as the absolute owner of the said unit hereby sell, convey and transfer the said unit more fully described in Schedule-A hereto and to hold the same to the Purchaser/Transferee as the absolute owner thereof.

2. The Vendor hereby covenants with the Purchaser :-

- i) The said unit is free from all encumbrances and the Vendor as the power and competence to execute this conveyance in favour of the Purchaser.
- ii) No portion of the said unit is under requisition or acquisition of any Government of Semi-government or other authorities or in any way encumbered.
- iii) The Purchaser shall and may from time to time and at all times hereafter peacefully and quietly enter into, hold, possess and enjoy the said unit hereby granted, sold, conveyed and transferred and receive and take rents, issues and profits therefrom without any trouble, hindrances, eviction and/or any interruption either by the Vendor or any person lawfully and equitably claiming through, under or trust for the Vendor and/or its assignees.
- iv) The Vendor shall from time to time and all times hereinafter at the request and cost of the Purchaser do execute and cause to be done and/or execute all such acts, deeds and things for

further bettering and more perfectly assuring the said unit and every part thereof unto the Purchaser.

- v) The Vendor shall comply with all the terms of the said agreement and the submission made before the Registering Authority under the West Bengal Industrial Regulation Act, 2017.

3. The Purchaser hereby covenants with the Vendor:

- i) The Purchaser shall for all times to come shall abide by the terms of the said agreement and fulfill all compliances to be done by the Purchaser including payment of rates, taxes and outgoings in respect of the said unit fully and for common portions proportionately without any objection whatsoever.

Schedule above referred to

ALL THAT piece and parcel of Unit No. _____ measuring _____ sq. ft. on the _____ floor lying and situate at premises No. _____, building being titled as “_____” along with one covered/open car parking space for medium size car at basement/ground floor.

In witness thereof, the Parties hereto have set their respective hands here and signed this Memorandum of Understanding on the _____ day, month and year mentioned hereinabove.

SIGNED SEALED AND DELIVERED by

the Vendor at Kolkata in presence of:

Witness :

SIGNED SEALED AND DELIVERED by

the Purchaser at Kolkata in presence of:

Witness :