

**CONVEYANCE DEED**

1.	NAME OF VENDEE (S)	
2.	ADDRESS OF VENDEE (S)	
3.	PROPERTY NO. AND DETAILS	
4.	SEGMENT/ BLOCK (NAME & CODE)	
5.	VILLAGE/ CITY (NAME & CODE)	R.S. Dag No. 559 corresponding to L.R. Dag No. 705 AND R.S. Dag No. 558 corresponding to L.R. Dag No. 704 under L.R. Khatian No. 2311 corresponding to New L.R. Khatian Nos. 6939 and 6940 under R.S. Khatian No. 454 corresponding to L.R. Khatian No. 1034 and at present new L.R. Khatian Nos. 6704 and 6702 and situate within Mouza-Podrah, J.L. No. 38, Police Station-Sankrail, District-Howrah, within the ambit of Thanamakua Gram Panchayet, within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Ranihati, Howrah,
6.	CARPET AREA	
7.	TRANSACTION VALUE	
8.	STAMP DUTY	
9.	STAMP NO. & DATE	
10.	COMMERCIAL OR RESIDENTIAL	

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This Conveyance Deed (the '**Deed**') is made at .....on this .....day  
of .....20...

**BY AND BETWEEN**

(1) **SRI BISWAJIT DAS (PAN-BOWPD9534H, Aadhaar No. 8940 6350 5576)**, son of Late Jyotirmoy Das, by faith Hindu, by Nationality Indian, by occupation Service, residing at Village and Post Office-Podrah, P.S. Sankrail, District-Howrah, Pin Code No. 711109, (2) **SMT. ANITA MAJUMDAR (PAN-CAWPM3020L, Aadhaar No. 4903 7265 6866)**, wife of Probhat Majumdar, by faith Hindu, by Nationality Indian, by occupation Household duties, residing at 50/17, Rabindra Pally, Post Office-Shaymnagar, P.S. Jagaddal, District-North 24 Parganas, Pin Code No. 743127, (3) **SMT. SONALI SINHA (PAN-CTUPS8459Q, Aadhaar No. 6630 2145 0253)**, wife of Late Soumen Sinha, (4) **SUBARNA SINHA (PAN-CTUPS8458R, Aadhaar No. 7603 3215 7444)**, daughter of Late Soumen Sinha, both by faith Hindu, both by Nationality Indian, both by occupation Household duties, both of Village and Post Office-Podrah, Police Station-Sankrail, District-Howrah, Pin Code No. 711109, **being represented by their Constituted Attorney "MAA BHABATARINI REALTOR PVT. LTD.", PAN-AAICM9919R** a Company incorporated under the Companies Act, 1956, having its Registered office at Village-Podrah, Post Office-Podrah P.S. Sankrail, Howrah-711109, being Represented by its Managing Director **SRI MONAJ MONDAL (PAN-AYDPM1205A)**, son of Late Sudhir Kumar Mondal, by faith Hindu, by occupation Business, residing at Village and Post Office Podrah, Police Station Sankrail, District Howrah-711109, authorized **vide registered Power of Attorney executed by Vendors No. 1 and 2 herein which was registered in the Office of D.S.R. I Howrah and recorded in Book No. I, Being No. 050104372 for the year 2018 AND vide registered Power of Attorney executed by Vendors No. 3 and 4 herein which was registered in the Office of D.S.R.-I, Howrah and recorded in Book No. I, Being No. 050102148 for the year 2018** (hereinafter referred to as '**Owner**') (which expression shall unless it be repugnant to the context or meaning thereof mean & include its successors & permitted assigns) of the **First Part**;

**AND**

**"MAA BHABATARINI REALTOR PVT. LTD.", PAN-AAICM9919R** a Company incorporated under the Companies Act, 1956, having its Registered office at Village-Podrah, Post Office-Podrah P.S. Sankrail, Howrah-711109, being Represented by its Managing Director **SRI MONAJ MONDAL (PAN-AYDPM1205A)**, son of Late Sudhir Kumar Mondal, by faith Hindu, by occupation Business, residing at Village and Post Office Podrah, Police Station Sankrail, District Howrah-711109, authorized vide board resolution dated .....(hereinafter referred to as '**Vendor**') (which expression shall unless it be repugnant to the context or meaning thereof mean & include its successors & permitted assigns) of the **Second Part**;

**AND**

**[FOR INDIVIDUALS]**

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.....(PAN CARD NO.....) son/wife/daughter of  
....., by faith ....., by Nationality Indian, by occupation .....,  
residing at .....

**OR**

**(FOR FIRMS)**

.....  
.....  
.....  
.....

**(FOR COMPANIES)**

.....  
.....  
.....  
.....

**JOINTLY WITH**

.....  
.....  
.....  
.....

\*(To be filled up, if the allotment is in the joint names

# (Strike out whatever is not applicable)

hereinafter jointly and severally referred to as the 'Vendee(s)' (which expression shall unless it be repugnant to the context or meaning thereof mean & include his/her/its heirs, executors, administrators, successors and legal representatives, permitted assigns) of the **THIRD PART**.

The expressions, the 'Owner', 'Vendor' and the 'Vendee (s)' are hereinafter individually referred to as the 'Party' and jointly as the 'Parties'.

In this Agreement unless the context requires otherwise reference to the singular includes a reference to the plural and vice versa.

**WHEREAS**

**Chain of Title of Vendors No. 1 & 2 herein**

- A. **WHEREAS** the Vendors No. 1 and 2 herein, are joint Owners and Occupiers of **ALL THAT** piece and parcel of Bastu Land measuring more or less 1 Cottah 15 Chittaks 25 Square Feet comprised in R.S. Dag No. 559 corresponding to L.R. Dag No. 705 **AND** Bastu Land measuring more or less 2 Chittak 25 Square Feet comprised in R.S. Dag

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No. 558 corresponding to L.R. Dag No. 704 i.e. in total 2 Cottah 2 Chittak 05 Square Feet both under L.R. Khatian No. 2311 corresponding to New L.R. Khatian Nos. 6939 and 6940 and situate within Mouza-Podrah, J.L. No. 38, Police Station-Sankrail, District-Howrah, within the ambit of Thanamakua Gram Panchayet, within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Ranihati, Howrah, together with right over the common passage and all sorts of other easement rights attached thereto;

- B. AND WHEREAS** the above mentioned property originally belonged to one Basanti Das, wife of Jyotirmoy Das (the mother of the present Vendors No. 1 and 2 herein )who purchased the said property from Smt. Durgarani Sarkar, wife of Sri Nemai Sadhan Sarkar by virtue of a registered Bengali Kobala dated 14<sup>th</sup> day of March, 1997 which was registered in the Office of Additional District Sub-Registrar at Ranihati and recorded in Book No. I, Volume No. 11, pages from 87 to 94, Being No. 776 for the year 1997 and also got possession of the said property and thereafter said Basanti Das mutated her name in the records of L.R. Settlement Department, Govt. of West Bengal and seized and possessed the said property by paying necessary taxes and Khaznas;
- C. AND WHEREAS** thereafter said Basanti Das while seized and possessed in the said property died intestate on 18/12/2012 leaving behind her husband Jyotirmoy Das one son Sri Biswajit Das (the present Vendor No. 1 herein) and one married daughter namely Smt. Anita Majumdar (the present Vendor No. 2 herein) as her only legal heirs and successors who became joint owners and occupiers of the above mentioned property each having their undivided 1/3<sup>rd</sup> share thereof according to the provisions of Hindu Succession Act, 1956;
- D. AND WHEREAS** thereafter said Jyotirmoy Das died intestate on 13/04/2016 leaving behind his one son Sri Biswajit Das (the present Vendor No. 1 herein) and one married daughter namely Smt. Anita Majumdar (the present Vendor No. 2 herein) as his only legal heirs and successors and his undivided 1/3<sup>rd</sup> share has been devolved upon his aforesaid son and daughter according to the provisions of Hindu Succession Act, 1956;
- E. AND WHEREAS** in the manner as aforesaid the Vendors No. 1 and 2 herein, have become joint owners and occupiers of the aforesaid property by way of inheritance from their mother and father (both since deceased) and they have mutated their names in the records of L.R. Settlement Department and they have been allotted new L.R. Khatian Nos. 6939 and 6940 respectively in respect of L.R. Dag No. 704 & 705 and they have been enjoying and possessing the Schedule mentioned property by paying necessary taxes thereof;
- F. AND WHEREAS** the Owners/Vendors No. 1 and 2 have jointly desired to invest their aforesaid property in a profitable manner by constructing a multistoried building over the said property but as they have no experience and/or fund for the same they have jointly entered into an Agreement for Development with the developer/Confirming Party/ Third Part herein on 05.09.2018 which was registered in the Office of D.S.R.-I, Howrah and recorded in Book No. I, CD Volume No. 0501-2018, pages from 136102 to

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136128, Being No. 050104369 for the year 2018 and simultaneously the Owners/Vendors No. 1 and 2 herein have jointly executed a Development Power of Attorney in favour of the Developer/ Confirming Party/ Third Part herein empowering the Developer/ Confirming Party/ Third Part herein to commence construction of a multistoried building over the said property and to sell out the Flats/Units of the said building on their behalf and the said Power of Attorney was registered in the Office of D.S.R. I Howrah and recorded in Book No. I, Volume No. 0501-2018, pages from 136174 to 136202, Being No. 050104372 for the year 2018.

**Chain of Title of Vendors No. 3 & 4 herein**

- A. **AND WHEREAS** the Vendors No. 3 and 4 herein, are joint Owners and Occupiers of **ALL THAT** piece and parcel of Bastu Land measuring more or less 2 Cottahs together with structure standing thereon comprised in R.S. Dag No. 559 corresponding L.R. Dag No. 705 under R.S. Khatian No. 454 corresponding to L.R. Khatian No. 1034 and situated within Mouza-Podrah, J.L. No. 38, Police Station-Sankrail, District-Howrah, together with right over the common passage and also together with all sorts of easement rights attached thereto, within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Ranihati;
- B. **AND WHEREAS** the above mentioned property along with other property i.e. the landed property measuring about 8 decimal a little more or less lying and situates in Dag No 559, Khatian No 454, J.L No 38, R.S No 2007, Mouza - Podra, Police Station - Sankrail, District - Howrah originally belonged to one Kangali Naskar and others who got the said property by way of inheritance;
- C. **AND WHEREAS** thereafter said Kangali Naskar and others while seized and possessed in the said property because of their urgent need of money they jointly sold, conveyed and transferred the Bastu Land measuring more or less 2 Cottah or more or less 3.25 Sataks in favour of Sri Gopal Chandra Naskar, son of Late Satish Chandra Naskar by virtue of a registered Deed of Sale dated 4<sup>th</sup> November, 1966 which was registered in the Office of Sub-Registrar at Domjur and recorded in Book No. I, Volume No. 60, Pages from 296 to 298, Being No. 4373 for the year 1966 and delivered khas possession in respect of the said property in favour of said Gopal Chandra Naskar;
- D. **AND WHEREAS** by virtue of the aforesaid Deed of purchase said Sri Gopal Chandra Naskar became the absolute Owner and Occupier of the aforesaid property and he while seized and possessed in the said property sold, conveyed and transferred the said property in favour of Smt. Priti Sinha, wife of Sri Hemendra Narayan Sinha by virtue of a registered Bengali Kobala which was executed on 14<sup>th</sup> August, 1974 and registered in the Office of District Registrar at Howrah and recorded in Book No. I, Volume No. 67, Pages from 169 to 173, Being No. 3763 for the year 1974;
- E. **AND WHEREAS** by virtue of the aforesaid Bengali Kobala said Smt. Priti Sinha became the absolute Owner and Occupier of the aforesaid property measuring more or less 2 Cottahs of Bastu land and she mutated her name in the records of Settlement Department and she

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while seized and possessed in the said property died intestate on 04.07.2008 leaving behind her only son Soumen Sinha (since deceased) and only married daughter Tapati Roy Chowdhury as her only legal heirs and successors who became joint Owners and Occupiers of the above mentioned property each having their undivided  $\frac{1}{2}$ (half) share thereof; Be it mentioned here that the husband of said Prity Sinha namely Hemendra Narayan Sinha predeceased her.

**F. AND WHEREAS** thereafter said Soumen Sinha died intestate on 31.12.2015 leaving behind his widow Smt. Sonali Sinha (the Vendor No. 3 herein) and only daughter namely Subarna Sinha (the Vendor No. 4 herein) as his only legal heirs and successors and his undivided  $\frac{1}{2}$  share in the above mentioned property has been devolved upon his abovenamed wife and daughter i.e. the Vendor No. 3 and 4 herein;

**G. AND WHEREAS** thereafter said Tapati Roy Choudhury gifted her undivided  $\frac{1}{2}$  share in favour of Vendors No. 3 and 4 herein by virtue of a registered Deed of Gift dated 3/06/2016 which was registered in the Office of District Sub-Registrar at Howrah and recorded in Book No. 1, Volume No. 0501-2016, pages from 158832 to 158858, Being No. 050106279 for the year 2016;

**H. AND WHEREAS** in the manner as aforesaid the Vendors No. 3 and 4 herein have become joint owners and occupiers of the above mentioned property partly by way of inheritance and partly by way of Deed of Gift mentioned above and they have mutated their names in the records of L.R. Settlement department, L.R. Khatian No. 6704 and 6702;

**I. AND WHEREAS** the Owners/Vendors No. 3 and 4 have jointly desired to invest their aforesaid property in a profitable manner by constructing a multistoried building over the said property but as they have no experience and/or fund for the same they have jointly entered into an Agreement for Development with the developer/Confirming Party/ Third Part herein on 28.03.2018 which was registered in the Office of D.S.R.-I, Howrah and recorded in Book No. I, CD Volume No. 0501-2018, pages from 71900 to 71928, Being No. 050102139 for the year 2018 and simultaneously the Owners/Vendors No. 3 and 4 herein have jointly executed a Development Power of Attorney in favour of the Developer/ Confirming Party/ Third Part herein empowering the Developer/ Confirming Party/ Third Part herein to commence construction of a multistoried building over the said property and to sell out the Flats/Units of the said building on their behalf and the said Power of Attorney was registered in the Office of D.S.R.-I, Howrah and recorded in Book No. I, Being No. 050102148 for the year 2018.(hereinafter referred to as the said POA under the said Joint Development Agreement and POA, the Owners have authorized and permitted the Promoter to sell and transfer on ownership basis, various flats, apartments, tenements, units and premises in the buildings and structures to be constructed by the Promoter at its own cost on the said Larger Property, for such consideration and on such, other terms, conditions, covenants, stipulations and provisions as may be decided and deemed fit by the Promoter, and for this purpose to sign and execute the necessary agreements, deeds, documents and writings with the purchasers/transferees of the same. The said Joint Development Agreement also inter alia provides that, on completion of development of the said Larger Property or portions thereof thereof from time to time, the Promoter alone will be entitled to hand over possession of the

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various Flats, apartments, tenements, units, premises car parks constructed/provided thereon to the purchasers/ transferees thereof. The Owner shall do all such acts, deeds and things and render all possible assistance to the Promoter as may be necessary and expedient to facilitate the development, sale and conveyance of the said Larger Property.

- J. The said Larger Property is earmarked for the purpose of building of a residential project comprising of multi storeyed apartments buildings consisting of apartments, tenements, dwelling units and premises of all kinds, for residential, and/or any other authorized use, together with provision of parking spaces and other necessary amenities and services thereto, for the purpose of selling, leasing or otherwise transferring the same to the prospective purchasers, lessees and other transferees, at its own risk and responsibility (collectively referred to as "Project") in the manner and on the terms, conditions, stipulations and provisions of approvals and the said Project shall be known as " **SRISTI NIVAS (Block-C)**".
- K. **AND WHEREAS** thereafter the said Developer on the strength of the said Power of Attorneys amalgamated the aforesaid two plots of land into one single plot of land by virtue of a registered Deed of Declaration for Amalgamation, which was registered in the Office of District Sub-Registrar-I at Howrah on 17<sup>th</sup> January, 2019 and recorded in Book No. I, Volume No. 0501-2019, Pages from 6040 to 6068, Being No. 050100225 for the year 2019;
- L. For the purpose of construction of the said building a Building Plan has been sanctioned from the Howrah Zilla Parishad vide Memo No. 99/032/HZP/EP dated 15.07.2019 and accordingly the Developer/ Confirming Party/ Third Part herein has commenced construction of a multistoried building on the said amalgamated LAND named as "**SRISTI NIVAS (Block-C)**" as per the said sanctioned building plan;
- M. Now, the Project has received Occupation Certificate issued by Howrah Municipal Corporation being \_\_\_\_\_ dated \_\_\_\_\_ with respect of the building/s and structures where the said Unit (as defined herein below) is situated. The Vendor has informed the Vendee(s) of the same. A copy of occupation certificate is enclosed herewith as ANNEXURE -A.
- N. The said Project has been registered with the West Bengal Housing Industry Regulatory vide Regn No. \_\_\_\_\_ dated 9 \_\_\_\_\_ in accordance with the West Bengal Housing Industry Regulation Act, 2017.
- O. The Vendee(s) being desirous of owing a residential unit in the Project more particularly detailed and described in **Second Schedule** (hereinafter referred to as the said "Unit") along with .....% right in common areas to the extent envisaged hereunder and stipulated undivided interest in the said land wherein the project has been devolved by the Vendor had entered into Apartment Buyer's Agreement dated .....executed at .....(Agreement) wherein the said Vendor had agreed to sell and transfer to the Vendee(s) the Unit as set out in the said Agreement for a Sale consideration of Rs.....(Rupees

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.....) only. The Vendor has also allotted and earmarked .....car parking spaces bearing for the exclusive use and enjoyment of the Vendee(s).

- P. The authenticated copy of the floor plan of the said unit purchased by the Vendee(s) as sanctioned and approved have been annexed and marked as **ANNEXURE -B.**
- Q. The Vendor has also represented to the Vendee(s) that the Vendor holds good and marketable right to enter into this Deed.
- R. The Vendee(s) has verified the ownership details and title of the said property through its own legal advisors and property experts and after being fully satisfied with the same, the Vendee(s) has purchased the said Unit from the Vendor. The Vendee(s) has also verified the construction work, materials used in the construction etc. through their respective experts for the said Unit and after being fully satisfied with the same, the Vendee(s) has purchased the said Unit from the Vendor.
- S. The Vendee(s) has paid the entire Sale Consideration, Additional Outgoings and other charges as stated in the said Agreement and now has come forward to take upon possession of the said Unit. Along with taking upon vacant, quiet and peaceful possession of the said Unit, now the Vendee(s) have requested the Vendor to convey the said Unit more particularly described in the Second Schedule hereunder written, by executing which the Vendor has agreed upon the terms, conditions and consideration as set out.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. That in pursuance of the foregoing and the said Agreement and in consideration of the Sale Consideration as mentioned hereinabove, paid by the Vendee(s) to the Vendor as stated above, (the payment and receipt whereof the Vendor doth hereby acknowledged, and of and from every part thereof for ever acquit, release and discharge the Vendee(s) as full and final consideration for sale of the said unit, the Vendor doth hereby grant, sell, transfer assign convey and assure unto forever the said unit to the Vendee(s) **TO HAVE AND TO HOLD THE SAME** as the owner of the said Unit as described in the **THIRD SCHEDULE**, developed by the Vendor on the said property and all the right title and interest of the Vendor in the said Unit, including the right to use the common areas provided in the said land, pathways, open space garden areas, and other common amenities and facilities.
2. That the Vendor doth hereby **GRANT, SELL, ASSIGN, CONVEY, TRANSFER** and **ASSURE** unto the Vendee(s) forever, all the right, title and interest of the Vendor in the said Unit, hereunder written together with all rights, liberties/privileges, easements necessary for the enjoyment of the said Unit and **TO HAVE AND TO HOLD AND TO ENJOY** the said Unit with all rights and appurtenances absolutely and forever on the terms and condition mentioned in the said Agreement.

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3. That the Vendor has delivered the actual physical possession of the said Unit to the Vendee(s) at the time of execution of this Conveyance Deed and the Vendee(s) hereby confirms and acknowledges to have taken over possession of the said Unit and/the amenities of the Project.
4. The Vendee(s) declares that he/she/it has no complaint or grievance of any nature whatsoever in respect of the Unit and/the amenities of the Project.
5. That the Vendor has assured the Vendee(s) that the said Unit is free from all sorts of encumbrances, liens and charges etc. and the Vendor has the full right and authority to sell the same.
6. That all taxes, charges, cess etc. including but not limited to House Tax, Water Tax, Sewerage Tax, Electricity charges or any other Taxes or charges to Municipal Corporation, Power Corporation or any other Competent Authority/Department etc., whether levied or leviable in respect of the said Land and said Unit, in present or future by the competent authorities, government bodies with retrospective or prospective effect shall be payable by the Vendee(s).
7. That the Vendee(s) agrees and confirms that all the obligations arising under this Conveyance Deed in respect of the said Unit and Land and Larger Property shall equally be applicable and enforceable against the Vendee, occupier and subsequent purchasers of the said Unit as the said obligations go with the said Unit for all intents and purposes and the Vendee(s) assures the Vendor that the Vendee(s) shall take sufficient steps to ensure the performance in this regards.
8. That the Vendee(s) shall also be liable to pay all such future levies as may be levied on the said Unit and Land and Larger Property including EDC, IDC, Infrastructure Development Charges, GST etc.
9. The Vendor hereby covenants with the Vendee(s) that notwithstanding any act, deed, matter or thing whatsoever done, committed, omitted or knowingly or willingly suffered by the Vendee(s) or any person/ persons claiming through it, the Vendor now has in itself a good right.

i. **For Title :**

That the Vendor has a good, valid, subsisting and marketable title over the said Unit. Further the Owner has full power and absolute authority to grant, convey, transfer and assure the said unit hereby granted, conveyed, transferred and assured unto and to the use of the Vendee(s) in any manner aforesaid.

ii. **For Peaceful Possession and Quiet Enjoyment :**

AND THAT it shall be lawful for the Vendee(s) from time to time and at all times hereafter peaceably and quietly to hold, occupy, possess and enjoy the said Unit hereby granted, conveyed, transferred and assured with the appurtenances and of every part thereof to and for their own use and benefit without any suit, lawful eviction,

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interruption, claim and demand whatsoever from or by the Vendor or by any person or persons lawfully or equitably claiming by, from, under or in trust for it.

10. That all the terms and conditions as contained in the said Agreement shall be read as part and parcel of these presents and shall continue to hold good and binding upon the Vendee(s). That all expenses, charges etc. including the stamp duty, registration fee for the registration of this Deed (including deficit if any) or in relation to the Unit or any construction to be made thereon, if any will be solely borne and paid by the Vendee(s).
11. This Deed shall be construed and the legal relations between the Parties hereto shall be determined and governed according to the laws of India.
12. This Deed shall be construed and the legal relation between the Parties hereto shall be determined and governed in accordance to the laws of India. All disputes or differences whatsoever which shall at any time hereafter arise between the parties hereto or their respective heirs, legal representatives, successors-in-title, transferees and assigns (as the case may be), touching or concerning this deed or its construction or effect, or as to the rights, duties, obligations, responsibilities or liabilities of the parties hereto or any of them, under or by virtue of this deed or otherwise or as to any other matter in any way connected with or arising out of or in relation to the subject matter of this deed, shall be referred to arbitration in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The reference shall be made to only one arbitrator mutually nominated by both the parties. The award of the arbitrator shall be final and binding on the Parties to the reference. The arbitration proceedings shall be held in Mumbai only. The proceedings shall be conducted in English. Costs and expenses for such arbitration proceedings shall be equally borne by the parties. The courts shall have the jurisdiction as per procedure of law.

**FIRST SCHEDULE-DESCRIPTION OF THE LARGER PROPERTY**

**FIRSTLY**

**ALL THAT** piece and parcel of Bastu Land measuring more or less 1 Cottah 15 Chittaks 25 Square Feet comprised in R.S. Dag No. 559 corresponding to L.R. Dag No. 705 **AND** Bastu Land measuring more or less 2 Chittak 25 Square Feet comprised in R.S. Dag No. 558 corresponding to L.R. Dag No. 704 i.e. in total 2 Cottah 2 Chittak 05 Square Feet both under L.R. Khatian No. 2311 corresponding to New L.R. Khatian Nos. 6939 and 6940 and situate within Mouza-Podrah, J.L. No. 38, Police Station-Sankrail, District-Howrah, within the ambit of Thanamakua Gram Panchayet, within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Ranihati, Howrah, together with right over the common passage and all sorts of other easement rights attached thereto **AND ALL THAT** piece and parcel of Bastu Land measuring more or less 2 Cottahs together with R.T. shed structure standing thereon measuring more or less 200 Square Feet comprised in R.S. Dag No. 559 corresponding L.R. Dag No. 705 under R.S. Khatian No. 454 corresponding to L.R. Khatian No. 1034 and at present new L.R. Khatian Nos. 6704 and 6702 and situated within Mouza-Podrah,

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J.L. No. 38, Police Station-Sankrail, District-Howrah, together with right over the common passage and also together with all sorts of easement rights attached thereto, within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Ranihati, i.e. in total **04 Cottahs 02 Chittaks 05 Square Feet together with building named as SRISTI NIVAS (Block-C) standing thereon**, which is butted and bounded as follows :-

- On the North :** Land of Kasinath Mondal.  
**On the South :** Property in Dag No. 561.  
**On the East :** 10'feet wide District Board Road.  
**On the West :-** Property in Dag No. 560.

**SECONDLY**

**"Said Passage"**

Road adjacent to the said property

**THE SECOND SCHEDULE HEREINABOVE REFERRED TO**

**(Description of the said Unit)**

**ALL THAT** piece and parcel of one self contained residential Flat being Flat No. "....." measuring about ..... Square Feet including super built up area on the ..... Floor of the building with marble flooring (with lift facility) named as "SRISTI NIVAS (Block-C)" constructed over the amalgamated property mentioned in the First Schedule herein above written together with undivided, impartible proportionate share of the land underneath in the First Schedule mentioned property. The Flat is butted and bounded as follows:-

- On the North :**  
**On the South :**  
**On the East :**  
**On the West :**

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**IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH & YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESS:**

**SIGNED AND DELIVERED**

For and on behalf of the within named

**OWNER**, through its Constituted attorney

Mr \_\_\_\_\_

In the presence of Witnesses :

- 1.
- 2.

**SIGNED AND DELIVERED**

For and on behalf of the within named

**PROMOTER**, through its Constituted attorney

In the presence of Witnesses :

Mr \_\_\_\_\_

- 1.
- 2.

**SIGNED AND DELIVERED**

For and on behalf of the within named

**ALLOTTEE(S)**,

In the presence of Witnesses :

- 1.
- 2.

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**RECEIPT AND ACKNOWLEDGEMENT**

The Allottee(s) has/ have paid a sum of Rs. ....(Rupees .....)  
on or before execution of these presents and the balance consideration is  
payable as per the Payment Schedule as agreed between the Parties and  
annexed to this Agreement.

**WE SAY RECEIVED**

**PROMOTER**

**ANNEXURE A**

**(COPY OF OCCUPATION CERTIFICATE)**

**ANNEXURE B**

**(COPY OF THE FLOOR PLAN OF THE UNIT)**

**VENDOR**

**VENDEE/S**

**MEMO OF CONSIDERATION**

RECEIVED Rs.

/- (Rupees

) **only** towards the part consideration money in respect of the  
Schedule mentioned Flat from the Purchasers herein in the manner as follows :-

<b><u>Date</u></b>	<b><u>Cheque No./ Cash</u></b>	<b><u>Bank Name</u></b>	<b><u>Amount</u></b>	<b><u>G.S.T.</u></b>
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Total Rs.                    /-

**WITNESSES :-**

1.

2.

**SIGNATURE OF THE CONFIRMING PARTY/DEVELOPER/**

**THIRD PART.**