

## DEED OF CONVEYANCE

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

### **BETWEEN**

**(1) SRIMATI KABITA DAS (PAN NO. ACYPD3427A)**, wife of Bibhuti Bhusan Das, by occupation – Housewife, residing at Vivekananda Road, Rabindra Nagar, 1/1, Gitanjali Complex, Post Office – Rabindra Nagar, Police Station – Dum Dum, District – North 24 Parganas, Kolkata – 700065, West Bengal, **(2) SRIMATI BANDANA SAHA (PAN NO. BTMPS9918M)**, wife of Binoy Kumar Saha, by occupation – Housewife, residing at Village – Basudevpur, Haldia, Post Office – Khanjanchak, Police Station – Durgachak, District – Purba Medinipur, Pin – 721 602, West Bengal, **(3) SRIMATI SIMA SAHA (PAN NO. DAPPS9619H)**, wife of Kanai Lal Saha, by occupation – Housewife, residing at 118/2, North Purbachal Road, Kalitala, Post Office – Haltu, Police Station – Garfa, District – South 24 Parganas, Pin – 700 078, West Bengal and **(4) SRI ALOKE NATH SAHA (PAN NO. AJRPS1667D)**, son of Late Amulya Nath Saha, by occupation – Retired Person, residing at 100, Baguiati Road, Post Office and Police Station – Dum Dum, District – North 24 Parganas, Pin – 700028, West Bengal, all by faith Hindu, by Nationality – Indian, 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 are duly represented by their constituted attorney, namely, **RAI RISHI CONSTRUCTION, (PAN NO- AAYER9010K)**, a Partnership Firm, having its registered office at 57, Baguiati Third Lane, Post Office and Police Station – Dum Dum, District – North 24 Parganas, Kolkata – 700028, West Bengal, represented by its Partners namely, **[1] SRI SANJIB KUMAR GUHA (PAN NO- AFTPG7730D)**, son of Late Nagendra Chandra Guha, residing at 57, Baguiati Third Lane, Post Office and Police Station – Dum Dum, District – North 24 Parganas, Kolkata – 700028, West Bengal, **[2] SRI MIHIR GHOSH (PAN NO- AKMPG0060E)**, son of Late Haran Chandra Ghosh, residing at EC-2, Ghoshpara, Post Office Deshbandhu Nagar, under Police Station – Baguiati, District – North 24 Parganas, Kolkata – 700059, West Bengal and **[3] SRI MANOJ ROY (PAN NO- AHDPR2405A)**, son of Late Jogendranath Roy, residing at Second Floor of "Gitanjali Apartment", FB-7, Deshbandhu Nagar, Post Office – Deshbandhu Nagar and Police Station – Baguiati, District – North 24 Parganas, Kolkata – 700059, West Bengal, all by religion Hindu, by Occupation Business, by Nationality- Indian, by virtue of registered Development Power of Attorney after registered Development Agreement dated 10th Day of May, 2019 which

RAI RISHI CONSTRUCTION

M. C. Saha

was duly registered before the office of the Additional District Sub Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506-2019, Pages from 186891 to 186920, Being No. 150603958 for the year 2019.

**AND**

**RAI RISHI CONSTRUCTION, (PAN NO- AAYER9010K)**, a Partnership Firm, having its registered office at 57, Baguiati Third Lane, Post Office and Police Station – Dum Dum, District – North 24 Parganas, Kolkata – 700028, West Bengal, represented by its Partners namely, **[1] SRI SANJIB KUMAR GUHA (PAN NO- AFTPG7730D)**, son of Late Nagendra Chandra Guha, residing at 57, Baguiati Third Lane, Post Office and Police Station – Dum Dum, District – North 24 Parganas, Kolkata – 700028, West Bengal, **[2] SRI MIHIR GHOSH (PAN NO- AKMPG0060E)**, son of Late Haran Chandra Ghosh, residing at EC-2, Ghoshpara, Post Office Deshbandhu Nagar, under Police Station – Baguiati, District – North 24 Parganas, Kolkata – 700059, West Bengal and **[3] SRI MANOJ ROY (PAN NO- AHDPR2405A)**, son of Late Jogendranath Roy, residing at Second Floor of "Gitanjali Apartment", FB-7, Deshbandhu Nagar, Post Office – Deshbandhu Nagar and Police Station – Baguiati, District – North 24 Parganas, Kolkata – 700059, West Bengal, all by religion Hindu, by Occupation Business, by Nationality- Indian, 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 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]

RAI RISHI CONSTRUCTION  
*Mihir Ghosh*  
 Partner

\_\_\_\_\_ 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.**

RAJ RISHI CONSTRUCTION

*m. c. shah*

Partner

**WHEREAS :**

- A. That, by a Saf Bikray Kobala dated the 9th day of August, 1955, one Sri Amarendra Nath Chattopadhyay alias Sri Amarendra Nath Chatterjee, son of Sri Radha Charan. Chattopadhyay, therein referred to and called as the Vendor of the One Part due to his urgent requirement of lawful money sold, transferred, conveyed and granted ALL THAT piece and parcel of a plot of land measuring about 6 [Six] Cottahs 3 [three] Chittacks 27 [twenty seven] Square Feet more or less, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Touzi No. 3083, comprised in C.S. Dag No. 2935,

appertaining to Jamindari Khatian No. 701 corresponding to C.S. Khatian No. 599 Ka, Kha and Ga, within the local limits of South Dum Dum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station – Dum Dum, District – 24 Parganas, unto and in favour of one Srimati Gita Rani Saha, wife of Amulya Nath Saha, therein referred to and called as the Purchaser of the Other Part which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 99, Pages from 64 to 68, Being No. 6754 for the year 1955 against the consideration mentioned therein and thus handed over the vacant and peaceful possession absolutely and forever.

- B. That, by virtue of aforesaid purchase, said Srimati Gita Rani Saha, wife of Amulya Nath Saha became the sole and absolute owner and thus mutated her name with the Office of the concerned authorities and used to pay proper rates, taxes, cess, rents, levies and other outgoings against her name regularly and punctually.
- C. That, while thus said Srimati Gita Rani Saha enjoying the aforesaid property as the sole and absolute recorded owner, she died intestate on 26th day of April, 1999 leaving behind her 3 [Three] married daughter namely [1] Srimati Kabita Das, wife of Bibhuti Bhusan Das, [2] Srimati Bandana Saha, wife of Binoy Kumar Saha and [3] Srimati Sima Saha, wife of Kanai Lal Saha and only son namely Sri Alope Nath Saha, as the only legal heiress, successors and representatives towards the estate of deceased Gita Rani Saha, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date.
- D. That, by virtue of law of inheritance said after the demise of said Srimati Gita Rani Saha, said [1] Srimati Kabita Das, wife of Bibhuti Bhusan Das, [2] Srimati Bandana Saha, wife of Binoy Kumar Saha and [3] Srimati Sima Saha, wife of Kanai Lal Saha, [4] Sri Alope Nath Saha, son of Late Amulya Nath Saha, the Landowners herein, became the absolute joint owners of ALL THAT piece and parcel of a plot of land measuring about 6 [Six] Cottahs 3 [three] Chittacks 27 [twenty seven] Square Feet more or less, lying and situated at Mouza – Satgachi, J.L. No. 20, R.S. No. 154, Touzi No. 3083, comprised in C.S. Dag No. 2935, corresponding to R.S. Dag No. 7334 corresponding to L.R. Dag No. 7350 appertaining to Jamindari Khatian No. 701 corresponding to C.S. Khatian No. 599 Ka, Kha and Ga, corresponding to R.S. Khatian No. 1238 corresponding to L.R. Khatian No. 1424, under Ward No. 26, within the local limits of South Dum Dum Municipality, within the jurisdiction of the

RAJIBRI CONSTRUCTION  
M. K. Saha

Partner

Office of the Sub-Registrar at Cossipore, Dum Dum, at Holding No. 63, Baguiati Road, Premises No. 100, Baguiati Road, under Police Station – Dum Dum, District – 24 Parganas, Kolkata – 700028, hereinafter referred to and called as the “Said Premises” which is morefully and particularly mentioned in the First Schedule written hereinunder.

- E. The Owners herein have entered into a registered Development Agreement dated 10th Day of May, 2019 with **RAI RISHI CONSTRUCTION, (PAN NO- AAYER9010K)**, a Partnership Firm, having its registered office at 57, Baguiati Third Lane, Post Office and Police Station – Dum Dum, District – North 24 Parganas, Kolkata – 700028, West Bengal, represented by its Partners namely, **[1] SRI SANJIB KUMAR GUHA (PAN NO- AFTPG7730D)**, son of Late Nagendra Chandra Guha, residing at 57, Baguiati Third Lane, Post Office and Police Station – Dum Dum, District – North 24 Parganas, Kolkata – 700028, West Bengal, **[2] SRI MIHIR GHOSH (PAN NO- AKMPG0060E)**, son of Late Haran Chandra Ghosh, residing at EC-2, Ghoshpara, Post Office Deshbandhu Nagar, under Police Station – Baguiati, District – North 24 Parganas, Kolkata – 700059, West Bengal and **[3] SRI MANOJ ROY (PAN NO- AHDPR2405A)**, son of Late Jogendranath Roy, residing at Second Floor of “Gitanjali Apartment”, FB-7, Deshbandhu Nagar, Post Office – Deshbandhu Nagar and Police Station – Baguiati, District – North 24 Parganas, Kolkata – 700059, West Bengal, all by religion Hindu, by Occupation Business, by Nationality- Indian .i.e. the Promoter/Developer herein for the purpose of development and construction of a multi-storied building upon the said land more fully described in the Schedule “A” under certain terms and condition contained therein and the same was executed and registered before the Office of the Additional District Sub Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506-2019, Pages from 187534 to 187575, Being No. 150603932 for the year 2019.

- F. For proper implementation of development work the Owners herein subsequently executed a registered Development Power of Attorney after registered Development Agreement dated 10th Day of May, 2019 in favour of **RAI RISHI CONSTRUCTION, (PAN NO- AAYER9010K)**, a Partnership Firm, having its registered office at 57, Baguiati Third Lane, Post Office and Police Station – Dum Dum, District – North 24 Parganas, Kolkata – 700028, West Bengal, represented by its Partners namely, **[1] SRI SANJIB KUMAR GUHA (PAN NO- AFTPG7730D)**, son of Late Nagendra Chandra Guha, residing at 57, Baguiati Third Lane, Post Office and Police Station – Dum Dum, District – North 24 Parganas, Kolkata – 700028,

RAI RISHI CONSTRUCTION  
M. C. Guha

(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 – Satgachi, J.L. No. 20, R.S. No. 154, Touzi No. 3083, comprised in C.S. Dag No. 2935, corresponding to R.S. Dag No. 7334 corresponding to L.R. Dag No. 7350 appertaining to Jamindari Khatian No. 701 corresponding to C.S. Khatian No. 599 Ka, Kha and Ga, corresponding to R.S. Khatian No. 1238 corresponding to L.R. Khatian No. 1424, under Ward No. 26, within the local limits of South Dum Dum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, at Holding No. 63, Baguiati Road, Premises No. 100, Baguiati Road, under Police Station – Dum Dum, District – 24 Parganas, Kolkata – 700028, 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.

- K. 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 – Satgachi, J.L. No. 20, R.S. No. 154, Touzi No. 3083, comprised in C.S. Dag No. 2935, corresponding to R.S. Dag No. 7334 corresponding to L.R. Dag No. 7350 appertaining to Jamindari Khatian No. 701 corresponding to C.S. Khatian No. 599 Ka, Kha and Ga, corresponding to R.S. Khatian No. 1238 corresponding to L.R. Khatian No. 1424, under Ward No. 26, within the local limits of South Dum Dum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, at Holding No. 63, Baguiati Road, Premises No. 100, Baguiati Road, under Police Station – Dum Dum, District – 24 Parganas, Kolkata – 700028 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

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 – Satgachi, J.L. No. 20, R.S. No. 154, Touzi No. 3083, comprised in C.S. Dag No. 2935, corresponding to R.S. Dag No. 7334 corresponding to L.R. Dag No. 7350 appertaining to Jamindari Khatian No. 701 corresponding to C.S. Khatian No. 599 Ka, Kha and Ga, corresponding to R.S. Khatian No. 1238 corresponding to L.R. Khatian No. 1424, under Ward No. 26, within the local limits of South Dum Dum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, at Holding No. 63, Baguiati Road, Premises No. 100, Baguiati Road, under Police Station – Dum Dum, District – 24 Parganas, Kolkata – 700028 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

RAJIBHAI CONSTRUCTION  
Mila Shah  
Partner

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:-

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.
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.

RAJ RISHI COPY WRIGHTING

*Milani Shah*

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

**ALL THAT** piece and parcel of a plot of land measuring about 6 [Six] Cottahs 3 [three] Chittacks 27 [twenty seven] Square Feet more or less, lying and situated at Mouza – Satgachi, J.L. No. 20, R.S. No. 154, Touzi No. 3083, comprised in C.S. Dag No. 2935, corresponding to R.S. Dag No. 7334 corresponding to L.R. Dag No. 7350 appertaining to Jamindari Khatian No. 701 corresponding to C.S. Khatian No. 599 Ka, Kha and Ga, corresponding to R.S. Khatian No. 1238 corresponding to L.R. Khatian No. 1424, under Ward No. 26, within the local limits of South Dum Dum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, at Holding No. 63, Baguiati Road, Premises No. 100, Baguiati Road, under Police Station – Dum Dum, District – 24 Parganas, Kolkata – 700028 and the same is Butted and Bounded as follows:

ON THE NORTH	:	BY Thirty Feet wide Baguiati Road;
ON THE SOUTH	:	BY Sixteen Feet wide Municipal Road;
ON THE EAST	:	BY Apartment Building;
ON THE WEST	:	BY Property of Asha Rani Saha;

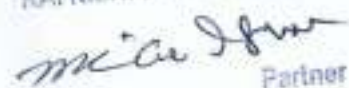
**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Description of the said Flat)**

**ALL THAT** one residential **Flat, being** Flat No. ...., on the ..... **Floor (Flooring-\_\_\_\_\_)**, ..... facing of the Ground plus ..... storied Building namely "**AMULYA GITALOY**", 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 – Satgachi, J.L. No. 20, R.S. No. 154, Touzi No. 3083, comprised in C.S. Dag No. 2935, corresponding to R.S. Dag No. 7334 corresponding to L.R. Dag No. 7350 appertaining to Jamindari Khatian No. 701 corresponding to C.S. Khatian No. 599 Ka, Kha and Ga, corresponding to R.S. Khatian No. 1238 corresponding to L.R. Khatian No. 1424, under Ward No. 26, within the local limits of South Dum Dum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, at Holding No. 63, Baguiati Road, Premises No. 100, Baguiati Road, under Police Station – Dum Dum, District – 24 Parganas, Kolkata – 700028.



- 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.
- 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.

RAI RISHI CONSTRUCTION

  
Partner

**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.

RAI RISHI CONSTRUCTION

*Mian Javed*  
Partner

**SIGNATURE OF THE VENDORS**

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

1.

2.

RAI RISHI CONSTRUCTION

*Mian Javed*  
Partner

**SIGNATURE OF THE DEVELOPER**

**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.

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.

RAJ RISHI CONSTRUCTION  
*[Signature]*  
Partner

**SIGNATURE OF THE DEVELOPER**

Identified by:  
 Name: \_\_\_\_\_  
 Son of \_\_\_\_\_  
 by Faith- \_\_\_\_\_, Occupation: \_\_\_\_\_  
 Residing at - \_\_\_\_\_, P.O. \_\_\_\_\_, P.S. \_\_\_\_\_  
 Kolkata- \_\_\_\_\_, District: \_\_\_\_\_

Partner