

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this Day of Two Thousand Eighteen.

B E T W E E N

1) **ASTER VINIMAY PRIVATE LIMITED** (PAN.....), (2) **SUNRISE ENCLAVE PRIVATE LIMITED** (PAN.....), (3) **HIRISE PROMOTERS PRIVATE LIMITED**(PAN.....), (4) **SAGUN VINIMAY PRIVATE LIMITED**(PAN.....), (5) **MAINAK VINIMAY PRIVATE LIMITED**(PAN.....), (6) **ANTRATMA COMMODITIES PRIVATE LIMITED**(PAN.....), (7) **ANANT DISTRIBUTORS PRIVATE LIMITED**(PAN.....), (8) **ANAND SUPPLIERS PRIVATE LIMITED**(PAN.....), (9) **ANTRIKSH SUPPLIERS PRIVATE LIMITED**(PAN.....), (10) **ATTRACTIVE DEALER PRIVATE LIMITED**(PAN.....), (11) **ANURAG SUPPLIERS PRIVATE LIMITED**(PAN.....), No. 1 to 11 are all Companies incorporated under the Companies Act, 1956, all having their respective registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata – 700 025 and (12) **TIRUPATI HI-TECH PRIVATE LIMITED**(PAN.....), a Company incorporated under the Companies Act, 1956, having its registered office at 1, Rowdon Street, Suite No. 807, Kolkata – 700 017, hereinafter jointly called and referred to as the **OWNERS** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors and successors in interest and assigns) of the **FIRST PART. All represented by their constituted Attorney / Authorised Signatory** (PAN.....) son of, by faith –, by occupation –, by Nationality –, residing at PO . PS.... Pin.....

(hereinafter collectively called and referred to as the **"OWNERS /VENDORS"** includes successors-in-interest) of the **FIRST PART;**

AND

ASTER VINIMAY PRIVATE LIMITED(PAN.....), a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata – 700 025 hereinafter called and/or referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and included by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-interest and assigns) of the **SECOND PART. represented by its constituted Attorney / Authorised Signatory** (PAN.....) son of, by faith –, by occupation –, by Nationality –, residing at PO . PS.... Pin.....

AND

Mr./Ms. _____ (Aadhaar no. _____) son / daughter _____ of _____, aged about _____, residing at _____ (PAN _____) , or hereinafter called the "Allottee" (which expression repugnant to the context meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

- a) Rani Aloka Dudhoria, Sheela Jain, Asha Pant, Sima Dudhoria, Leena Agarwal, Anita Jain, Natasha Jain, Amita Dudhoria became the joint owners of land admeasuring 3.21 acres by virtue of interim order dated 04.10.1983 and Final Order dated 11.06.1984 passed by the Hon'ble High Court at Calcutta passed in Suit no. 384 of 1977.
- b) The said Rani Aloka Dudhoria, Sheela Jain, Asha Pant, Sima Dudhoria, Leena Agarwal, Anita Jain, Natasha Jain, Amita Dudhoria sold, transferred and conveyed a part of the entire land admeasuring 23 Cottahs, 11 Chittacks and 4 Sq. ft. comprised in L.R. Dag no. 78 unto and in favour of Dharam Chand Pugalia, Kiran Devi Pugalia and Sushila Pugalia by way of Sale Deed dated 29.03.1999 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 112, Pages no.

305 to 314, Being no. 4570 for the year 1999 and thus Dharam Chand Pugalia, Kiran Devi Pugalia and Sushila Pugalia became the joint owners of land admeasuring 23 Cottahs, 11 Chittacks and 4 Sq. ft. comprised in L.R. Dag no. 78.

- c)** The said Dharam Chand Pugalia, Kiran Devi Pugalia and Sushila Pugalia sold, transferred and conveyed a part of the said land admeasuring 1 Cottahs, 8 Chittacks comprised in L.R. Dag no. 78 unto and in favour of Birbal Roy and Jileba Roy by way of Sale Deed dated 13.02.2002 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 119, Pages no. 227 to 238, Being no. 4204 for the year 2002 and thus Birbal Roy and Jileba Roy became joint owners of land admeasuring 1 Cottahs, 8 Chittacks comprised in L.R. Dag no. 78.
- d)** The said Birbal Roy and Jileba Roy sold, transferred and conveyed the said land admeasuring 1 Cottahs, 8 Chittacks along with a kuccha structure standing there on admeasuring 100 Sq. ft. comprised in Dag no. 78 unto and in favour of M/s. Aster Vinimay (P) Ltd. by way of a Sale Deed dated 17.10.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 7, Pages no. 12921 to 12937, Being no. 6480 for the year 2007 and thus M/s. Aster Vinimay (P) Ltd. became the absolute owner of the said land admeasuring 1 Cottahs, 8 Chittacks along with a kuccha structure standing there on admeasuring 100 Sq. ft. comprised in L.R. Dag no. 78.
- e)** The said Rani Aloka Dudhoria, Sheela Jain, Asha Pant, Sima Dudhoria, Leena Agarwal, Anita Jain, Natasha Jain, Amita Dudhoria sold, transferred and conveyed another part of land admeasuring 104 Shatak comprised in R.S. Dag nos. 135, 87(P), 120(P), 86 and L.R. Dag nos. 167, 81, 82, 167, 81 unto and in favour of Protap Sen and Goutam Ghosh by way of Sale Deed dated 24.12.2002 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 137, Pages no. 227 to 240, Being no. 4878 for the year 2002 and thus Protap Sen and Goutam Ghosh became the joint owners of the said land admeasuring 104 Shataks comprised in R.S. Dag no. 135, 87(P), 120(P), 86 and L.R. Dag nos. 167, 81, 82, 167, 81.
- f)** The said Goutam Ghosh sold, transferred and conveyed undivided land admeasuring 10 Cottahs, 9 Chittacks and 11 Sq. ft. out of his share in R.S. Dag nos. 87 & 86 and L.R. Dag nos. 81 & 82 unto and in favour of Prasenjit Sen, Paramita Sen and Madhuparna Sen by way of a Sale Deed dated 27.07.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 6, Pages no. 267 to 280, Being no. 4713 for the year 2007 and thus Prasenjit Sen, Paramita Sen and Madhuparna Sen became the joint owners of the entire land admeasuring 10 Cottahs, 9 Chittacks and 11 Sq. ft. out of his share in R.S. Dag nos. 87 & 86 and L.R. Dag nos. 81 & 82.
- g)** The said Protap Sen, Prasenjit Sen, Paramita Sen and Madhuparna Sen sold, transferred and conveyed a part of their land admeasuring 7 Cottahs and 37 Sq. ft. comprised in R.S. Dag no. 87 and L.R. Dag nos. 81 & 82 along with kuccha structure standing thereon unto and in favour of M/s. Sunrise Enclave (P) Ltd. by way of Sale Deed dated 21.09.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 7, Pages no. 1729 to 1746, Being no. 5844 for the year 2007 and thus M/s. Sunrise Enclave (P) Ltd. became the absolute owner of land admeasuring 7 Cottahs and 37 Sq. ft. comprised in R.S. Dag no. 87 and L.R. Dag nos. 82 along with kuccha structure standing thereon.
- h)** The said Protap Sen, Prasenjit Sen, Paramita Sen and Madhuparna Sen sold, transferred and conveyed another land admeasuring 7 Cottahs and 37 Sq. ft. along with kuccha structure standing thereon comprised in R.S. Dag no. 87 and L.R. Dag nos. 81 & 82 unto and in favour of M/s. Tirupati Hitech (P) Ltd. by way of a Sale Deed dated 21.09.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 7, Pages no. 1678 to 1697, Being no. 5841 for the year 2007 and thus M/s. Tirupati Hitech (P) Ltd. became the absolute owner of the said land admeasuring 7 Cottahs and 37 Sq. ft. along with kuccha structure standing thereon comprised in R.S. Dag no. 87 and L.R. Dag nos. 81 & 82.
- i)** The said Protap Sen, Prasenjit Sen, Paramita Sen and Madhuparna Sen sold, transferred and conveyed a part of their land admeasuring 7 Cottahs and 37 Sq. ft. comprised in R.S. Dag no. 87 & 86 and L.R. Dag nos. 81 & 82 unto and in favour of M/s. Hirise Promoters (P) Ltd.

by way of a Sale Deed dated 21.09.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 7, Pages no. 1782 to 1799, Being no. 5848 for the year 2007 and thus Hirise Promoters (P) Ltd. became absolute owner of land admeasuring 7 Cottahs and 37 Sq. ft. comprised in R.S. Dag no. 87 & 86 and L.R. Dag nos. 81.

- j)** The said Rani Aloka Dudhoria, Sheela Jain, Asha Pant, Sima Dudhoria, Leena Agarwal, Anita Jain, Natasha Jain, Amita Dudhoria sold, transferred and conveyed a land admeasuring 77 Sataks in R.S. Dag nos. 85(P), 121(P), 479(P), 134(P), 120(P) and L.R. Dag nos. 78, 168, 179, 180, 181, 79 unto and in favour of Tapan Bakshi, Anjana Bakshi, Prosanta Sen, Jaya Sen by way of a Sale Deed dated 24.12.2000 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 18, Pages no. 285 to 298, Being no. 753 for the year 2001 and thus Tapan Bakshi, Anjana Bakshi, Prosanta Sen, Jaya Sen became the joint owners of the said land admeasuring 77 Sataks in R.S. Dag nos. 85(P), 121(P), 479(P), 134(P), 120(P) and L.R. Dag nos. 78, 168, 179, 180, 181, 79.
- k)** The said Tapan Bakshi, Anjana Bakshi sold, transferred and conveyed a part of their land admeasuring 5 Cottahs and 4 Chittacks comprised in R.S. Dag nos. 88, 85 and L.R. Dag nos. 83, 78, 80 unto and in favour of Prasanta Sen, Jaya Sen by way of a Sale Deed dated 27.07.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 6, Pages no. 281 to 294, Being no. 4714 for the year 2007.
- l)** The said Prasanta Sen, Jaya Sen sold, transferred and conveyed land admeasuring 5 Cottahs, 3 Chittacks and 44 Sq. ft. together with kuccha structure standing thereon comprised in R.S. Dag nos. 88 & 85 and L.R. Dag nos. 83, 78, 80 unto and in favour of M/s. Mainak Vinimay (P) Ltd. by way of a Sale Deed dated 21.09.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 7, Pages no. 1636 to 1651, Being no. 5839 for the year 2007 and thus M/s. Mainak Vinimay (P) Ltd. became the joint owners of the said land admeasuring 5 Cottahs, 3 Chittacks and 44 Sq. ft. together with kuccha structure standing thereon comprised in R.S. Dag nos. 88 & 85 and L.R. Dag nos. 83, 78, 80.
- m)** The said Prasanta Sen, Jaya Sen sold, transferred and conveyed another land admeasuring 5 Cottahs, 3 Chittacks and 44 Sq. ft. together with kuccha structure standing thereon comprised in R.S. Dag no. 88 and L.R. Dag nos. 83 & 78 unto and in favour of M/s. Shagun Vinimay (P) Ltd. by way of a Sale Deed dated 21.09.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 7, Pages no. 1605 to 1620, Being no. 5837 for the year 2007 and thus M/s. Shagun Vinimay (P) Ltd. became the absolute owner of the said land admeasuring 5 Cottahs, 3 Chittacks and 44 Sq. ft. together with kuccha structure standing thereon comprised in R.S. Dag no. 88 and L.R. Dag nos. 83 & 78.
- n)** The said Anjana Bakshi, Tapan Bakshi, Jaya Sen, Prasanta Sen sold, transferred and conveyed land admeasuring 1 Cottah and 2 Chittacks comprised in R.S. Dag no. 85 unto and in favour of Sanat Singh, Kanti Debi Singh by way of a Sale Deed dated 09.02.2005 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 1, Pages no. 19145 to 19161, Being no. 974 for the year 2005 and thus Sanat Singh, Kanti Debi Singh became the joint owners of the said land admeasuring 1 Cottah and 2 Chittacks comprised in R.S. Dag no. 85.
- o)** The said Sanat Singh, Kanti Debi Singh sold, transferred and conveyed the said land admeasuring 1 Cottah and 2 Chittacks comprised in R.S. Dag no. 85 unto and in favour of M/s. Aster Vinimay (P) Ltd. by way of a Sale Deed dated 10.12.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 8, Pages no. 11289 to 11306, Being no. 7348 for the year 2007 and thus M/s. Aster Vinimay (P) Ltd. became the absolute owner of the said land admeasuring 1 Cottah and 2 Chittacks comprised in R.S. Dag no. 85.
- p)** The said Dharam Chand Pugalia, Kiran Devi Pugalia, Sushila Pugalia sold, transferred and conveyed land admeasuring 2 Cottahs comprised in R.S. Dag no. 85 and L.R. Dag no. 78 unto and in favour of Surendra Kumar Shaw by way of a Sale Deed dated 06.02.2004 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 104, Pages no. 28986 to 29005,

Being no. 5927 for the year 2004 and thus Surendra Kumar Shaw became the absolute owner of the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 85 and L.R. Dag no. 78.

- q)** The said Surendra Kumar Shaw sold, transferred and conveyed the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 85 and L.R. Dag no. 78 unto and in favour of M/s. Anurag Suppliers (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 1, Pages no. 10958 to 10971, Being no. 608 for the year 2008 and thus M/s. Anurag Suppliers (P) Ltd. became the absolute owner of the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 85 and L.R. Dag no. 78.
- r)** The said Dharam Chand Pugalia, Kiran Devi Pugalia, Sushila Pugalia sold, transferred and conveyed land admeasuring 1 Cottah and 8 Chittacks comprised in R.S. Dag no. 85 unto and in favour of Ram Nath Sao, Sheela Sao by way of a Sale Deed dated 06.12.2000 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 167, Pages no. 223 to 232, Being no. 6570 for the year 2000 and thus Ram Nath Sao, Sheela Sao became the joint owners of the said land admeasuring 1 Cottah and 8 Chittacks comprised in R.S. Dag no. 85.
- s)** The said Dharma Chand Pugalia, Kiran Devi Pugalia, Sushila Pugalia sold, transferred and conveyed another land admeasuring 1 Cottah comprised in R.S. Dag no. 85 and L.R. Dag no. 78 unto and in favour of Ramnath Sao, Sheela Debi by way of a Sale Deed dated 13.02.2002 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 41, Pages no. 29 to 40, Being no. 1579 for the year 2003 and thus Ramnath Sao, Sheela Debi became the joint owners of land admeasuring 1 Cottah comprised in R.S. Dag no. 85 and L.R. Dag no. 78.
- t)** The said Ramnath Sao, Sheela Debi sold, transferred and conveyed the land admeasuring 2 Cottahs and 8 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag no. 78 unto and in favour of Madhuparna Sen by way of a Sale Deed dated 19.02.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 2, Pages no. 2431 to 2444, Being no. 1081 for the year 2007 and thus Madhuparna Sen became the absolute owner of the said land admeasuring 2 Cottahs and 8 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag no. 78.
- u)** The said Madhuparna Sen sold, transferred and conveyed the said land admeasuring 2 Cottahs and 8 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag no. 78 unto and in favour of M/s. Anurag Suppliers (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 2, Pages no. 2156 to 2171, Being no. 928 for the year 2008 and thus M/s. Anurag Suppliers (P) Ltd. became the absolute owner of land admeasuring 2 Cottahs and 8 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag no. 78.
- v)** The said Hemant Kumar Ghosh was an absolute owner of certain piece and parcel of land.
- w)** The said Hemant Kumar Ghosh sold, transferred and conveyed a piece and parcel of land admeasuring 6 Cottahs comprised in R.S. Dag no. 78 unto and in favour of Karuna Dutta by way of a Sale Deed dated 05.03.1984 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 19, Pages no. 16 to 23, Being no. 910 for the year 1984 and thus Karuna Dutta became absolute owner of land admeasuring 6 Cottahs comprised in R.S. Dag no. 78.
- x)** The said Karuna Dutta sold, transferred and conveyed land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 unto and in favour of Krishna Pal, Minor Bilwa Mangal Pal, Sanat Kumar Pal by way of a Sale Deed dated 12.10.1988 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 71, Pages no. 479 to 486, Being no. 4932 for the year 1988 and thus Krishna Pal, Minor Bilwa Mangal Pal, Sanat Kumar Pal became the joint owners of land admeasuring 2 Cottahs comprised in R.S. Dag no. 78.
- y)** The said Krishna Pal, Bilwa Mangal Pal, Sanat Kumar Pal sold, transferred and conveyed the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 unto and in favour of Madhuparna Sen by way of a Sale Deed dated 19.02.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 2, Pages no. 2445 to 2456, Being no. 1082 for the year 2007 and thus

Madhuparna Sen became the absolute owner of the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 78.

- z)** The said Madhuparna Sen sold, transferred and conveyed the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 78, L.R. Dag No. 74 unto and in favour of M/s. Sagun Vinimay (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 2, Pages no. 2125 to 2139, Being no. 926 for the year 2008 and thus M/s. Sagun Vinimay (P) Ltd. became the absolute owner of land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 and L.R. Dag No. 74.
- aa)** The said Karuna Dutta sold, transferred and conveyed land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 unto and in favour of Alpana Nandy by way of Sale Deed dated 30.09.1988 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 68, Pages no. 279 to 284, Being no. 4717 for the year 1988 and thus Alpana Nandy became the absolute owner of the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 78.
- bb)** The said Alpana Nandy sold, transferred and conveyed the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 unto and in favour of Madhuparna Sen by way of a Sale Deed dated 19.02.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 2, Pages no. 2420 to 2430, Being no. 1080 for the year 2007 and thus Madhuparna Sen became the absolute owner of the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 78.
- cc)** The said Madhuparna Sen sold, transferred and conveyed land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 and L.R. Dag no. 74 unto and in favour of M/s. Mainak Vinimay (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 2, Pages no. 2093 to 2107, Being no. 924 for the year 2008 and thus M/s. Mainak Vinimay (P) Ltd. became the absolute owner of land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 and L.R. Dag no. 74.
- dd)** The said Karuna Dutta sold, transferred and conveyed another land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 unto and in favour of Lakshmi Negel by way of a Sale Deed dated 10.07.1991 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 41, Pages no. 79 to 84, Being no. 2917 for the year 1991 and thus Lakshmi Negel became an absolute owner of the land admeasuring 2 Cottahs comprised in R.S. Dag no. 78.
- ee)** The said Lakshmi Negel sold, transferred and conveyed the land admeasuring 2 Cottahs along with kuccha structure standing thereon comprised in R.S. Dag no. 78 and L.R. Dag no. 74 unto and in favour of M/s. Aster Vinimay (P) Ltd. by way of a Sale Deed dated 11.10.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 7, Pages no. 8869 to 8882, Being no. 6257 for the year 2007 and thus M/s. Aster Vinimay (P) Ltd. became the absolute owner of the said land admeasuring 2 Cottahs along with kuccha structure standing thereon comprised in R.S. Dag no. 78 and L.R. Dag no. 74.
- ff)** The said Pashupati Dulal Nayek, Amiya Ranjan Nayek, Subhash Chandra Nayek, Gosta Behari Nayek, Satadal Nayek, Dipti Saha, Shyamali Nayek, Gayetri Nayek, Bina @ Puspa Rani Saha, Arati Khan, Jasoda Dulal Nayak became joint owners of certain piece and parcel of land by way of preliminary decree dated 20.9.2000 in Suit no. 10/1998 passed by 2nd Civil Judge (Senior Division) Court at Hooghly.
- gg)** The said Jasoda Dulal Nayak died intestate 08.12.2000 leaving behind his wife, 4 sons, 1 daughter namely Reboti Nayak, Sanjay Nayak, Tapas Nayak, Prabir Nayak, Subhojeet Nayak, Mita Saha as heir, heiress, successors, thus Reboti Nayak, Sanjay Nayak, Tapas Nayak, Prabir Nayak, Subhojeet Nayak, Mita Saha became joint owners of the undivided 1/8 share of the said land left by Jasoda Dulal Nayak by way of inheritance.
- hh)** The said Pashupati Dulal Nayek, Amiya Ranjan Nayek, Subhash Chandra Nayek, Gosta Behari Nayek, Satadal Nayek, Dipti Saha, Shyamali Nayek, Gayetri Nayek, Bina @ Puspa Rani Saha, Arati Khan, Reboti Nayek, Sanjay Nayek, Tapas Nayek, Prabir Nayek, Subhojit Nayek and Mita Saha amicably settled their disputes sold, transferred and conveyed a piece and parcel of land admeasuring 39 Cottahs and 7 Chittacks together with structure

standing thereon comprised in R.S. Dag nos. 83 & 84 unto and in favour of M/s Sens Developer India (P) Ltd. by way of a Sale Deed dated 15.05.2004 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, Volume no. 3, Pages no. 13850 to 13882, Being no. 4051 for the year 2005 and thus M/s. Sens Developer India (P) Ltd. became the absolute owner of land admeasuring 39 Cottahs and 7 Chittacks together with structure standing thereon comprised in R.S. Dag nos. 83 & 84.

- ii) The said M/s. Sens Developer India (P) Ltd. sold, transferred and conveyed land admeasuring 7 Cottahs and 6 Chittacks comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77 unto and in favour of M/s. Anant Distributors (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 2, Pages no. 11381 to 11401, Being no. 1418 for the year 2008 and thus M/s. Anant Distributors (P) Ltd. became the absolute owner of land admeasuring 7 Cottahs and 6 Chittacks comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77.
- jj) The said M/s. Sens Developer India (P) Ltd. sold, transferred and conveyed another land admeasuring 7 Cottahs and 5 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77 unto and in favour of M/s. Anand Suppliers (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 2, Pages no. 11362 to 11380, Being no. 1417 for the year 2008 and thus M/s. Anand Suppliers (P) Ltd. became absolute owner of land admeasuring 7 Cottahs and 5 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77.
- kk) The said M/s. Sens Developer India (P) Ltd. sold, transferred and conveyed another land admeasuring 7 Cottahs and 5 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77 unto and in favour of M/s. Anratma Commodities (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 2, Pages no. 6479 to 6497, Being no. 1156 for the year 2008 and thus M/s. Anratma Commodities (P) Ltd. became absolute owner of land admeasuring 7 Cottahs and 5 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77.
- ll) The said M/s. Sens Developer India (P) Ltd. sold, transferred and conveyed another land admeasuring 7 Cottahs and 5 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77 unto and in favour of M/s. Antriksh Suppliers (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 2, Pages no. 6460 to 6478, Being no. 1155 for the year 2008 and thus M/s. Antriksh Suppliers (P) Ltd. became absolute owner of land admeasuring 7 Cottahs and 5 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77.
- mm) The said M/s. Sens Developer India (P) Ltd. sold, transferred and conveyed another land admeasuring 7 Cottahs and 3 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77 unto and in favour of M/s. Attractive Dealers (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. I, CD Volume no. 2, Pages no. 2074 to 2092, Being no. 923 for the year 2008 and thus M/s. Attractive Dealers (P) Ltd. became absolute owner of the said land admeasuring 7 Cottahs and 3 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77.
- nn) The Owners and developer have duly obtained mutation and conversion of the Entire Premises from the Concerned Statutory Authority being No..... dated.....
- oo) AND WHEREAS As per terms and conditions of the said agreement and as per sanctioned plan the Developer has completed the construction work of the multi storied building consisting of several flats and parking spaces etc. being known as Aster Shree Garden”

Apartment and In due course of time the said Developer completed the construction and mutually settled their respective allocations with the Owner/Vendors.

- pp)** AND WHEREAS thereafter the Developer, intended to sell, transfer and convey one self contained flat out of its allocation being **ALL THAT** Residential Flat No. :- , in the Block No.:- , on floor,carpet area super built-up area approximately in the complex named "Aster Shree Garden" (Said Complex) in, at or upon the first schedule land together with the The right to park One medium sized car in the covered space in the ground floor in the Said Complex and can only be used for parking of a medium sized motor car/two wheeler of the Buyer, as the case may be, and not for any other purposes (morefully and particularly described in the SECOND SCHEDULE written hereunder and hereinafter referred to as the SAID FLAT & PARKING SPACE) unto and in favour of the Purchaser herein at and for the agreed consideration of **Rs..... /- (Rupees)** only and the Parties entered into an Agreement for Sale amongst themselves.
- qq)** AND WHEREAS The SAID FLAT & PARKING SPACE is now since completed and the Purchaser has duly satisfied herself 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 her favour.
- rr)** AND WHEREAS The Owner and the Developer herein have specifically represented to the Purchaser that the SAID FLAT & PARKING SPACE is free of encumbrances, charges, liens, lispens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and further without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner and that the Owner and the Developer has full right, title and interest in the SAID FLAT & PARKING SPACE and has full right and authority to assign and transfer all his right, title and interest therein and the Owner and the Developer herein further declare that the clear title to the SAID FLAT & PARKING SPACE and its appurtenances belongs to the Owner and the Developer herein absolutely and that no other person or persons have any right, title or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien or otherwise in the SAID FLAT & PARKING SPACE and that notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Owner and the Developer herein or any person or persons lawfully or equitably claiming by from through or in trust for them, the Owner and the Developer herein have themselves full right, power and absolute authority to sell or transfer to the Purchasers herein the SAID FLAT & PARKING SPACE and his right, title and interest in the said property and that the Owner and the Developer herein have not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the SAID FLAT & PARKING SPACE by the Purchasers herein may be rendered illegal and/or unauthorized for any reason or on any account

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS: _

In consideration of the sum of **Rs..... /- (Rupees)** only paid by the Purchaser /s 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 /s) the Owner and/or Developer doth hereby sell, transfer and convey unto and in favour of the Purchaser /s herein the SAID FLAT & PARKING SPACE purchase **ALL THAT** Residential Flat No. :- , in the Block No.:- , on floor,carpet area super built-up area approximately in the complex named "Aster Shree Garden" (Said Complex) in, at or upon the first schedule land together with the The right to park One medium sized car in the covered space in the ground floor in the Said Complex and can only be used for parking of a medium sized motor car/two wheeler of the Buyer , as the case may be, and not for any other purposes (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** other common facilities and amenities and the right in common over the common areas and spaces around the building **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 Owner 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 /s 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 Owner and/or Developer assure that The Purchasers shall be entitled to the rights, benefits and privileges attached to the SAID FLAT & PARKING SPACE and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in **Common Parts of the Building** as described in the **THIRD SCHEDULE** for the use occupation and enjoyment of the SAID FLAT & PARKING SPACE as detailed in the hereunder written and/or describe and the Purchasers s shall be entitled to the **Rights and Obligations** are as detailed in the **FOURTH SCHEDULE** hereunder written and/or described and the Purchasers s shall bear the **Common expenses** as detailed in the **FIFTH SCHEDULE** hereunder written and /or described.

The Purchaser agrees and covenants:

- i. **Obligations of the Buyer:** On and from the Date Of Possession, the Buyer shall:
 - (a) **Co-operate in Management and Maintenance:** co-operate in the management and maintenance of the Said Block and the Said Premises by the Association.
 - (b) **Observing Rules:** observe the rules framed from time to time by the Developer/ Association for the beneficial common enjoyment of the Said Block and the Said Premises.
 - (c) **Paying Electricity Charges:** pay for electricity and other utilities consumed in or relating to the SAID FLAT & PARKING SPACE And Appurtenances and the Common Portions.
 - (d) **Meter and Cabling:** be obliged to draw the electric lines/wires, television cables, broadband data cables and telephone cables to the SAID FLAT & PARKING SPACE only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Sellers or to the other Intending Buyer. The main electric meter shall be installed only at the common meter space in the Said Premises. The Buyer shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Said Block, the Said Premises and outside walls of the Said Block save in the manner indicated by the Developer or the Association (upon formation).

(e) **Residential Use:** use the SAID FLAT & PARKING SPACE for residential purpose only. Under no circumstances shall the Buyer use or allow the SAID FLAT & PARKING SPACE to be used for commercial, industrial or other non-residential purposes. The Buyer shall also not use the SAID FLAT & PARKING SPACE as a religious establishment, guest house, serviced apartment, mess, chummary, hotel, restaurant, nursing home, club, school or other public gathering place.

(f) **No Alteration:** not alter, modify or in any manner change the (1) elevation and exterior colour scheme of the Said Building and (2) design and/or the colour scheme of the windows and the main door of the SAID FLAT & PARKING SPACE , without the permission in writing of the Developer or the Association (upon formation). In the event the Buyer makes the said alterations/changes, the Buyer shall compensate the Developer/Association (as the case may be) as estimated by the Developer/Association.

(g) **No Structural Alteration:** not alter, modify or in any manner change the structure or any civil construction in the SAID FLAT & PARKING SPACE And Appurtenances or the Common Portions of the Said Block.

(h) **No Sub-Division:** not sub-divide the SAID FLAT & PARKING SPACE And Appurtenances and the Common Portions, under any circumstances.

(i) **No Changing Name:** not change/alter/modify the name of the Said Complex or the Said Block from that mentioned in this Agreement.

(j) **No Nuisance and Disturbance:** not use the SAID FLAT & PARKING SPACE or the Parking Space, if any or permit the same to be used in such manner or commit any act, which may in any manner cause nuisance or annoyance to other occupants of the Said Building and/or the neighboring properties and not make or permit to be made any disturbance or do or permit anything to be done that will interfere with the rights, comforts or convenience of other occupants.

(k) **No Storage in Common Portions:** not store or cause to be stored and not place or cause to be placed any goods, articles or things in the Common Portions.

(l) **No Obstruction to Developer/Association:** not obstruct the Developer/Association (upon formation) in their acts relating to the Common Portions and not obstruct the Developer in constructing on the top roof of the Said Block and selling and granting rights to any person on any part of the Said Block/Said Premises (excepting the SAID FLAT & PARKING SPACE And Appurtenances).

(m) **No Obstruction of Common Portions:** not obstruct pathways and passages or use the same for any purpose other than for ingress to and egress from the SAID FLAT & PARKING SPACE and the Parking Space, if any.

(n) **No Violating Rules:** not violate any of the rules and/or regulations laid down by the Association for the use of the Common Portions

(o) **No Throwing Refuse:** not throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the Common Portions save at the places indicated therefor.

(p) **No Injurious Activities:** not carry on or cause to be carried on any obnoxious or injurious activity in or through the SAID FLAT & PARKING SPACE , the Parking Space, if any or the Common Portions.

(q) **No Storing Hazardous Articles:** not keep or store any offensive, combustible, obnoxious, hazardous or dangerous articles in the SAID FLAT & PARKING SPACE and the Parking Space, if any.

(r) **No Signage:** not put up or affix any sign board, name plate or other things or other similar articles in the Common Portions or outside walls of the SAID FLAT & PARKING SPACE /Said Building **save** at the place or places provided therefor **provided that** this shall not prevent the Buyer from displaying a standardized name plate outside the main door of the SAID FLAT & PARKING SPACE .

(s) **No Floor Damage:** not keep any heavy articles or things, which are likely to damage the floors or operate any machine **save** usual home appliances.

(t) **No Installing Generator:** not install or keep or run any generator in the SAID FLAT & PARKING SPACE and the Parking Space, if any.

(u) **No Use of Machinery:** not install or operate any machinery or equipment except household appliances.

(v) **No Misuse of Water:** not misuse or permit to be misused the water supply to the SAID FLAT & PARKING SPACE .

(w) **Damages to Common Portions:** not damage the Common Portions in any manner and if such damage is caused by the Buyer and/or family members, invitees or servants of the Buyer, the Buyer shall compensate for the same.

THE FIRST SCHEDULE ABOVE REFERRED TO
THE SAID PREMISES

ALL THAT piece and parcel of land admeasuring about an area of 81 Cottahs 4 Chittacks 18 sq. ft. (more or less) to 5436.455 square meters situate lying and comprised in L. R. Dag nos. 74(P), 75(P), 76, 77(P), 78(P), 81(P), 82 and 83(P), recorded in L. R. Khatian Nos. 27815, 27816, 27817, 27769, 27770, 27771, 27772, 27773, 27796, 27797, 28264, 27985, 28265, and 27979, in Mouza – Serampore, J. L. No. 13, Police Station Serampore, Additional District Sub-Registrar Serampore, under Serampore Municipality, Ward No. 21, being Municipal Holding No. 78/79/A, G. T. Road (WEST), Serampore, Dist – Hooghly together with the messuages, tenements, hereditaments, premises and others thereof being butted and bounded in the following manner:

ON THE SOUTH :
 ON THE EAST :
 ON THE WEST :
 ON THE NORTH :

THE SECOND SCHEDULE ABOVE REFERRED TO
THE SAID FLAT & PARKING SPACE

ALL THAT Residential Flat No. :- , in the Block No.:- , on floor,carpet area super built-up area approximately in the complex named "Aster Shree Garden" (Said Complex) in, at or upon the first schedule land together with the The right to park One medium sized car in the covered space in the ground floor in the Said Complex and can only be used for parking of a medium sized motor car/two wheeler.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Parts & Portions)

1. Lift.
2. 24 hrs Water Supply.
3. Fire Fighting Arrangements.
4. Staircase.
5. Entrance lobby in the ground floor of each block.
6. AC Community Hall.
7. Landscape Area.
8. Indoor Games Room.
9. De ionisation Plant.
10. Intercom.
11. 24 hrs security.
12. Access to the top roof of the building in common with the owners of other units of the building.
13. Generator back up for common services and generator back-up for each flat (1000 watts).
14. Entrance and exit gates of the Complex.
15. Paths passages and driveways in the premises other than those reserved by the Developer for its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars, two wheelers or other vehicles or earmarked by the Developer for use of holder of any unit.
16. Staircases of the building alongwith their full and half landings with staircover on the ultimate roof.
17. Lifts for each block alongwith lift shafts and the lobby in front of them and Lift machine room.
18. Underground water reservoir, water pump with motor and with water supply pipes to overhead water tank and with distribution pipes therefrom connecting to different flats.
 Water waste and sewerage evacuation pipes from the Units to drains and sewers common to the building and from the building to the public drain.
19. Water from available resources
20. Concealed Electrical wiring and fittings and fixtures for lighting the staircases, lobby and landings and operating the lifts and pump and space for separate electric meter/s in the ground floor of the building.

21. Boundary walls.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Rights and Obligations)

- 1.** As from the date of possession of the flat, the Purchasers :
- a) Shall have right of access in common with all the other Owners or Occupiers of the Flats for the time being, and at all times for all normal purposes connected with the quiet and peaceful use and occupation and enjoyment of the Flat, Common Areas and Common Parts of the of the Building.
 - b) Shall have right of way in common with all the Owners of Flats at all times for all purposes connected with reasonable use or enjoyment of the SAID FLAT & PARKING SPACE .
 - c) Shall have right of support and protect from the other Flats as the case may be by all parts sold to other Owners of Flats so far as they now support and protect the same.
 - d) Shall have right to the passage of electricity, water etc. to and from the SAID FLAT & PARKING SPACE through the pipes drains and wires lying below or above or around all other flats for the common usage by all the Owners of Flats in the Building.
 - e) Shall have right with or without workmen and necessary materials to enter from time to time upon adjoining Flats for the purpose of repairing so far as may be necessary of pipes drains wires and conduits aforesaid and for the purpose of repairing or repainting any parts of the flat or for the purposes of cleaning the windows thereof in so far as such repairs repainting or cleaning as aforesaid cannot reasonably be carried out without such entry as is by this paragraph referred to and in all cases upon giving reasonable notice of the intention so to enter to the Owner or Occupier for the time being of the other Flats.
 - f) Any easement or other right which may now or hereinafter be granted for the benefit of the Flat Owners or others for access to or use of the general common elements.
 - g) All other facilities or elements of any improvements within the Building necessary or convenient to the management, co-operation maintenance and safety of the building.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

1. **Common Utilities:** All charges and deposits for supply, operation and maintenance of common utilities.
2. **Electricity:** All charges for the electricity consumed for the operation of the common machinery and equipment of the Said Block/Said Complex.
3. **Association:** Establishment and all other capital and operational expenses of the Association.
4. **Litigation:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Portions.
5. **Maintenance:** All costs for maintaining, operating, replacing, repairing, whitewashing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Portions [including the exterior or interior (but not inside any Flat) walls of the Said Block/Said Complex].
6. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Portions, including lift, diesel generator set, changeover switch, pump and other common installations including their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Portions.
7. **Rates and Taxes:** Tax, surcharge, Water Tax and other levies in respect of the Said Block/Said Complex **save** those separately assessed on the Buyers.
8. **Staff:** The salaries of and all other expenses on the staff to be employed for the common purposes, viz. manager, caretaker, clerk, security personnel, liftman, sweeper, plumber, electrician etc. including their perquisites, bonus and other emoluments and benefits.

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/VENDORS** in the presence of :

1.

2.

SIGNED SEALED AND DELIVERED by the **PURCHASER** at Kolkata in the presence of

1.

2.

SIGNED SEALED AND DELIVERED by the **DEVELOPER** in the presence of :

1.

2.

RECEIVED from the within named Purchasers the within mentioned **Rs...../- (Rupees) only** by way of total consideration money as per Memo below :-

MEMO OF CONSIDERATION

Cheque Date	Cash/ Cheque No.	Bank & Branch Name	Amount (in Rs)
			Rs...../-

(Rupeesl) only