

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE ("**Conveyance**") executed on this _____ day
of 2020.

BY AND BETWEEN

TRIMURTI HIGHRISE PRIVATE LIMITED, a company within the meaning of companies Act 1956 and having registered office at 4A, Chaitan Seth Street, P.S. – Posta, Kolkata - 700007, hereinafter referred to as the "**VENDOR CUM DEVELOPER**", (which term or expression unless excluded by or repugnant to the context or meaning shall include his heirs, successors, legal representatives, administrators and permitted assigns) having PAN No. – AADCT2260P of the **FIRST PART**.

(The "**VENDOR CUM DEVELOPER**" shall hereinafter, collectively, be referred to as the "**Promoters**")

AND

(1) _____, (PAN: _____), by nationality Indian, by faith _____, by occupation _____, residing at _____, PIN-_____, Post Office: _____, Police Station: _____ and **(2)** _____, (PAN: _____), by nationality Indian, by faith _____, by occupation _____, residing at _____, PIN-_____, Post Office: _____, Police Station: _____, hereinafter called the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the Purchaser's heirs, executors, administrators, successors-in-interest and permitted assigns) of the **SECOND PART**.

DEFINITIONS:

For the purpose of this Conveyance, unless the context otherwise requires:

- (a) "**Act**" means the West Bengal Housing Industry Regulation Act, 2017 (West Bengal Act XLI of 2017);
- (b) "**Rules**" means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;
- (c) "**Regulations**" means the Regulations made under the West Bengal Housing Industry

Regulation Act, 2017;

(d) "**Section**" means a section of the Act.

(DEVOLUTION OF TITLE)

WHEREAS by Deed of Indenture made by 14th day of October, 1946, Between THE OFFICIAL TRUSTEE OF BENGAL and such the sole executor and Trustee of Indian Estate of Ezekiel Elias David Ezra deceased having his office at 1 no. Council House Street in the town of Calcutta now known as Kolkata as vendor of Part One and Samsul Heque, MD Ibrahim, Md Khalil, Md Jalil, Md Vakil, Md Bashir, being six(6) brothers as purchaser became absolute owner of said 5, Old Court House Street, Calcutta 700001 acquired the premises no. 5, Old Court House Street (Now Premises no. 22, Hemant Basu Sarani) Calcutta 700001 (Now Kolkata 700001).

IN WITNESS WHERE OF Parties hereinabove named have set the irrelative hands and signed this Conveyance at Kolkata in the presence of attesting witness, signing as such on the day first above written.

TRIMURI HIGHRISE PRIVATE LIMITED

[VENDOR CUM DEVELOPERS]

[PURCHASERS]

Witnesses:

Signature_____ Signature_____

Name _____ Name _____

Father's Name _____ Father's Name _____

Address _____ Address _____

RECEIPT OF CONSIDERATION

Received from the within named Purchasers the within mentioned sum of **Rs. _____/- (Rupees _____)** towards full and final payment of the Total Price for the said Apartment and Parking Space described in **Fourth Schedule** above, in the following manner:

Mode	Date	Bank	Amount

For **TRIMURTI HIGHRISE PRIVATE LIMITED**

[VENDOR CUM DEVELOPER]

Witnesses:

Signature_____ Signature_____

Name : _____ Name : _____

Identified By:

Name: _____

Father's Name: _____

Address: _____

Post Office: _____; Police Station: _____

Occupation : _____; Phone: _____