

DEED OF CONVEYANCE

District : **Paschim Bardhaman**

Mouza : **Haribazar**

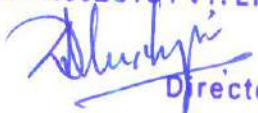
Area of Flat : **Sq. Ft. [Carpet]**
135 Sq. Ft. [Parking]

Flat No :

Sale Value :

Market Value :

AMANTRAN PROJECTS PVT. LTD.


Director

**THIS SALE DEED IS MADE ON THIS THE ___ DAY OF JULY, 2021
BY AND BETWEEN**

(If the promoter is a Company)

AMANTRAN PROJECTS PRIVATE LIMITED [PAN - AAICA7152Q], registered office at 51, Rabindra Nagar, New Market, S.S.B. Patel Road, Durgapur 713206, Dist : Paschim Bardhaman, WB, directors are **(1) SUVENDU MONDAL (PAN-AQEPM3073B)** s/o Late Achinta Kumar Sasmal by nationality - Indian, by faith - Hindu, by occupation - Business, residing at House No. 3/7, Golden Park, Durgapur - 713206 **(2) DEBASISH MUKHERJEE (PAN - AOTPM1640P)** son of Sri Ram Sundar Mukherjee by nationality - Indian, by faith - Hindu, by occupation - Business, SP-11/2, Saptarshi Park, Durgapur - 713206, Dist : Paschim Bardhaman, West Bengal **(3) ASHOK MAJUMDAR (PAN - AQZPM8347F)** son of Late Amal Majumdar by nationality - Indian, by faith - Hindu, by occupation - Business, residing at 20, Steel Park, Near SD Hospital, Bidhannagar, Durgapur - 713206 **(4) SURENDRA NATH CHATTERJEE (PAN - AIHPC2526Q)** son of Sri Sukhendra Nath Chatterjee by nationality - Indian, by faith - Hindu, by occupation - Business, resident of House No. 1, Rabindra Nagar, Shankarpur, Durgapur - 713206 **(5) SUPRIO MUKHERJEE (PAN - ADSPM2508A)** son of Mahadeb Mukherjee by nationality - Indian, by faith - Hindu, by occupation - Business, resident of 15 B/1/12 Sepco Township, Durgapur - 713205 **(6) BABLI CHATTERJEE (PAN - ARGPC1079C)** daughter of Basudeb Mukherjee by nationality - Indian, by faith - Hindu, by occupation - Business, residents of 16/21 Sepco Township, B-Zone, Durgapur - 713205, Dist : Paschim Bardhaman, WB, of hereinafter called "Promoter" (which expression shall unless repugnant to the context meaning thereof be deemed to mean and include his heirs, executors, administrators, successors-in-interest and permitted assigns).

WHEREAS the Vendor No. (1) has purchased (A) Scheduled mentioned property by Registered Deed of Sale Being No. 1729 and 4239 for the year of 2010 of Durgapur A.D.S.R. Office from Sri Pradip Chatterjee & Birendra Kr. Chattopadhyay of Arrah and Vendor No. (2) has purchased (3) Scheduled Property by Registered Deed of Sale being no. 1729 for the year 2010 of Durgapur A.D.S.R. Office from Sri Pradip Chatterjee of Arrah and the Vendors are owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

WHEREAS the Purchaser was in quest of property and having come to know whereabouts of the property with the consideration money of Rs. 9,75,000/- (Rupees Nine Lakhs Seventy Five Thousand) only approached to the vendors.

WHEREAS the A-Schedule mentioned property is the recorded property of Vendor No. 1 and whereas the B-Schedule mentioned property is the recorded property of Vendor

No. 2 and the vendors are owing, seizing, possessing the same as owner with having undertreated power and authority to convey schedule below property.

WHEREAS the Purchasers were in quest of property and having come to know the whereabouts of the property with the consideration money of Rs. 4,00,000/- (Rupees Four Lakhs) only approached to the vendors.

WHEREAS the scheduled mentioned property is the paternal of the vendors and vendor is owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

WHEREAS the Purchasers was in quest of property and having come to know the whereabouts of the property with the consideration money of Rs. 10,00,000/- (Rupees Ten Lakhs) only.

All the landowners owned and possessed the schedule hereto and the said property is free from all encumbrances, charges and liens whatsoever and they have paid up to date rent to the Government in respect of the property described in the schedule hereunder written and have been enjoying the same therein.

AND WHEREAS the Developer has accepted the aforesaid offer of the Owners and after a joint meeting held between the Owners and the Developers, the Owners have appointed the Developer herein as the sole and exclusive Developer to develop the said land by way of constructing and/erecting and/or building multi-storied building or buildings at the said land in accordance with the plan to be sanctioned by the competent authorities from all concern, Durgapur Municipal Corporation, ADDA, and/or any other competent authority or authorities concerned in the name of the Owners on the terms and conditions appearing hereinafter.

AND WHEREAS the Developer shall undertake the construction of the Complex on the said property belonging to the Owner and for such purpose to appoint Soil Surveyors, Architects and Civil Engineers and to obtain the sanction of the Building Plan from the competent authority or any other statutory Authority and to construct the building and all such funds shall be arranged by the Developer.

("OWNER") is the absolute and lawful owner of piece and parcels of Bastu Land, The Plot of land measuring about **674.65 SQMT or 7261.87 SQFT** under Mouza : Haribazar, JL No. 106, LR Plot No. 51(P), 292(P), 295(P), 297(P), L.R. Khatian No. 338, Ward No. 25, Holding No. 43/N, P.S.: New Township under Durgapur Municipal Corporation, Dist : Paschim Bardhaman, West Bengal, India, A.D.S.R. Office- Durgapur & Sub-Division- Durgapur, District- Paschim Bardhaman, West Bengal, under (more fully and

particularly mentioned and described in the First Schedule hereunder written) within the limit of Durgapur Municipal Corporation, which is developed by **AMANTRAN PROJECTS PRIVATE LIMITED (PAN – AAICA7152Q)** both hereby agreed unto the proposal of the party of the Other Part upon receiving the consideration as claimed by the Party of the First Part in this regard and thereafter for acceding to the prayer made by the party of the Other Part in their representations as stated hereinbefore, sanction in terms of Building Plan No. **DMC/BP/CB/48/17 of 20-21** Dated 13th August 2020 has been issued by the DURGAPUR MUNICIPAL CORPORATION.

AND WHERE AS the plan has been sanctioned and approved by **DURGAPUR MUNICIPAL CORPORATION** for the construction of G+5 storied building as per **Building Plan No. DMC/BP/CB/48/17 of 20-21** Dated 13th August 2020

AND WHERE AS the purchaser being interested to purchase a flat in the "**AMANTRAN PHASE II**" approached the First Part and Second Part and First Part and Second Part agreed to sell to the purchaser a flat as mentioned in the Second schedule below and which is construct on the First Schedule property.

NOW THIS DEED WITNESSTH that in consideration of **Rs. (Rupees**

) only paid by the purchaser to the vendor/Developer by cheque the receipts whereof the vendor/Developer hereby grant, convey, transfer, sell the PURCHASER ALL THAT **Flat bearing No-_____ , on the (____) _____ Floor** having **Carpet Area of (_____) Square Feet with / without a medium size Car Parking space** at "**AMANTRAN PHASE II**" at **Haribazar** particularly mentioned in Second Schedule below together with common areas, facilities, and amenities as described in Third Schedule below also together with half of the depth of both floor and roof with full ownership of sanitary fittings and also internal walls within the said flat together with common rights of using stair case, all ways, paths, passages, drain water courses, pumps septic tanks etc in the ground to top floor of the building together with proportionate undivided rights, title, interest on the First Schedule land with rights, liberties, easements, appendages, appurtenance thereto along with common right more fully mentioned Schedule three below and all estate, right, title interest claims and demands whatsoever of the Vendor into or upon and every part thereof TO HAVE AND TO HOLD the same and the use of the said purchaser, his heirs, executors, administrators, assigns absolutely and forever and the vendor hereby covenants with the Purchaser his/her heirs, executors, administrators, assigns that notwithstanding any act, deed or things hereto before granted or executed or knowingly suffered to the contrary and the vendor now lawfully seized and possessed the said property free from all encumbrances attachments or defect in the title whatsoever and the vendor has full authority to sale the said property in the manner as aforesaid and the purchaser hereinafter peaceably and quietly possess and enjoy the sold property in khas without claim or demand whatsoever from the Vendor or and the Developer or any person claiming under or in trust for them and further the vendor and the Developer and also their legal heirs, successors- in- office,

administrators, legal representatives and assignee from door cause to be done or executed all such lawful acts, deeds and things whatsoever in future and more perfectly conveying the said flat and every part thereof in the manner as aforesaid according to true intent and meaning of this deed.

AND WHEREAS Purchaser/s shall be factually legally entitled to get his/her name/s recorded in the record of B.L & L.R.O., FARIDPUR-DURGAPUR during settlement And further that the purchaser shall be at liberty to get the property muted into the rent roll of Govt. Of West Bengal and liberty to take separate electricity and water supply connection in his own name from competent authorities and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the Vendor or Developer.

FIRST SCHEDULE

(Said Land)

All that piece and parcel of Bastu Land measuring **674.65 SQMT or 7261.87 SQFT** under Mouza : Haribazar, JL No. 106, LR Plot No. 51(P), 292(P), 295(P), 297(P), L.R. Khatian No. 338, Ward No. 25, Holding No. 43/N, P.S.: New Township under Durgapur Municipal Corporation, Dist : Paschim Bardhaman, West Bengal, India, A.D.S.R. Office- Durgapur & Sub-Division- Durgapur, District- Paschim Bardhaman, West Bengal

BUTTED AND BOUNDED BY:

ON THE NORTH : 30 Feet Wide Road Proposed

ON THE SOUTH : Plot No. 17(P) & 18(P)

ON THE EAST : Plot No. 20(P)

ON THE WEST : Plot No. 21(P)

SECOND SCHEDULE

PART-I

(Said Flat)

All that the unit being **Apartment No. _____ on _____ Floor**, measuring **(____) Square Feet**, be the same a little more or less of Super Built up area, Tiles flooring in "**AMANTRAN PHASE II**" at Haribazar at the land as described in the First Schedule with proportionate undivided share of the land enjoyment at common areas amenities and facilities (as described in part- I & Part – II of the schedule – Three hereunder).

PART-II

(Parking Space)

All that right to park a medium size car at open/ covered parking space measuring about more or less **135 Sq. Ft.** in the Ground Floor/ vacant place of the Building.

THIRD SCHEDULE

PART-I

(Share in Specific Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Staircase of AMANTRAN PHASE II at Haribazar, Durgapur.
2. Corridors of AMANTRAN PHASE II at Haribazar, Durgapur. (Save inside any unit).
3. Drains & Swears of AMANTRAN PHASE II at Haribazar, Durgapur. (Save inside any unit).
4. Exterior walls of AMANTRAN PHASE II at Haribazar, Durgapur.
5. Electrical wiring and Fittings of AMANTRAN PHASE II at Haribazar, Durgapur. (Save inside any unit).
6. Overhead Water Tanks of AMANTRAN PHASE II at Haribazar, Durgapur.
7. Water Pipes of AMANTRAN PHASE II at Haribazar, Durgapur.
8. Lift Well, Stair head Room, Lift Machinerics of AMANTRAN PHASE II at Haribazar, Durgapur.
9. Pump and Motor of AMANTRAN PHASE II at Haribazar, Durgapur.

PART-II

(Share in General Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Main Entrance of AMANTRAN PHASE II at Haribazar, Durgapur.
2. Drains & Sewages of AMANTRAN PHASE II at Haribazar, Durgapur. (Save inside the Block).

FOURTH SCHEDULE

'RIGHTS OF THE PURCHASER'

- a) That the purchaser shall enjoy the super- built up area for the said flat along with common rights they are lawfully entitled thereto along with all

sewerage, drains, water courses and all common areas available for use of the said premises.

- b) That the purchaser shall have every right to enter into any other flat in the building for the purpose of effecting repair of service pipe lines and portion of flat as may reasonably necessitated such entry with a three days advance intimation (except emergency) for such intended entry.
- c) That the purchaser shall have full proprietary rights and interest and shall entitle to sale, mortgage, lease out, let out or transfer in every manner whatsoever without requiring any permission or consent from "OWNER" or "DEVELOPER" or from any other flat owner(s) or from the Association of the flat owners.
- d) That the purchaser undivided interest in the land described in the First Schedule above shall remain joint forever with the owners of the other flats of the said Complex namely AMANTRAN PHASE II at Haribazar, Durgapur.

FIFTH SCHEDULE
'PURCHASER'S/S' COVENANTS'

1. On and from the date of possession, the Purchaser/s herein agree/s, undertake/s and covenant/s to:
 - a) Comply with and observe the rules, regulations and byelaws framed by Maintenance Agency/Association from time to time.
 - b) Permit the maintenance Agency and Association and their respective men agents and workmen to enter into the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s for the Common Purposes or the Project;
 - c) Deposit the amounts for various purposes as required by the Maintenance Agency or the Association;
 - d) Use the common Portions without causing any hindrance or obstruction to other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners and occupants of the Buildings;
 - e) Use and occupy the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s only for the purpose of residence;
 - f) Keep the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s and party walls, sewers, drains pipes, cables, wires, entranced and main entrance serving any other Unit/Flat in the Building/s and/or in the premises in good

and substantial repair and condition so as to support shelter and protect and keep habitable the other Unit/Flats/parts of the Building/s;

- g) In particular and without prejudice to the generality of the foregoing, not to make any form of alteration in or cut or damage the beams and columns passing through the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Common Portions for the purpose of making changing or repairing the concealed wiring and pipelines or otherwise
 - h) Use and enjoy the Common Portions only to the extent required for ingress to and egress from the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s of men materials and utilities;
 - i) Bear and pay the Common Expenses and other outgoings in respect of the Premises proportionately & the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly;
 - j) Pay all rates taxes levies duties charges and impositions outgoings and expenses in respect of the Building and the Premises proportionately and the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly and to pay proportionate share of such rates and taxes payable in respect of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s until the same is assessed separately by the Corporation;
 - k) Pay for other utilities consumed in or relating to the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
 - l) Allow the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners the right to easements and/or quasi-easements;
 - m) Regularly and punctuality make payment of the Common Expenses, Maintenance Charges and other payments mentioned herein within seven days of receipt of demands or relevant bill, whichever be earlier; and
2. On and From the Date of Possession, the Purchaser/s agrees and covenants:
- a) Not to put any nameplate or letter box or neon-sign or board in the Common Portions or on the outside wall of the Buildings save at the place as be approved or provided by the Developer herein, whatever the case may be herein provided. However, that nothing contained herein shall prevent the Purchaser/s to put a decent nameplate outside the main door of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;

- b) Not to open out any additional window or any grill box or fix grill or ledge or cover or any other apparatus protruding outside the exterior of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or any portion thereof;
- c) Not to do or permit to be done any act deed or thing which may render void or voidable any policy or Insurance or any Unit/Flat or any part of the Building/s or the premises or may cause any increase in the premium payable in respect thereof;
- d) Not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in or around the staircase, landings, or in any other common areas previously decorated;
- e) Not to store or allow anyone to store any goods articles or things in or around the staircase lobby landings or other common areas or installation of the Building/s;
- f) Not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s in the Building/s;
- g) Not to shift or obstruct any windows or lights in the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Building/s;
- h) Not to permit any new window light opening doorway path passage drain or other encroachment or easement to be made or acquired in against out of or upon the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s without the prior consent in writing of the Owners herein and the Developer herein and/or Developer and/or Owners, whatever the case may be and/or the Association;

MEMO OF CONSIDERATION

Received on or before executing this agreement **Rs.** _____
(Rupees _____ **)** only as part of the net price of the said flat and appurtenances more fully mentioned in the Part II of the second schedule here in above written, from the above named

Date	Mode of Payment	Transaction No	Amount	Tax	Net Amount

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor /Attorney of Vendor/Developer/ Purchaser(s) are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written

DEBASISH MUKHERJEE as a Land Owner on behalf of AMANTRAN PROJECTS PVT. LTD.

AMANTRAN PROJECTS PVT. LTD.

 Director

**SIGNED AND DELIVERED
 By the OWNER (S)**

WITNESSES:

**SIGNED AND DELIVERED
 By the Developer (S)**

**SIGNED AND DELIVERED
 By the PURCHASER (S)**

**Drafted by me and Typed at my office &
 I read over & Explained in Mother Languages to all
 Parties to this deed and all of them admit that the
 Same has been correctly written as per their instruction**

AMANTRAN PROJECTS PVT. LTD.


 Director