

DEED OF CONVEYANCE

THIS DEED OF SALE / CONVEYANCE executed on this (Date) day of (Month),
20.....,

BY and BETWEEN

CLASSIC REALTORS (PAN: AAPFC1905K), a registered partnership firm having its registered office at P.C. Chatterjee Market, G.T. Road, Rambandhu Tala P.O.- Asansol, District Paschim Bardhaman, Pin No.- 713303, its partners **(1) SRI SHANKAR CHATTERJEE** S/o Sri Subrata Chatterjee, resident of Mayanir Silicate Factory Road, Durgamandir, Asansol – 713303, Dist.- Paschim Bardhaman & **(2) SRI SUBRATA CHATTERJEE**, s/o Late Phakir Chandra Chatterjee, resident of Mayanir Silicate Factory Road, Durgamandir, Asansol – 713303, Dist.- Paschim Bardhaman, both by faith Hindu, by occupation Business, hereinafter referred to as the "OWNER/PROMOTER" (which expression shall unless excluded by or repugnant to the subject or context mean and include its successor-in-interest and assigns) of the FIRST PART :

AND

3.2 [If the Buyer is a company] _____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Buyer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees). [OR] [If the Buyer is a Partnership] _____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhar no. _____) authorized vide _____, hereinafter referred to as the "Buyer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners). [OR] [If the Buyer is an Individual] Mr. / Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the "Buyer" (which expression shall unless repugnant to the context or meaning thereof be deemed to

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Shankar Chatterjee
Partner

mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees). [OR] [If the Buyer is a HUF] Mr. _____, (Aadhar 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 _____), hereinafter referred to as the "Buyer" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees). of the **OTHER PART**.

Developer / Promoter and Buyer(s) collectively Parties and individually Party.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

Subject Matter of Conveyance

A. **TRANSFER OF SAID FLAT AND APPURTENANCES:** Terms and conditions for transfer of:

1. **SAID FLAT:** Residential Flat No. _____ on the _____ Floor, having super built-up area of approximately _____ (_____) square feet [corresponding to carpet area approximately _____ (_____) square feet], described in Part-I of the Sixth Schedule below (Said Flat), comprised in Block No. (Said Building) in the complex named 'JHUMA ENCLAVE' (Said Complex) situated at Durgamandir, Asansol, in Mouza Asansol, J.L No 35, within Asansol Municipal Corporation and more fully described the First Schedule below .
2. **LAND SHARE:** Undivided, proportionate, impartible and variable share in the land contained in the Said Premises (Land Share), attributable and appurtenant to the Said Flat.
3. **PARKING SPACE:** The car / motorcycle and/or both parking space/s described in Part-II of the Sixth Schedule below (Parking Space), if any.
4. **SHARE IN COMMON PORTIONS:** Undivided, proportionate, impartible and variable share and/or interest in the common areas, amenities and facilities of the Said Building and the Said Complex (Share In Common Portions), the said common areas, amenities and facilities being described in the Second Schedule below (collectively Common Portions).
5. **EASEMENT RIGHTS:** Right of perpetual easement on the roads and pathways situate inside the KAMALA DHAM project (Easement Rights).

B. **Background**

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Shankar Chetty

Partner