

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the Day of Two Thousand and Twenty (2020).

BETWEEN

(1) SRI TAPAN KUMAR SAHA, (PAN NO- AUQPS9769J), son of Late Arun Saha, by Occupation – Business, by faith Hindu, by Nationality – Indian, residing at Badra, Purna Chandra Mitra Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700079, District – North 24 Parganas, **(2) SRI GOURI SHANKAR CHATTERJEE, (PAN NO- AQVPC5460H)**, son of Late Ram Chandra Chatterjee, by Occupation – Retired, by faith Hindu, by Nationality – Indian, residing at 52, Purna Chandra Mitra Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700079, District – North 24 Parganas, **(3) SMT. JAYANTI GHOSH, (PAN NO- AZGPG4355H)**, wife of Bhola Nath Ghosh, by Occupation – Housewife, by faith Hindu, by Nationality – Indian, residing at 53, Purna Chandra Mitra Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700079, District – North 24 Parganas, **(4) SRI PRADIP KUMAR BHATTACHARJEE (PAN NO. ADXPB9259L)**, son of Late Shyama Charan Bhattacharjee, **(5) SMT. CHHABI BHATTACHARJEE (PAN NO. ADXPB9259L)**, wife of Pradip Kumar Bhattacharjee, both by Occupation: Service, both by faith: Hindu, both by Nationality: Indian, both are residing at Purna Chandra Mitra Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700079, District – North 24 Parganas, hereinafter called and referred to as the **OWNERS/VENDORS** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, representatives and assigns) of the **FIRST PART**. The Owners herein duly represented by **M/S BOULEVARD BUILDERS PRIVATE LIMITED, (PAN NO- AAGCB3505Q)**, a company incorporated under the Companies Act, 1956, having its registered office at 27/4, K.B. Sarani, P.O. Mall Road, P.S. Dum Dum, Kolkata - 700080, represented by its Director namely, **(1) SHRI SEKHAR CHATTERJEE (PAN NO- ACOPC0359C)**, Son of Late Shib Shankar Chatterjee, by religion Hindu, by Occupation Business, by Nationality- Indian, residing at 27/4, K.B. Sarani, P.S. Dum Dum, P.O. Mall Road, Kolkata- 700 080 and **(2) SHRI SIDDHARTHA GUPTA (PAN NO- AMVPG3231G)**, son of Shri Indrajit Gupta, by religion- Hindu, by Occupation Business, by Nationality- Indian, residing at 246/4, R.B.C. Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, District – North 24 Parganas, by virtue of registered Development Power of Attorney (after registered Development Agreement) dated 27th Day of March, 2017 which was duly registered with the office of the Additional District Sub Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506-2017, Pages from 60460 to 60482, Being No.

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150602054 for the year 2017 and Development Power of Attorney (after registered Development Agreement) dated 27th Day of March, 2017 which was duly registered with the office of the Additional District Sub Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506-2017, Pages from 60483 to 60505, Being No. 150602055 for the year 2017 and Development Power of Attorney (after registered Development Agreement) dated 27th Day of March, 2017 which was duly registered with the office of the Additional District Sub Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506-2017, Pages from 60413 to 60435, Being No. 150602052 for the year 2017 and Development Power of Attorney (after registered Development Agreement) dated 27th Day of March, 2017 which was duly registered with the office of the Additional District Sub Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506-2017, Pages from 60436 to 60459, Being No. 150602053 for the year 2017 respectively.

AND

M/S BOULEVARD BUILDERS PRIVATE LIMITED, (PAN NO- AAGCB3505Q), a company incorporated under the Companies Act, 1956, having its registered office at 27/4, K.B. Sarani, P.O. Mall Road, P.S. Dum Dum, Kolkata - 700080, represented by its Director namely, **(1) SHRI SEKHAR CHATTERJEE (PAN NO- ACOPC0359C)**, Son of Late Shib Shankar Chatterjee, by religion Hindu, by Occupation Business, by Nationality- Indian, residing at 27/4, K.B. Sarani, P.S. Dum Dum, P.O. Mall Road, Kolkata- 700 080 and **(2) SHRI SIDDHARTHA GUPTA (PAN NO- AMVPG3231G)**, son of Shri Indrajit Gupta, by religion- Hindu, by Occupation Business, by Nationality- Indian, residing at 246/4, R.B.C. Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, District - North 24 Parganas, hereinafter called as the **"DEVELOPER/CONFIRMING PARTY"** (which terms or expression shall unless excluded by or repugnant to the contexts be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

AND

[If the Allottee is a company]

_____ (CIN No.) a company incorporated under the provisions of the Companies Act, [1956 or the Companies Act, 2013 as the case may be], having its registered office at _____ (PAN No. _____) represented by its authorized signatory, (Aadhaar No. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which

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expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns.)

[OR]

[if the Allottee is a Partnership]

_____ a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at _____ PAN No. _____, represented by its authorized partner _____ (Aadhaar No. _____) duly authorized vide _____ hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[if the Allottee is an Individual]

Mr./Ms. _____ (Aadhaar No. _____) son/ daughter of _____ aged about _____ residing at _____ (PAN No. _____) hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

[OR]

[if the Allottee is a HUF]

Mr. _____ (Aadhaar No. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business / residence at _____ (PAN No. _____) hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

WHEREAS :

- A. One Manik Lal Pal was the lawful recorded owner in respect of a land measuring 0.87 (Eight Seven) Decimals more or less in Mouza - Badra, comprised in Dag No.

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469, under Khatian No. 91, presently recorded under R.S. Khatian No. 312, Police Station – Dum Dum, District – North 24 Parganas, free from encumbrances, charges, liens and lispendens whatsoever in nature.

- B. While in absolute peaceful possession of the said property said Manik Lal Pal died leaving behind him his three sons namely, Payodhi Kumar Pal, Jaladhi Kumar Pal and Baridhi Kumar Pal as his legal heirs and successors.
- C. The said Baridhi Kumar Pal died intestate leaving behind his mother Indu Bala Debi as his only legal heir and successor.
- D. The said Indu Bala Debi, Payodhi Kumar Pal and Jaladhi Kumar Pal became the joint owners of the said land admeasuring 0.87 (Eight Seven) decimals more or less in Mouza – Badra, comprised in Dag No. 469, under Khatian No. 91, presently recorded under R.S. Khatian No. 312, Police Station – Dum Dum, District North 24 Parganas.
- E. By virtue of a registered Deed of Partition dated 15th February, 1944 registered with Sub Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 6, Pages from 262 to 271, being No. 255 for the year 1944, land admeasuring 0.87 (Eight Seven) decimals more or less in Mouza – Badra, comprised in Dag No. 469, under Khatian No. 91, presently recorded under R.S. Khatian No. 312, Police Station – Dum Dum, District – North 24 Parganas was divided amongst Indu Bala Devi, Payodhi Kumar Pal and Jaladhi Kumar Pal.
- F. After such partition the said Payodhi Kumar Pal duly mutated his name in the assessment records of the Dum Dum Municipality as lawful owner in respect of the said property and were paying taxes and other outgoings to the competent authority regularly time to time.
- G. By virtue of a registered Deed of Conveyance dated 18th June, 1966, which was duly registered at the Office of Sub Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 83, Pages from 118 to 121, Being No. 5490 for the year 1966, said Payodhi Kumar Pal sold, transferred and conveyed the land admeasuring 03 (Three) Cottah, 8 (Eight) Chittacks, 10 (Ten) Sq. Ft. more or less, in Mouza – Badra, comprised in Dag No. 469, under Khatian No. 91, presently recorded under R.S. Khatian No. 312, Police Station – Dum Dum, District – North 24 Parganas for a valuable consideration mentioned therein unto and in favour of Sri Gostobihari Ghosh absolute and forever.

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- H. By virtue of a registered Deed of Conveyance dated 23rd December, 1977, which was duly registered at the Office of Sub Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 146, Pages 175 to 178, Being No. 6912 for the year 1977, said Gostobihari Ghosh sold, transferred and conveyed a part of land admeasuring 01 (One) Cottah, 8 (Eight) Chittack, 5 (Five) Sq. ft. more or less in Mouza – Badra, comprised in Dag No. 469, under Khatian No. 91, presently recorded under R.S. Khatian No. 312, Police Station – Dum Dum, District – North 24 Parganas for a valuable consideration mentioned therein, unto and in favour of Bharati Chatterjee absolute and forever.
- I. By virtue of a registered Deed of Conveyance dated 23rd December, 1977, which was duly registered at the Office of Sub Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 146, Pages 179 to 182, Being No. 6913 for the year 1977, Said Gostobihari Ghosh sold, transferred and conveyed the land admeasuring 02 (Two) Cottah, 5 (Five) Sq. ft. more or less in Mouza – Badra, comprised in Dag No. 469, under Khatian No. 91, presently recorded under R.S. Khatian No. 312, Police Station – Dum Dum, District – North 24 Parganas for a valuable consideration mentioned therein unto and in favour of Smt. Jayanti Rani Ghosh and presently known as Smt. Jayanti Ghosh absolute and forever.
- J. After such purchase the said Jayanti Ghosh duly mutated her name in the BL & LRO Office vide **L.R. Khatian No. 1243** as well as in the assessment records of the Dum Dum Municipality in respect of the said property as absolute lawful owner and the said property is assessed and numbered as Holding No. 53, Purna Chandra Mitra Road, P.S. Dum Dum, Kolkata - 700079, under Ward No. 1 and is paying taxes and other outgoings to the competent authority regularly time to time.
- K. By virtue of a Registered Deed of Conveyance dated 18th June, 1966, which was duly registered at the Office of Sub Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 86, Pages from 42 to 45, Being No. 5491 for the year 1966, said Payodhi Kumar Pal sold, transferred and conveyed the land admeasuring 03 (Three) Cottah, 8 (Eight) Chittacks, more or less, in Mouza – Badra, comprised in Dag No. 469, under Khatian No. 91, presently recorded under R.S. Khatian No. 312, Police Station – Dum Dum, District – North 24 Parganas for a valuable consideration mentioned therein unto and in favour of Sri Gouri Shankar Chatterjee absolute and forever.

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- L. After such purchase the said Sri Gouri Shankar Chatterjee duly mutated his name in the BL & LRO Office vide **L.R. Khatian No. 1242** as well as in the assessment records of the Dum Dum Municipality in respect of the said property as absolute lawful owner and the said property is assessed and numbered as Holding No. 52, Purna Chandra Mitra Road, P.S. Dum Dum, Kolkata - 700079, under Ward No. 1 and is paying taxes and other outgoings to the competent authority regularly time to time.
- M. By virtue of a Registered Deed of Conveyance dated 22nd June, 2005, which was duly registered at the Office of Sub Registrar at Cossipore, Dum Dum and recorded in Book No. 2, Volume No. 144, Pages 175 to 184, Being No. 5057 for the year 2005, said Bharati Chatterjee sold, transferred and conveyed the land admeasuring 01 (One) Cottah, 4 (Four) Chittack, more or less in Mouza - Badra, comprised in Dag No. 469, under Khatian No. 91, presently recorded under R.S. Khatian No. 312, Police Station - Dum Dum, District - North 24 Parganas, for a valuable consideration mentioned therein, unto and in favour of Tapan Kumar Saha absolute and forever.
- N. After such purchase the said Sri Tapan Kumar Saha duly mutated his name in the BL & LRO Office vide **L.R. Khatian No. 1244** as well as in the assessment records of the Dum Dum Municipality in respect of the said property as absolute lawful owner and the said property is assessed and numbered as Holding No. 52A/1, Purna Chandra Mitra Road, P.S. Dum Dum, Kolkata - 700079, under Ward No. 1 and is paying taxes and other outgoings to the competent authority regularly time to time.
- O. The said Jayanti Ghosh constructed a two storied building upon the said land admeasuring 02 (Two) Cottah, 5 (Five) Sq. ft. more or less in Mouza - Badra, comprised in Dag No. 469, under Khatian No. 91, presently recorded under R.S. Khatian No. 312, Holding No. 53, Purna Chandra Mitra Road, P.S. Dum Dum, Kolkata - 700079, under Ward No. 1, District - North 24 Parganas, within the limit of the Dum Dum Municipality.
- P. By virtue of a Registered Deed of Conveyance dated 14th March, 2001, which was duly registered at the Office of Sub Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 119, Pages from 29 to _____, Being No. 4840 for the year 2001, said Jayanti Ghosh sold, transferred and conveyed entire First Floor, measuring an area of 763 Sq. ft. more or less covered area of the building consisting of 2 (Two) Bed Rooms, 1 (One) Dinning, 1 (One) Kitchen, 1 (One) Puja Room, 2

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(Bath & Privy and 1 (One) Verandah together with common rights over the common places together with undivided proportionate share of land measuring more or less 2 (Two) Cottah 5 (Five) Sq. Ft. more or less, together with pucca structure standing thereon, lying and situated at Mouza – Badra, comprised in C.S./R.S. Dag No. 469, under Khatian No. 91, presently recorded under R.S. Khatian No. 312, Holding No. 53, Purna Chandra Mitra Road, P.S. Dum Dum, Kolkata - 700079, under Ward No. 1, District – North 24 Parganas, within the limit of the Dum Dum Municipality, for a valuable consideration mentioned therein unto and in favour of Pradip Kumar Bhattacharjee and Chhabi Bhattacharjee absolute and forever.

- Q. After such purchase the said Pradip Kumar Bhattacharjee and Chhabi Bhattacharjee duly mutated their names in the assessment records of the Dum Dum Municipality in respect of the said property as absolute lawful owner and the said property is assessed and re-numbered as Holding No. 53/1, Purna Chandra Mitra Road, P.S. Dum Dum, Kolkata - 700079, under Ward No. 1 and is paying taxes and other outgoings to the competent authority regularly time to time.
- R. Thus, said Jayanti Ghosh become the owner of remaining property i.e. entire Ground Floor of the building, together with common rights over the common places together with undivided proportionate share of land measuring more or less 2 (Two) Cottah 5 (Five) Sq. Ft. more or less, together with pucca structure standing thereon, lying and situated at Mouza – Badra, comprised in C.S./R.S. Dag No. 469, under Khatian No. 91, R.S. Khatian No. 312, corresponding to Holding No. 53, Purna Chandra Mitra Road, P.S. Dum Dum, Kolkata - 700079, under Ward No. 1, District – North 24 Parganas, within the limit of the Dum Dum Municipality.
- S. The said SRI TAPAN KUMAR SAHA, the Owner No. 1, SRI GOURI SHANKAR CHATTERJEE, the Owner No. 2, SMT. JAYANTI GHOSH, the Owner No. 3, SRI PRADIP KUMAR BHATTACHARJEE, the Owner No. 4 and SMT. CHHABI BHATTACHARJEE, the Owner No. 5 are the lawful owners of their plots of land and are seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring more or less 1 (One) Cottah 4 (Four) Chittack more or less, together with 100 Sq. Ft. Title structure, lying and situated at Mouza - Badra, J.L. No. 9, Touzi No. 1163, Re-sa No. 74, comprised in C.S./R.S. Dag No. 469, Khatian No. 91, presently R.S. Khatian No. 312, corresponding to L.R. Dag No. 469 under L.R. Khatian No. 1244, P.S. Dum Dum, Kolkata - 700079, at 52A/1, Purna Chandra Mitra Road, under Ward No. 1, within the jurisdiction of Dum Dum

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Municipality, under A.D.S.R. Cossipore, Dum Dum and ALL THAT piece and parcel of land measuring more or less 3 (Three) Cottah 8 (Eight) Chittack more or less, together with 250 Sq. Ft. Tilli structure, lying and situated at Mouza - Badra, J.L. No. 9, Touzi No. 1163, Re-sa No. 74, comprised in C.S./R.S. Dag No. 469, Khatian No. 91, presently R.S. Khatian No. 312, corresponding to L.R. Dag No. 469 under L.R. Khatian No. 1242, P.S. Dum Dum, Kolkata - 700079, at 52, Purna Chandra Mitra Road, under Ward No. 1, within the jurisdiction of Dum Dum Municipality, under A.D.S.R. Cossipore, Dum Dum and ALL THAT entire Ground Floor, measuring an area of 763 Sq. ft. more or less covered area of the building together with common rights over the common places together with undivided proportionate share of land measuring more or less 2 (Two) Cottah 5 (Five) Sq. Ft. more or less, together with pucca structure standing thereon, lying and situated at Mouza - Badra, J.L. No. 9, Touzi No. 1163, Re-sa No. 74, comprised in C.S./R.S. Dag No. 469, Khatian No. 91, presently R.S. Khatian No. 312, corresponding to L.R. Dag No. 469 under L.R. Khatian No. 1243, P.S. Dum Dum, Kolkata - 700079, at 53, Purna Chandra Mitra Road, under Ward No. 1, within the jurisdiction of Dum Dum Municipality, under A.D.S.R. Cossipore, Dum Dum and ALL THAT entire First Floor, measuring an area of 763 Sq. ft. more or less covered area of the building consisting of 2 (Two) Bed Rooms, 1 (One) Dining, 1 (One) Kitchen, 1 (One) Puja Room, 2 (Bath & Privy and 1 (One) Verandah together with common rights over the common places together with undivided proportionate share of land measuring more or less 2 (Two) Cottah 5 (Five) Sq. Ft. more or less, together with pucca structure standing thereon, lying and situated at Mouza - Badra, J.L. No. 9, Touzi No. 1163, Re-sa No. 74, comprised in C.S./R.S. Dag No. 469, Khatian No. 91, presently R.S. Khatian No. 312, corresponding to L.R. Dag No. 469 under L.R. Khatian No. 1243, P.S. Dum Dum, Kolkata - 700079, at 53, Purna Chandra Mitra Road, now known as 53/1, Purna Chandra Mitra Road, under Ward No. 1, within the jurisdiction of Dum Dum Municipality, under A.D.S.R. Cossipore, Dum Dum, free from all sorts of encumbrances.

- T. The said Owners herein decided to construct a building on the said land as per plan to be obtained from the Dum Dum Municipality after demolition of the existing building standing thereon and accordingly the said Owners herein entered into four separate registered Development Agreement all dated 27th Day of February, 2017 with **M/S BOULEVARD BUILDERS PRIVATE LIMITED, (PAN NO- AAGCB3505Q)**, a company incorporated under the Companies Act, 1956, having its

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registered office at 27/4, K.B. Sarani, P.O. Mall Road, P.S. Dum Dum, Kolkata - 700080, represented by its Director namely, **(1) SHRI SEKHAR CHATTERJEE (PAN NO- ACOPC0359C)**, Son of Late Shib Shankar Chatterjee, by religion Hindu, by Occupation Business, by Nationality- Indian, residing at 27/4, K.B. Sarani, P.S. Dum Dum, P.O. Mall Road, Kolkata- 700 080 and **(2) SHRI SIDDHARTHA GUPTA (PAN NO- AMVPG3231G)**, son of Shri Indrajit Gupta, by religion- Hindu, by Occupation Business, by Nationality- Indian, residing at 246/4, R.B.C. Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, District – North 24 Parganas as Developer i.e. the Developer herein for the development of the said property under certain terms & conditions as the Developer shall think, fit and proper and the said Development Agreements were duly registered before the office of the Additional District Sub Registrar at Cossipore, Dum Dum, and (i) recorded in Book No. I, Volume No. 1506-2017, Pages from 38461 to 38495, Being No. 150601260 for the year 2017 and (ii) recorded in Book No. I, Volume No. 1506-2017, Pages from 38390 to 38424, Being No. 150601258 for the year 2017 and (iii) recorded in Book No. I, Volume No. 1506-2017, Pages from 38425 to 38460, Being No. 150601259 for the year 2017 and (iv) recorded in Book No. I, Volume No. 1506-2017, Pages from 38354 to 38389, Being No. 150601257 for the year 2017 respectively.

- U. By four separate registered Development Power of Attorney (after registered Development Agreement) dated 27th Day of March, 2017, the said Owners herein have appointed **M/S BOULEVARD BUILDERS PRIVATE LIMITED, (PAN NO- AAGCB3505Q)**, a company incorporated under the Companies Act, 1956, having its registered office at 27/4, K.B. Sarani, P.O. Mall Road, P.S. Dum Dum, Kolkata - 700080, represented by its Director namely, **(1) SHRI SEKHAR CHATTERJEE (PAN NO- ACOPC0359C)**, Son of Late Shib Shankar Chatterjee, by religion Hindu, by Occupation Business, by Nationality- Indian, residing at 27/4, K.B. Sarani, P.S. Dum Dum, P.O. Mall Road, Kolkata- 700 080 and **(2) SHRI SIDDHARTHA GUPTA (PAN NO- AMVPG3231G)**, son of Shri Indrajit Gupta, by religion- Hindu, by Occupation Business, by Nationality- Indian, residing at 246/4, R.B.C. Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, District – North 24 Parganas as their lawful attorney to act behalf of them and the said Development Power of Attorney (after registered Development Agreement) were duly registered before the office of the Additional District Sub Registrar at Cossipore, Dum Dum and (i) recorded in Book No. I, Volume No. 1506-2017, Pages from 60460 to 60482, Being No. 150602054 for the year 2017 and (ii) recorded in Book No. I, Volume No. 1506-2017, Pages from

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60483 to 60505, Being No. 150602055 for the year 2017 and (iii) recorded in Book No. I, Volume No. 1506-2017, Pages from 60413 to 60435, Being No. 150602052 for the year 2017 and (iv) recorded in Book No. I, Volume No. 1506-2017, Pages from 60436 to 60459, Being No. 150602053 for the year 2017 respectively.

- V. For the purpose of development in respect of the aforesaid four holding nos. the Owners herein amalgamated their respective holding nos. into a single holding no. and after amalgamation the area of land is 6 Cottah, 12 Chittack, 5 Sq. Ft. (as per Deed) but as per physical measurement the area of land is 5 Cottah, 12 Chittack, 38 Sq. Ft. and thereafter they also mutated their names in the assessment records of the Dum Dum Municipality in respect of the said property as absolute lawful owners and the said property is assessed and re-numbered as Holding No. 52, Purna Chandra Mitra Road (Badra), P.S. Dum Dum, Kolkata - 700079, under Ward No. 1 and are paying taxes and other outgoings to the competent authority regularly time to time.
- W. Thereafter as per terms and conditions of Four Development Agreements and Four Development Power of Attorney's the Developer herein constructed Ground plus storied Building according to the sanctioned Plan being Plan No. **PWD/Plan-G+IV/060/2018-2019 dated 06.06.2018** issued by the Dum Dum Municipality upon the said piece and parcel of land measuring about 6 Cottah, 12 Chittack, 5 Sq. Ft. a little more or less (as per Deed) but as per physical measurement the area of land is 5 Cottah, 12 Chittack, 38 Sq. Ft. a little more or less (herein after jointly referred to as the said Premises) morefully and particularly described in the **FIRST SCHEDULE** hereunder written.
- X. As per the allocation and/or allotment of Development Agreements, the developer herein is seized and possessed of or otherwise well and sufficiently entitled the **SECOND SCHEDULE** hereunder written and/or given which is being part and parcel of **FIRST SCHEDULE** hereunder written and/or given and enjoying the right, title and interest thereof.
- Y. The Developer has registered the Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at **KOLKATA** on under registration no.

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Z. The Developer herein has declared to sell the residential Flat within Developer's allocation of the said building and the PURCHASER herein getting knowledge about the same, and being desirous to purchase a flat has taken inspection of the documents and being satisfied with the title of the land owner and authority of the developer and also the sanction plan and the construction and agreed to purchase **ALL THAT** one residential **Flat, being** Flat No., on the **Floor (Flooring-_____)**, **East** facing of the Ground plus storied Building, measuring an area of **Square Feet super built up area** of the building in complete and habitable condition in all manner whatsoever lying and situated at Mouza - Badra, J.L. No. 9, Touzi No. 1163, Re-sa No. 74, comprised in C.S./R.S. Dag No. 469, Khatian No. 91, R.S. Khatian No. 312, corresponding to L.R. Dag No. 469 under L.R. Khatian No. 1242, 1243, 1244, being amalgamated Holding No. 52, Purna Chandra Mitra Road, P.S. Dum Dum, Kolkata - 700079, District - North 24 Parganas, under Ward No. 1, within the jurisdiction of Dum Dum Municipality, hereinafter called and referred to as the "**SAID FLAT**" morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder at or for the total price and / or consideration of **Rs. 00,00,000/- (Rupees.....) only** finding the proposal as an acceptable one, the competent authority of the developer herein, has decided to sell out the said flat to and in favour of the PURCHASER herein.

AA. By an Agreement for Sale dated the Owners herein and the Developer herein have agreed to sell, transfer and convey **ALL THAT** one **Flat, being** Flat No., on the **Floor (Flooring-_____)**, **East** facing of the Ground plus storied Building measuring an area of **Square Feet super built up area** of the building in complete and habitable condition in all manner whatsoever lying and situated at Mouza - Badra, J.L. No. 9, Touzi No. 1163, Re-sa No. 74, comprised in C.S./R.S. Dag No. 469, Khatian No. 91, R.S. Khatian No. 312, corresponding to L.R. Dag No. 469 under L.R. Khatian No. 1242, 1243, 1244, being amalgamated Holding No. 52, Purna Chandra Mitra Road, P.S. Dum Dum, Kolkata - 700079, District - North 24 Parganas, under Ward No. 1, within the jurisdiction of Dum Dum Municipality morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written **TOGETHER WITH** together with undivided proportionate impartible share and interest in the land which is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder as well as with all other common areas, facilities and amenities attached to and available therewith unto and in favour of the **PURCHASER** herein for the agreed

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consideration of **Rs. 00,00,000/- (Rupees.....)** only and the same was duly confirmed by the said Developer herein.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

In Pursuance to the Agreement for Sale dated and in consideration of the payment of sum of **Rs. 00,00,000/- (Rupees.....)** only as the total Consideration paid by the PURCHASER to the Developer herein (receipt whereof the Developer hereby as well as by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the PURCHASER) paid on or before the execution of these presents, the Owners herein and the Developer herein doth hereby sell, transfer and convey unto and in favour of the PURCHASER herein **ALL THAT** one residential **Flat, being** Flat No., on the **Floor (Flooring-_____)**, facing of the Ground plus storied Building measuring an area of **Square Feet super built up area** of the building in complete and habitable condition in all manner whatsoever lying and situated at Mouza - Badra, J.L. No. 9, Touzi No. 1163, Re-sa No. 74, comprised in C.S./R.S. Dag No. 469, Khatian No. 91, R.S. Khatian No. 312, corresponding to L.R. Dag No. 469 under L.R. Khatian No. 1242, 1243, 1244, being amalgamated Holding No. 52, Purna Chandra Mitra Road, P.S. Dum Dum, Kolkata - 700079, District - North 24 Parganas, under Ward No. 1, within the jurisdiction of Dum Dum Municipality morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder **TOGETHER WITH** undivided proportionate share of **LAND** in the **FIRST SCHEDULE** hereunder and **TOGETHER WITH** other common facilities and amenities and the right in common over the extreme terrace and the other 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 Owners 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 PURCHASER 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 Owners herein and Developer doth hereby covenants with the PURCHASER that:-

Boulevard Builders Pvt. Ltd.
 Siddhartha Gupta
 Director

1. The Owners and the Developer herein now have in themselves good right and full power to convey and transfer by way of sale the said flat and the premises hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid have put the PURCHASER in vacant, peaceful and unencumbered possession.
2. The PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said flat and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by him the Owners and the Developer herein or their heirs or any of them or by any person or persons claiming or to claim, from, under or in trust for them or any of them.
3. The PURCHASER shall hold the said flat free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owners and the Developer and well and sufficiently saved, defended kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Owners and the Developer herein or by any other person or persons claiming or to claim by, from, under or in trust for them;
4. The PURCHASER shall be entitled to the rights, benefits and privileges attached to the said flat and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in common space/s in the building for the use occupation and enjoyment of the said flat as detailed in the **THIRD SCHEDULE** hereunder.
5. The PURCHASER shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of to maintenance, repair, renew, redecoration etc. of the common spaces as detailed in the **FOURTH SCHEDULE** hereunder.
6. The said Flat and /or the said building has been constructed as per the sanctioned plan and as per the specifications as stated in the agreement for sale.
7. The PURCHASER and other co owner shall abide by common restrictions along with the other owner/occupiers of the other units/flats in the building as detailed in the **FIFTH SCHEDULE** hereunder.

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Director

8. The PURCHASER shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Owners or any other Co-owner who may have acquired before and who may hereafter acquire any right, title and interest similar to those acquired by the PURCHASER under the terms of this conveyance.
9. The PURCHASER undivided proportionate interest in land is impartible in perpetuity.
10. The Owners, Developer/Confirming party and/or any person/s having or claiming any estate, right, title or interest in the said Flat and premises hereby conveyed or any part thereof by, from under or in trust for the Owners or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the PURCHASER in manner aforesaid as by the PURCHASER, his heirs, executors or administrators and assigns shall be reasonably required.
11. The PURCHASER shall mutate the Said Flat in his own name and shall pay all such municipal taxes and other impositions that may be charged from time to time, directly to the concerned authority.

NOTE:

- i. Singular shall include plural and vice-versa.
- ii. Masculine gender shall include feminine and nature gender and vice-versa.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(THE SAID PREMISES)

ALL THAT piece and parcel of land measuring 6 (Six) Cottah, 12 (Twelve) Chittack, 5 (Five) Sq. Ft. more or less but as per physical measurement land admeasuring 5 (Five) Cottah, 12 (Twelve) Chittack, 38 (Thirty Eight) Sq. Ft. more or less, lying and situated at Mouza - Badra, J.L. No. 9, Touzi No. 1163, Re-sa No. 74, comprised in C.S./R.S. Dag No. 469, Khatian No. 91, R.S. Khatian No. 312, corresponding to L.R. Dag No. 469 under L.R. Khatian No. 1242, 1243, 1244, being amalgamated Holding No. 52, Purna Chandra Mitra Road (Badra), P.S. Dum Dum, Kolkata - 700079, District - North 24 Parganas, under

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Director

Ward No. 1, within the jurisdiction of Dum Dum Municipality, under A.D.S.R. Cossipore, Dum Dum and the same is Butted and Bounded as follows:

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

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Flat)

ALL THAT one residential **Flat, being** Flat No., on the **Floor (Flooring-_____)**, facing of the Ground plus storied Building namely "**KAUSHIKI APARTMENT**", measuring an area of **Square Feet super built up area** consisting of (.....) Bed Rooms, 1 (One) Drawing-cum-Living Room, 1 (One) Kitchen, ... (.....) Toilet and (.....) Balcony together with common areas, benefits, facilities, amenities and others thereof together with undivided proportionate share of land at Mouza - Badra, J.L. No. 9, Touzi No. 1163, Re-sa No. 74, comprised in C.S./R.S. Dag No. 469, Khatian No. 91, R.S. Khatian No. 312, corresponding to L.R. Dag No. 469 under L.R. Khatian No. 1242, 1243, 1244, being amalgamated Holding No. 52, Purna Chandra Mitra Road, P.S. Dum Dum, Kolkata - 700079, District - North 24 Parganas, under Ward No. 1, within the jurisdiction of Dum Dum Municipality.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Common Parts and Facilities)

1. Lift, Staircase, Lobby, landing, passages and all open path ways.
2. Roof.
3. All water supply and all drains and sewers line of the building.
4. Water Pump and motor, water reservoir, overhead water tank, septic chamber, all distribution pipe lines of the building.
5. Electrical wiring from ground floor to the units/ flats respectively and main switch and meter/ meter room.
6. All boundary wall and gates to the said premises as marked for residential user of the said premises and all other open space for ingress and egress.

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 Director

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(COMMON EXPENSES)

1. Maintenance and upkeep of lift, staircase, landing, passages, common pathways and roof of the building.
2. Painting on common areas in the interior and exterior of the building.
3. Maintenance for electrical lines, water lines, soil pipe, under ground water reservoir, overhead reservoir, septic chamber and all outside drain of the building.
4. Maintenance for motor and pump and security of the same.
5. Salary of the care taking staff, security, electrician plumber, sweeper etc.]

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON RESTRICTIONS FOR OCCUPIERS)

- Neither party shall use or permit to used the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- Neither party shall demolish any wall or other structures in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
- Neither party shall transfer or permit to transfer of their respective allocation or an portion thereof unless (s) such party shall have observed performed all to the and condition on their respective part to be observed and / or performed the proposed transferee shall have given a written undertaking to the terms and conditions hereof these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- Both parties shall abide by all always bye laws rules and regulations of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for the said laws bye laws and regulations.
- The respective allocation shall deep the interior walls sewers pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from against the consequence of any breach.

Boulevard Builders Pvt. Ltd.

Liddhartha Gupta
Director

- No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place or common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- Neither party shall throw or accumulate any directly rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portion of the building.
- Neither parties is allowed to make any of the construction in common area, roofs etc. without proper permission of the developers and or associations.
- Neither party is allowed to use common area/open area within the campus of the building to use permanent nature of parking any of the vehicles.
- No roof garden is allowed.

Boulevard Builders Pvt. Ltd
Siddhanta Gupta
Director

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 **VENDORS** at Kolkata in the presence of :

1.

2.

SIGNATURE OF THE VENDORS

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

1.

2.

SIGNATURE OF THE DEVELOPER

Boulevard Builders Pvt. Ltd.
Siddhartha Ghosh
Dir.

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

1.

SIGNATURE OF THE PURCHASER

DRAFTED BY:

Advocate
High Court, Calcutta.
Enl. No.

Boulevard Builders Pvt. Ltd.

Director

RECEIVED from the within named PURCHASER the within mentioned sum of **Rs. 00,00,000/- (Rupees.....) only** by way of total consideration money as per Memo below :-

MEMO OF CONSIDERATION

Cheque No.	Date	Bank & Branch Name	Amount
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Total Rs.00,00,000/-

(Rupees.....) only

SIGNATURE OF THE WITNESS

1.

2.

SIGNATURE OF THE DEVELOPER

Boulevard Builders Pvt. Ltd.

Siddhartha Gupta
Direct.

Identified by:

Name: _____

Son of _____

by Faith- _____, Occupation: _____

Residing at - _____, P.O. _____, P.S. _____

Kolkata- _____, District: _____