

**DEED OF CONVEYANCE OF A PROPERTY EXCLUSIVE OF A FLAT
OR FLOOR IN THE BUILDING**

THIS DEED OF CONVEYANCE is made at this day of between Mr hereinafter referred to as the 'Vendors' duly represented by their constituted attorney, Sri Abhirup Nag Chowdhury, Proprietor of **M/S. NEELKANTH CONSTRUCTION** of the **ONE PART** and Mr hereinafter referred to as the 'Purchaser' of the **OTHER PART**.

WHEREAS the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the land with building thereon situate at Subuddhipur Middle Road, within ward no. 01 of Baruipur Municipality near Kulpi Road, Baruipur, Kolkata : 700144, and more particularly described in the Schedule hereunder written.

AND WHERE AS the said building consists of G+IV Storied Building in two Blocks – A & B. 'B' Block is fully residential , Whereas 'A' Block is Semi-commercial having commercial spaces at some portion of the Ground floor and at the entire first floor.

AND WHERE AS the Vendors have agreed to convey or transfer by way of sale the said one flat / shop / Garage / Car parking space of floor of the building to the purchaser out of Developer's allocation and the purchaser has agreed to so purchase the same with proportionate share of land as per agreement for sale dated at the price and on the terms and conditions herein after mentioned.

AND WHERE AS the said land and a part of the building at..... floor is valued at Rs and stamp duty thereon/market value thereon fixed at Rs is paid accordingly.

NOW THIS DEED WITNESSETH that pursuant to the said agreement and In consideration of the sum of Rs (Rupees) paid by the Purchaser to the Developer as earnest money on the day of and the balance of Rs paid on the execution of these presents making together the sum of Rs (Rupees) being the full consideration agreed to be paid by the Purchaser to the Developer (receipt whereof the Developer doth hereby admit), the Vendors doth hereby convey or transfer by way of sale the said one flat /shop /Garage/ Car parking Space with proportionate share of land at floor of the building / structures standing in block situate at and more particularly described in the Schedule hereunder written and all things permanently attached thereto and standing thereon together with the benefit of all privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and premises or any part thereof belonging or in anywise appertaining thereto eclusive of owner's allocation thereto which will continue to belong to the Vendors as owner and all the other estate, right, title and Interest of the vendor whatsoever at law or otherwise to the said land and building and other premises / unit hereby conveyed.

TO HAVE AND TO HOLD the same and the other premises / unit hereby conveyed (but exclusive as aforesaid) unto and to the use of the Purchaser for ever and absolutely subject to the payment of all rents, rates, taxes, assessment dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the said land and premises hereby conveyed to the Government or the Municipality or any other local or public authority.

I. And for the beneficial enjoyment of the said flat / Shop / Garage space and other premises / unit hereby conveyed to the Purchaser and the owner's allocation of the said building retained by the vendors by the respective parties to whom they shall belong it is agreed and covenanted by and between the parties hereto as follows;

1) The Purchaser hereby grants to the Vendors and the Vendors shall have the right In common with other occupants of the said building to pass and re-pass over the passage from the main door of the said flat leading to the staircase and over the staircase and the ground floor passage leading to the main road on which the said building abuts at all the time during day and night.

(2) The Vendors shall have no right to use the common area outside of the flat for for storing any material whatsoever or to use It for any other purpose.

(3) The Vendor shall be liable to pay to the Apartment Owners' Association the proportionate expenses incurred by the Association for carrying out any repairs to the said building including the said flat or shop / Garage spaces / unit of floor belonging to respective vendors for painting or whitewashing the outside walls Including expenses for repairs to the water, electricity and drainage connections and amenities and which repairs will be of a nature common to or for the benefit or advantage of the whole building and for the maintenance and upkeep of the said whole building.

(4) The Vendors will have no right or claim to the said land on which the said building stands or any part thereof and in the event of the complete destruction of the building by fire or earthquake or any other calamity. The Vendors will have no right or claim thereto, which is a joint property having proportionate share of each owner including the respective vendors, who retained his respective title and possession as owner's allocation.

(5) The said building shall be insured by the Purchaser in the joint names of the Purchasers and Vendors for such amount as will be equal to the cost of construction thereof for the risk as to 'destruction' due to fire (and in the event of the said building including respective owners allocation being destroyed or damaged by fire the Vendor will be entitled to the proportionate share in the insurance money paid by the insurance company. The Vendor shall also pay to the owners association the proportionate share in the yearly premium payable to such company.)

(6) The charges payable in respect of Water and Electricity in respect of the said flat and excluded from the transfer to the purchaser will be borne by the Purchaser alone and the same if common to the whole building will be paid by the Purchaser and the Vendor proportionately.

(7) The Vendor shall not be liable to pay to the owners association the proportionate expenses Incurred for common expenses by way of sweeper's wages, watchmen's wages if any or otherwise as any may be required to be incurred for the maintenance and protection of the said building including the electricity charges for common area.

(8) The Vendor shall carry out promptly all maintenance and repair work of the said flat or ground floor premises which if omitted would be a danger to the other parts of the said building or any part thereof and will be responsible for the damages and liabilities that the Vendor's failure to do so may endanger or result.

(9) All the repairs to the Internal Installations of the said flat / shop / car parking spaces or respective allocation of the premises hereby retained by the Vendor and not transferred to the purchaser such as water, light and gas, power sewage, telephones, Air conditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to or forming part of the said flat / unit shall be at the expense of the Vendor.

(10) The Vendors shall not make any structural modifications or alterations in the said flat and the Installations located therein which will affect or damage any other portion of the said building without notifying the Purchaser in writing at least two weeks before the commencement of such work.

(11) The Purchaser shall permit the Vendor or his representative and or representative of the owners' association, when so required, to enter any part of the said land and building / unit for the purpose of fixing any installations, making alterations or repairs to the said portion/unit, provided that such request for entry is made in advance and that such entry is convenient to the Purchaser except in case of emergency.

(12) The Vendor shall not install wiring for electrical or telephone Installation, Television antenna, machinery or air-conditioning units etc., on the exterior parts of the said building or in common areas without the consent of the Purchaser which will not be unreasonably refused.

(13) The Purchaser will also not carry out any structural repairs or modifications to the said building which will cause any damage to the said flat/unit/building externally or internally unless such repairs or modifications are absolutely necessary for the maintenance of the building.

(14) Each of the parties will not do or cause to be done any act of omission or commission, which would cause nuisance or annoyance to the other.

(15) No expenses for repairs or other purposes mentioned above will be incurred without the prior notice to the Vendor/Occupier/purchaser/owners' association and without their respective/collective approval.

(16) If the Purchaser fails to carry out any repairs as agreed and which are required to be carried out or required by the Government or Municipality or other local authority within a reasonable time, the Vendor will be entitled to carry out the same and in that event the Purchaser will be liable to pay the proportionate part thereof to the Vendor.

(17) The proportion of the expenses and other liabilities mentioned above would mean the proportion which the total built up area on the said land bears to the built up area of the said flat/premises/unit hereby transferred.

(18) The expression 'Purchaser' or 'Vendor' used includes their respective heirs, executors administrators and assigns.

(19) Any amount payable by the Purchaser to the Developer or by the Vendor/Developer to the Purchaser under these presents will be a charge on the portion of the said building belonging to him and such charge can be enforced by the other, by sale of such portion of the said property through court.

(20) All the agreements or covenants hereinbefore mentioned as given by the parties hereto to each other shall be attached to and run with their respective portions of the said property to which may relate.

(21) The Vendors shall continue to be full owner of their respective Owners' allocation and subject to what is provided above, his ownership will be veritable and transferable.

II AND THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS II

(1) That the Vendor has in himself good right and full power to transfer the said land and the building thereon (excluding common area) In the manner aforesaid.

(2) The Purchaser may from time to time and at all times hereafter peaceably and quietly enter upon and exclusively occupy or possess and enjoy the said premises conveyed to him as aforesaid with the appurtenances and receive the rents, Income and profits thereof if any for his own use and benefit without any suit lawful eviction or interruption, claim or demand whatsoever from or by the Vendor or his heirs, executors, administrators or assigns or by Any person or persons claiming or to claim from or in

trust for them, or any of them.

(3) The Purchaser shall hold the said proportionate portion of land and other unit premises of the building hereby conveyed freely and clearly and absolutely exonerated and forever released or discharged or otherwise by the Vendor and well and sufficiently saved, defended kept harmless and Indemnified of, from or against all former and other estates, title, charges or encumbrances whatsoever made occasioned or suffered by the Vendor or by any other person or persons by, from, under, or, in trust for him.

(4) The Vendor and all persons having or claiming any estate, right, title or Interest in the said land and premises hereby transferred by, from under or in trust for the Vendor or his heirs, executors administrators or assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or, cause to be done and executed all such further and other lawful acts. deeds and things In the law whatsoever for the better and more perfectly and absolutely granting the said land and premises unto and to the use of the Purchaser in manner aforesaid as by the Purchaser. his heirs. Executors or administrators or assigns shall be reasonably required.

IN WITNESS WHEREOF the parties have put their hands the day and year first herein written.

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE 'A'

[Description of the Project Property for Block : A & B with boundary of all sides]

THE SCHEDULE 'B' ABOVE REFERRED TO

(Description of the said Apartment with floor plan agreed to be sold)

SCHEDULE 'C'

[SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT)]

- 1) The foundations, columns, girders, beams, supports, main walls, halls, corridors, lobbies exit internal path or passages leading to and from public road for free egress and ingress.
- 2) Entrances and exists to the said premises and the said building.
- 3) Drainage and sewerage lines and other installations for the same (Except only those as are installed within the exclusive area of only flat and /or exclusive for its use)
- 4) Space of the ground floor where meters are installed, electrical substation, electrical wiring and other fittings (excluding only those as

are installed within the exclusive area of any Apartment/flat and/or exclusive for its use)

- 5) Entrance lobby, electric utility room, pump room
- 6) Electric Wiring meters and meter rooms.
- 7) Such other common area, parts, equipments installation, fixtures, fittings and its spaces in or about the said building or buildings as are necessary for the use and occupation of the said Apartment in common.
- 8) Elevator available.

SCHEDULE 'D'

[SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)]

- 1) Baruipur Railway Station is having a distance of 3 minutes on foot from the project site.
- 2) And whereas the bus route to Kulpi Road (Netaji Subhas Road) is adjacent to the proposed project site.
- 3) Lift Facility available.
- 4) Diesel Generator as alternative source of electric energy to be provided.
- 5) Police station, Civil & Criminal Court, Market, School, College, & Nationalized and schedule Banks and all other facilities are available nearing to the project location since Baruipur is a Sub-divisional town with separate police division headed by a superintendent of Police.

Signature of Promoter / Vendor

in the presence of

Signature of Purchaser

In the presence of

SCHEDULE 'E'

[MEMO OF CONSIDERATION]

Signature of Promoter / Vendor