

DEED OF CONVEYANCE

THE DEED OF SALE is made and executed at _____ on this _____ day of _____, Two Thousand _____

Between**1. Parties:**

(1) SRI RANJIT MONDAL alias RANAJIT MONDAL ALIAS RANJIT KUMAR MONDAL, (PAN No. AVXPM5560H), son of Sri/Late Laxman Chandra Mondal alias Laxman Mondal, by Nationality Indian, by Religion – Hindu, by Occupation – Business and are residing at Village- Akandakeshari, Patharghata, Post Office- Akandakeshari, Police Station- rajarhat, Kolkata-700135, District – North 24 Parganas being duly represented by their constituted attorney **M/S. DHARITRI INFRAVENTURE PVT. LTD.**, hereinafter referred to as the **“OWNER(s)/ VENDOR(S)”**

AND

M/S. DHARITRI INFRAVENTURE PVT. LTD. (having PAN AAFCD3234P), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Premises No. DN-51, Merlin Infinite, Unit- 606, Sector- V, Salt Lake City, Kolkata-700091, being represented by one of its Directors **SRI VICKY SINGH (having PAN - CIEPS6214G)**, son of Late Ranjit Singh, by faith – Hindu, by nationality – Indian, by occupation – Service, residing at 5/H/1, BAGMARI ROAD MANIKTALA KOLKATA 700054, hereinafter referred to and called as the **“DEVELOPER”**

AND

. _____, PAN No _____, EPIC/Passport/OCI/CIO/PIO No....., Aadhaar No..... son/daughter/wife of _____, residing at _____, by faith _____, by Occupation....., by Nationality....., hereinafter referred to and called as the **“PURCHASER(S)”**

The expression of the Vendor & Purchaser shall mean and include the parties itself, their respective legal heirs, executors, successors, administrators, legal representative and assigns/nominees.

Whereas the Vendor for his bonafide needs and legal requirements, in his sound and disposing mind without any pressure, force, compulsion or coercion has agreed to sell and transfer the said property unto the Purchaser for a consideration value of Rs..... For which the Purchaser after scrutinizing the status of the property and also being satisfied regarding the title of the Vendor has agreed to purchase the same against the said consideration.

2.RECITALS:

The Devolution of title regarding 46 (Forty Six) Decimals more or less with structures thereon situated and lying at Mouza – Hudrait, J.L No- 54, R.S NO. 224, Touzi No.- 172 & 173, Pargana- Kalikata comprised in R.S & L.R Dag No.2673 appertaining to L.R. Khatian No. 862/1, under the Police Station of Rajarhat within the local limits of Chandpur Gram Panchayat, Additional District Sub Registration Office at Rajarhat in the District of North 24 Parganas hereinafter referred to as **“THE SAID PREMISES”** are as follows:

i)By virtue of a Deed of Kobala dated 2nd day of May, 1978 duly registered in the office of the Sub-Registrar at Cossipore Dum Dum in Book No. I, Volume No.59, Pages 270 to 272, Being No. 2582 for the year 1978, one Sri Nilkanta Mondal indefeasibly sold transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of Sali land containing by estimation an area of 50 Decimals be the same a little more or less out of the land measuring an area of 06.25 Acres including all easement rights and appurtenances thereto lying situate at Mouza- Hudarait, J.L. No. 54, R.S. No. 224 , Touzi Nos. 172& 173, Pargana- Kalikata comprised in C . S Dag No.2666 appertaining to c. s. Khatian No. 260 corresponding to R.S. Dag No. 2673 appertaining to R.S. Khatian No.150 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24 Parganas particularly mentioned and described in the Schedule there under written unto and in favour of Sri Chandidas Chowdhury, son of Sri Bibhuti Bhusan Chowdhury free from all encumbrances whatsoever.

(b)Thereafter by virtue of a Deed of Kobala dated 9th day of November, 1984 corresponding to 23rd Kartick, 1391 B.S. duly registered in the office of the Sub-Register at Bidhannagar (Salt Lake City) in Book No. I, being No. 6036 for the year 1984, the said Sri Chandidas Chowdhury indefeasibly sold transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of Sali land containing by estimation an area of 50 Decimals be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza- Hudarait, J.L. No. 54, R.S. No. 224, Touzi Nos.

172 & 173, Pargana- Kalikata comprised in C.S. Dag No. 2666 appertaining to C.S. Khatian No. 260 corresponding to R.S. Dag No. 2673 appertaining to R.S. Khatian No. 150 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Sri Ranjit Kumar Mondal alias Ranjit Mondal and Sri Asit Kumar Mondal, both sons of Sri Laxman Chandra Mondal free from all encumbrances whatsoever.

(c) One Sri Dharmadas Mondal, Sri Ramkrishna Mondal, Sri Paritosh Mondal, minor Sri Sanjay Mondal, Smt. Harani Mondal, Smt. Gita Rani Mondal, all sons and daughter respectively of Late Nilkanta Mondal and Smt. Bamani Mondal, wife of Late Nilkanta Mondal were the absolute owners by virtue of inheritance from their father and husband of ALL THAT piece or parcel of a plot of Sali and doba land containing by estimation a total area of 20 Decimals be the same a little more or less out of the land measuring an area of 06.25 Acres including all easement rights and appurtenances thereto lying situate at Mouza- Hudarait, J.L. No. 54, R.S. No. 224, Touzi Nos. 172 & 173, Parganas- Kalikata comprised in C.S. Dag Nos 2628, 2665 & 2666 appertaining to C.S. Khatian No. 260 corresponding to R.S. Dag Nos. 2635 (Sali land), 2672 (doba land) & 2673 (Sali land) appertaining to R.S. Khatian No. 150 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24 Parganas free from all encumbrances whatsoever.

(d) Subsequently by virtue of a Deed of Kobala dated 9th day of November, 1984 corresponding to 23rd Kartick, 1391 B.S. duly registered in the office of the Sub-Registrar at Bidhannagar (Salt Lake City) in Book No. I, Volume No. 93F, Pages 225 to 230, Being No. 6037 for the year 1984, the said Sri Dharmadas Mondal, Sri Ramkrishna Mondal, Sri Paritosh Mondal, Smt. Harani Mondal, Smt. Gita Rani Mondal and Smt. Bamani Mondal, for self and as natural Guardian and mother of her said minor son Sri Sanjay Mondal indefeasibly sold transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of Sali and doba land containing by estimation an area of 20 Decimals be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza- Hudarait, J.L. No. 54, R.S. No. 224, Touzi Nos. 172 & 173, Parganas- Kalikata comprised in C.S. Dag Nos. 2628, 2665 & 2666 appertaining to C.S. Khatian No. 260 corresponding to R.S. Dag Nos. 2635 (Sali land), 2672 (doba land) & 2673 (Sali land) appertaining to R.S. Khatian No. 150 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the said

Sri Ranjit Kumar Mondal alias Ranjit Mondal and Sri Asit Kumar Mondal free from all encumbrances whatsoever.

(e)By virtue of inheritance, purchase, faraz and heba bil ewaj one Sultan Mondal, Johar Ali Mondal , Meher Ali Mondal, Yasin Mondal and Sahor Ali Mondal and Mahiuddin Ahammed & others were the absolute owners of ALL THAT piece or parcel of a plot of land containing by estimation an area of 03.1250 Acres be the same a little more or less out of the land measuring an area of 06.25 Acres including all easement rights and appurtenances thereto lying situate at Mouza- Hudarait, J.L. No.54,R.S. No. 224, Touzi Nos. 172 & 173, Parganas- Kalikata comprised in C.S. Khatian No. 260 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24 Parganas free from all encumbrances whatsoever.

(f)Thereafter by virtue of a Deed of Kobala dated 15th day of November, 1947 duly registered in the office of the Sub-Registrar at Cossipore Dum Dum in Book No.I, Volume No.51, Pages 108 to 110, Being No. 3001 for the year 1947, the said Sultan Mondal, Johar Ali Mondal, Meher Ali Mondal, Yasin Mondal & Sahor Ali Mondal and Mahiuddin Ahammed and others indefeasibly sold transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of land containing by estimation an area of 03.1250 Acres be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza- Hudarait, J.L. No. 54, R.S. No. 224, Touzi Nos. 172 & 173, Parganas- Kalikata comprised in C.S. Khaitan No. 260 under police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Sri Buddhiswar Mondal, Sri Netai Chandra Mondal and Sri Nilkanta Mondal, all sons of Late Nafar Chandra Mondal free from all encumbrances whatsoever.

(g)After purchase of the said plot of land the said Sri Buddhiswar Mondal mutated his name in the record of rights of the Revisional Settlement under R.S. Khatian No.Kri-678 comprised in R.S. Dag No. 2673 corresponding to C.S. Dag No. 2666 in respect of his share of the said land measuring an area of 62 Decimals upon paymentof relevant khajanas thereof to the said concerned authority.

(h)By virtue of a Deed of Kobala dated 30th day of April, 1986 corresponding to 16th Baishak, 1393 B.S. duly registered in the office of the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) in Book No.I, Volume No.59, Pages 379 to 384, Being No. 3109 for the year 1986, the said Sri Buddhiswar Mondal indefeasibly sold transferred, conveyed, assigned and assured for

the consideration therein mentioned ALL THAT piece and parcel of a plot of Sali land containing by estimation an area of 40 Decimals be the same a little more or less out of the said land measuring an area of 62 Decimals including all easement rights and appurtenances thereto lying situate at Mouza- Hudarait, J.L. No. 54, R.S. No. 224, Touzi Nos. 172 & 173, Parganas – Kalikata comprised in C.S. Dag No. 2666 appertaining to C.S. Khatian No. 260 corresponding to R.S. Dag No.2673 appertaining to R.S. Khatian No. Kri-678 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the said Sri Ranjit Kumar Mondal alias Ranjit Mondal and Sri Asit Kumar Mondal free from all encumbrances whatsoever.

(i)By virtue of the said three separate Deeds of Kobala the said Sri Ranjit Kumar Mondal alias Ranjit Mondal and Sri Asit Kumar Mondal thus become the absolute owners of ALL THAT piece and parcel of a plot of Sali land containing by estimation an area of 110 Decimals be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza- Hudarait, J.L. No. 54, R.S. No. 224, Touzi Nos. 172 & 173, Parganas- Kalikata comprised in C.S. Dag Nos. 2628, 2665 & 2666 appertaining to C.S. Khatian No. 260 corresponding to R.S. Dag Nos. 2635 (Sali land), 2672(doba land) & 2673 (Sali land) appertaining to R.S. Khatian No. 150 & Kri-678 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24 Parganas free from all encumbrances whatsoever.

(j)Thereafter the Owner herein the said Sri Ranjit Kumar Mondal alias Ranjit Mondal mutated his name in the record of rights of the concerned B.L. & L.R. Office under L.R. Khatian No. 862/1 comprised in L.R Dag No. 2673 in respect of the land measuring an area of 46 decimals upon payment of relevant khajanas thereof to the said concerned authority.

(k)Subsequently the Owner herein the said Sri Ranjiot Kumar Mondal alias Ranjit Mondal submitted a prayer for conversion the nature of the said Sali land as stated therein and with reference his prayer the Sub-Divisional Land & Land Reforms Officers, Barasat, North 24 Parganas converted the nature of the said Sali land as Housing Complex vide Memo No. S-24/Conv. 162/18/356/SDL-BST/2018 dated 31.01.2019 (Conversion Case No. 162/18/SDL-BST/R'hat) under Section 4C of West Bengal Land Reforms Act,1955 subject to the terms and conditions as contained therein.

(l)Thus the **Owner herein** the said **Sri Ranjit Kumar Mondal alias Ranjit Mondal** become the absolute owner and seized and possessd of and/or otherwise well and sufficiently entitled to ALL LAND piece

or parcel of the said plot of land being Housing Complex containing by estimation an area of 46 Decimals be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza- Hudarait, J.L. No. 54, R.S. No. 224, Touzi Nos. 172 & 173, Parganas- Kalikata comprised in R.S. & L.R.Dag Nos. 2673 appertaining to L.R. Khatian No. 862/1 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24 Parganas particularly mentioned and described in the **FIRST Schedule** hereunder written and hereinafter referred to as the **“SAID PROPERTY”** free from all encumbrances whatsoever.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

Subject Matter of Conveyance

1. That in consideration of Rs.....the entire amount has been received by the Vendor from Purchaser prior to the execution of this sale deed, the receipt of which is hereby admitted and acknowledged by the Vendor.
2. That the Vendor hereby sells, conveys and assign the property absolutely and forever with all rights,title and interest of the same, unto the Purchaser who shall hereafter be the absolute owner of the same and enjoy all rights of ownership etc.
3. That the actual physical possession of the said property has been handed over by the Vendor to the Purchaser who is in possession of the same at the time of registration of this sale deed.
4. That all taxes, charges, due, demands, arrears, electricity charges,water charges, outstanding bills, house tax, development charges etc if any, in respect of the said property for the period prior to the date of execution of this sale deed shall be paid and borne by the Vendor and thereafter the same shall be paid and borne by the Purchaser.
5. That the Vendor hereby agrees and assures the Purchaser to help and assist him in getting the property transferred/muted in the relevant department and any other concerned department and/or the Purchaser shall have full right to get the property

transferred/muted in his/her own name from the concerned department on the basis of this Sale Deed even in the absence of the Vendor.

6. That all right and easements attached with the said property have also been conveyed and transferred with the said property, unto the Purchaser.

7. That the Vendor has assured and delivered to the Purchaser that the said property under sale is free from all sorts of encumbrances such as Sale, Mortgage, Gift, Transfer, decree, litigation, lease, acquisition/ notification etc and there is no defect in the title of the Vendor and if it is proved otherwise at any time and the Purchaser suffers any loss, then the Vendor shall be fully liable and responsible for the same and the Purchaser shall be entitled to recover all his/her losses from the Vendor.

8. That the Purchaser shall have full right to apply and get the Water, Electric and Sewerage connection regarding the said property from the concerned authorities and also to get the existing name changed in his/her own name from the department concerned without any written consent of the Vendor.

9. That the Vendor has delivered the previous title documents relating to the said property.

10. That the Vendor hereby declares and assures to the Purchaser that the said property has not been acquired by the Govt. And there is no injunction or attachment order of any Court or Department.

11. That the market value of the property is Rs..... All facts relating to its market value, consideration and chargeability to stamp duty and transfer duty have been fully given in the sale deed and mentioned Schedule B of this sale deed.

THE SCHEDULE "A"

(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of "Bastu" land measuring 46 (Forty Six) Decimals more or less with structures thereon situated and lying at Mouza – Hudrait, J.L No- 54, R.S NO. 224, Touzi No.- 172 & 173, Pargana- Kalikata comprised in R.S & L.R Dag No.2673 appertaining to L.R. Khatian No. 862/1, under the Police Station of Rajarhat within the local limits of Chandpur Gram Panchayat, Additional District Sub Registration Office at Rajarhat in the District of North 24 Parganas and **butted and bounded by as follows:**

For R.S AND L.R. Dag No. 2673 under L.R. Khatian No. 862/1 for area 29.79 Decimals.

ON THE NORTH: By R.S & L.R. Dag No.2672.

ON THE SOUTH: By R.S & L.R. Dag No 2673(P) & 25'-4" Wide Road

ON THE EAST: By R.S & L.R. Dag No 2673(P).

ON THE WEST: By R.S & L.R. Dag No 2673(P).

For R.S AND L.R. Dag No. 2673 under L.R. Khatian No. 862/1 for area 15.21 Decimals.

ON THE NORTH: By 25'-4" wide Road.

ON THE SOUTH: By R.S & L.R. Dag No 2685

ON THE EAST: By R.S & L.R. Dag No 2675

ON THE WEST: By R.S & L.R. Dag No 2673(P).

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated called known numbered described or distinguished.

SCHEDULE B

(COMPOSITE UNIT)

ALL THAT piece and parcel of a demarcated self-contained residential being No.....on the _____ **floor** in the **Block** _____ having measurement of _____ sq.ft. Super build area, more or less comprising of.....with Flooring, from Developer's Allocation within the G Plus.....Building, of age years....., the property being not tenanted, the property being not litigated, within the Complex named "Royal Enclaves" together with undivided proportionate share of underneath land and other common amenities and facilities including easement and quasi-easement rights along with restrictions and reservations as stated aforesaid as attached with the Multi-storied Building within the said Complex at Municipal Holding NO....., Road,.....Being Premises No....., Road.....,Pin....., under WardNo....., within theMunicipality/ Municipal Corporation, under the office ofunder P.S.-, District- fully described "**A**" **SCHEDULE** herein above written.

SCHEDULE C
SPECIFICATION, AMENITIES, FACILITIES
(WHICH ARE PART OF APARTMENT)

Structure	R.C.C. works of Beams, Slabs, Lintels, and Chajjas etc. will be done as required basis, Water proofing and roof treatment will be provided at the time of finish.
Exterior	Outside wall of the building will be colour painting
Interior Finish	Smooth Plaster of Paris wall finish.
Flooring	a) Tiles with Skirting. b) Side wall of Toilet will be finished with glazed tiles 6'ft.height. c) Colored Glazed Tiles to be Fixed on wall of kitchen height up to 2' ft. from cooking slab (black stone).
Staircase and Lobby	Stair will be finished with Marble (Kota).
Kitchen	Stainless Steel Sink and Black stone top for Kitchen.
Electrification	<ul style="list-style-type: none"> • Concealed wiring. • 2 (two) light points, 1 (one) Fan point and 5 Amp. Plug point in each Bed Room. • 2 (two) Light points, 1 (one) Fan Point, 1 (one) 5Amp. Point, One Television Point and 1 (one) Fridge Point and Drawing/Living Room. • 1 (one) Calling Bell Point at Main Door. • 1 (one) Light Point, one 5 Amp. Plug and One Chimney / Exhaust Fan point at Kitchen. • One Light Point and One Exhaust Fan Point in Toilet. • One Light Point in the Balcony plus One 5 Amp. Plug point. • AC point in Master bedroom.
Lift	Reputed company lift.
Plastering	12mm thick inside plaster with sand and cement mortar as per site requirement.
Painting	Outside wall of the building will be colour painting and inside walls of all flats will be plaster of paris.
Toilet	<ul style="list-style-type: none"> • Concealed pipe line will be used for Toilet. • Porcelain white English pan for Toilet.Hot and Cold water plumbing. • Side wall of Toilet will be finished with glazed tiles 6'ft.height. • One Light Point and one Exhaust Fan Point in Toilet
Windows	Aluminum window (Grill only on Customer Requirement which is chargeable.)
Doors	Door Frames will be of best quality Sal wood. All internal doors will be Flush type and Main Door will be of wooden frame and wooden pallah.
Sanitary & Water supply	<ol style="list-style-type: none"> (a) P.V.C. Pipes for external line. (b) Overhead reservoir will be R.C.C. (c) P.V.C. Rain water pipe for water disposal. (d) Concealed pipe line will be used for Toilet and Kitchen. (e) Porcelain white English pan for Toilet. (f) Stainless Steel Sink and Black stone top for Kitchen.

	(g) One porcelain wash basin.
Brick Works	(a) 8"thickness brickwork will be done outside wall. (b) 5" thick inside partition walls and 5"thick with mortar partition between the units.

A. Common Areas & Installations at the Designated Premises :

- (i) Electrical installations and the accessories and wirings in respect of the Flat and the space required thereof, if installed (and if installed then the extra costs as specified herein).
- (ii) Underground water reservoir of common and water pump with motor with water distribution pipes to the Overhead water tank of said Flat. Municipality Water supply with water filtration plant for water supply.
- (iii) Water waste and sewerage evacuation pipes and drains from the several Blocks/ Flats to the Municipality drains.
- (iv) DG Set, (if Installed) its panels, accessories and wirings and space for installation of the same.(DG sert is for flats only. If separately install for blocks i.e chargeable).

**SCHEDULE D
SPECIFICATION, AMENITIES, FACILITIES
(WHICH ARE PART OF PROJECT)**

a) Play Ground	
b) Amphi theater	
c) Club house	
d) Chess room	
e) Children Play Area	
f) Community Party Lawn	
g) Sewage Treatment	
h) Maintenance Office	
i) Housekeeping Facilities	
j) Wet & Dry Garbage Pit	
k) Swimming Pool	
l) Landscaped Garden	
m) Fountain	
n) Garden Walkway.	
o) Intercom Connectivity	
p) Power Backup for Lift & Common Areas	
q) Guard house	

r) Close Circuit TV	
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LIFT:

Lift will be provided of reputed Company.

B. Flats Areas & Installations at the Designated Flat No- :

- (i) Staircase inside the Flat connecting with ground and the First Floor.
- (ii) Concealed Electrical wiring and fittings for the Flat being no B-.....
- (iii) Ultimate Roof of the Flat subject to exceptions, reservations and rights of the Purchaser.
- (iv) Electrical installations with main switch and meter and space required therefore in the Flat.
- (v) One Overhead water tank with water distribution pipes of the Flat.
- (vi) Water waste and sewerage evacuation pipes and drains from the units to drains and sewers common to the Flat.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals after understanding the contents of this Deed of

conveyance on the day, month and year first above written.

Signature of the Vendor/developer(s)

Signature of the Purchaser (S)

WITNESSES:

SIGNED, SEALED AND DELIVERED

By the Parties at _____ in the presence of:

- 1.
- 2.

Drafted by me:

MEMO OF CONSIDERATION

