

3.1.1 ACHIRUDDIN MOLLA (PAN No.) son of Late Khadim Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Balguri, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.

3.1.2 BOKRAY ALI MOLLA (PAN No.) son of Late Khadim Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Balguri, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.

3.1.3 MASRUDDIN MOLLA ALIAS MACHHIRUDDIN MOLLA (PAN No.) son of Late Khadim Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Balguri, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.

3.1.4 MOHIDUDDIN MOLLA (PAN No.) son of Late Khadim Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Balguri, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.

3.1.5 MAYRUDDIN MOLLA (PAN No.) son of Late Khadim Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Balguri, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.

3.1.6 MUKHT ALI MOLLA (PAN No.) son of Late Kabi Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Balguri, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.

3.1.7 SUNID ALI MOLLA (PAN No.) son of Late Kabi Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Balguri, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.

3.1.8 ABRAR ALI MOLLA (PAN No.) son of Late Adam Ali Molla alias Adam Ali, by faith Islam, by occupation Business, by nationality Indian, residing at Balguri, Post Office Chakpachuria, Police Station New Town, Kolkata 700 089, District North 24 Parganas.

3.1.9 HANIF ALI MOLLA (PAN No.) son of Late Adam Ali Molla alias Adam Ali, by faith Islam, by occupation Business, by nationality Indian, residing at Balguri, Post Office Chakpachuria, Police Station New Town, Kolkata 700 089, District North 24 Parganas.

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3.1.10 RAMIDUN ISLAM (PAN No.) son of Late Khadim Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Balguri, Post Office Chakpachuria, Police Station New Town, Kolkata 700 089, District North 24 Parganas.

3.1.11 USALA BOM (PAN No.) daughter of Late Adam Ali Molla alias Adam Ali, by faith Islam, by occupation Business, by nationality Indian, residing at Balguri, Post Office Chakpachuria, Police Station New Town, Kolkata 700 089, District North 24 Parganas.

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Debm omly
Partner

- 3.1.1 ACHIRUDDIN MOLLA (PAN No.** _____), son of Late Khatibbar Molla, by faith Islam, by occupation- Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.2 BORKAT ALI MOLLA (PAN No.** _____), son of Late Khatibbar Molla, by faith Islam, by occupation- Business, by nationality - Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District - North 24 Parganas.
- 3.1.3 MASIRUDDN MOLLA ALIAS MACHHIRUDDIN MOLLA (PAN No.** _____), son of Late Khatibbar Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.4 MOHIUDDIN MOLLA (PAN No.** _____), son of Late Khatibbar Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.5 MAYNUDDIN MOLLA (PAN No.** _____), son of Late Khatibbar Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.6 MUJIT ALI MOLLA (PAN No.** _____), son of Late Kalu Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.7 SUBID ALI MOLLA (PAN No.** _____), son of Late Kalu Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.8 ASRAF ALI MOLLA (PAN No.** _____), son of Late Adam Ali Molla alias Adam Ali, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 059, District North 24 Parganas.
- 3.1.9 HANIF ALI MOLLA (PAN No.** _____), son of Late Adam Ali Molla alias Adam Ali, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 059, District North 24 Parganas.
- 3.1.10 HAMIDUL ISLAM (PAN No.** _____), son of Late Khadem Ali Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 059, District North 24 Parganas.
- 3.1.11 UJALA BIBI (PAN No.** _____), daughter of Late Adam Ali Molla alias Adam Ali, by faith Islam, by occupation Housewife, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 059, District North 24 Parganas.
- 3.1.12 RABIA BIBI (PAN No.** _____), daughter of Late Adam Ali Molla alias Adam Ali, by faith Islam, by occupation Housewife, by nationality Indian, residing at

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Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 059, District North 24 Parganas.

- 3.1.13 ASIA BIBI (PAN No. _____)**, wife of Abdur Rahaman Molla, by faith Muslim, by occupation Housewife, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 059, District North 24 Parganas.
- 3.1.14 EBRAHIM MOLLA (PAN No. _____)**, son of Abdur Rahaman Molla, by faith Muslim, by occupation House Wife, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 059, District North 24 Parganas.
- 3.1.15 RAHIM MOLLA ALIAS RAHIM ALI (PAN No. _____)**, son of Late Daulat Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.16 ABED ALI MOLLA (PAN No. _____)**, son of Late Samez Ali aias Samez Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.17 JABED ALI MOLLA (PAN No. _____)**, son of Late Samez Ali aias Samez Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.18 SOKORJAN BIBI (PAN No. _____)**, Daughter of Late Samez Ali aias Samez Molla, by faith Islam, by occupation Housewife, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.19 MD. JALIL MOLLA (PAN No. _____)**, son of Late Akarim Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Village Baligori, Post Office Chakpachuria, Police Station New town, District North 24 Pargnas, Kolkata 700 156.
- 3.1.20 MD. JINNATH ALI MOLLA (PAN No. _____)**, son of Late Abdul Chhatar Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.21 MD. JOYNAL ABEDIN MOLLA ALIAS JOYNAL ABEDIN (PAN No. _____)**, son of Late Abdul Chhatar Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.22 MD. AYANAUL HAQUE MOLLA ALIAS AINUL HAQUE MOLLA (PAN No. _____)**, son of Late Abdul Chhatar Molla, by faith Islam, by occupation Business, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, District North 24 Parganas.
- 3.1.23 RUBIYA BIBI (PAN No. _____)**, wife of Late Md. Ziad Ali Molla, by faith Islam, by occupation Housewife, by nationality Indian, residing at Baligori, Post Office Chakpachuria, Police Station New Town, Kolkata 700 156, in the District North 24 Parganas.

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3.1.24 SMT. TAPASI BISWAS (PAN No. AKEPB8585F), wife of Sri Debasis Biswas, residing at Village Bajetaraf, Post Office Shikharpur, Police Station Rajarhat, Kolkata 700 135, in the District of North 24 Parganas, by faith Hindu, by occupation Housewife, by Nationality Indian, hereinafter called and referred to as the "**LANDOWNERS/VENDORS**" (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors, administrators, executors, representatives and assigns) of the **FIRST PART**. The aforesaid Landowners/Vendors herein are duly represented by their Constituted Attorney namely, **DEBASIS BISWAS (PAN AJHPB3184C)**, son of Sadhan Chandra Biswas, by faith Hindu, by occupation Business, by nationality Indian, residing at Bajetaraf, Post Office Shikharpur, Police Station Rajarhat, District North 24 Parganas, West Bengal and Kolkata 700 135.

AND

3.2 CANCUN CONSTRUCTIONS (PAN No. AAIFC1651K) a partnership firm having its office at Salua Roypara, Post Office Rajarhat Gopalpur, Police Station Airport, Kolkata 700 136, District North 24 Parganas, West Bengal duly represented by one of its partners namely, **DEBASIS BISWAS (PAN AJHPB3184C)**, son of Sadhan Chandra Biswas by faith Hindu, by occupation Business, by Nationality Indian, resident of Bajetaraf, Post Office Shikharpur, Police Station Rajarhat, District North 24 Parganas, West Bengal and Kolkata 700 135 and presently residing at Salua Roypara, Post Office Rajarhat Gopalpur, Police Station Airport, District North 24 Parganas, West Bengal, Kolkata 700 136, hereinafter called and referred to as the "**DEVELOPER**" (which term and expression shall unless exclude by or repugnant to the context be deemed to mean and include its successors, successors-in-interests, administrators, executors, representatives and assigns) of the **SECOND PART**.

AND

3.3 (PAN:), son of by faith, by occupation, by Nationality, residing at, hereinafter called and referred to as the "**PURCHASER/S**" (which term and expression shall unless exclude by or repugnant to the context be deemed to mean and include its successors, successors-in-interests, administrators, executors, representatives and assigns) of the **THIRD PART**. Landowner/Vendor/Purchaser/s and Developer collectively Parties and individually Party.
Land owner/Vendor/Purchaser and Developer collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESS RECORDS BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES as follows:

4 Subject Matter of Deed of Conveyance:

4.1 Transfer of the Share Property & Appurtenances:

4.1.1 Said Flat: ALL THAT piece and parcel of one independent residential Unit/Flat being measuring more or less **Square Feet** (.....) carpet on the **Block** -....., **Flat No.**....., on the **Floor** along with open car parking space lying and situated in the building complex namely '**SKYLARK**' at Mouza Chakpachuria, Post Office Chakpachuria, Police Station Newtown, Kolkata

700156, morefully described in the **Part - I** of the **Second Schedule** hereunder written, situated on the land morefully described in the **First Schedule** hereunder written (**Said Property**).(**Said Property which is marked with red border in the Floor Plan annex herewith**).

- 4.1.2 **Land Share:** Undivided impartial proportionate and variable share in the land comprised in the said property as is attributable to the said Flat (land share). The land share is/shall be derived by taking into consideration the proportion, which the carpet area of the said Flat bear to the total super built-up area of the said Building Complex.
- 4.1.3 **Share in Common Portion:** Undivided impartable, proportionate and variable share and/or interest in the common areas, amenities and facilities of the said Building Complex as is attributable to the Said Flat (share in common Portions) the said common areas, amenities, and facilities being described in the **THIRD SCHEDULE** below (collectively Common portions). The share in common Portions is/shall be derived by taking into consideration the proportion which the carpet area of the said Flat bears to the total carpet area of the Said Building Complex.

The Said Flat, the Land Share, and the Share In Common Portions collectively described in **PART-II** of the **SECOND SCHEDULE** below (collectively **Said Flat and Appurtenances**).

5 Background

- 5.1 **Absolute ownership of Achiruddin Molla, Borkat Ali Molla, Masiruddin Molla alias Machhiruddin Molla, Mohiuddin Molla, Maynuddin Molla [Owners No. 3.1 to 3.5]:** Achiruddin Molla, Borkat Ali Molla, Masiruddin Molla alias Machhiruddin Molla, Mohiuddin Molla, Maynuddin Molla, [Owners No. 3.1 to 3.5 herein] are the absolute joint owner of the *Sali* land measuring 12.83 (twelve point eight three) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. *Khatian* Nos. 104/1, 1057, 1211/1, 1213/1 & 2504 in *Mouza - Chakpachuria*, J.L No. 33, Police Station – New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District – North 24 Parganas, West Bengal.
- 5.1.2 **Registered Development Agreement:** The said Achiruddin Molla, Borkat Ali Molla, Masiruddin Molla alias Machhiruddin Molla, Mohiuddin Molla, Maynuddin Molla jointly executed a Registered Development Agreement on 4th February' 2015 with the present Developer M/s Cancun Construction for developing the aforesaid plot of land, under some terms and conditions morefully described in the said Development Agreement. The said registered Deed of Development Agreement was registered on 4th February' 2015 in the office of Additional Distrit Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 2, Pages from 10235 to 10258 being Deed No. 01102 for the year 2015.
- 5.1.3 **Registered Power of Attorney:** The said Achiruddin Molla, Borkat Ali Molla, Masiruddin Molla alias Machhiruddin Molla, Mohiuddin Molla, Maynuddin Molla jointly executed a registered Deed of Power of Attorney was registered on 4th February' 2015 in the office of Additional Distrit Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 2, Pages from 10770 to 10783 being Deed No. 01114 for the year 2015.
- 5.1.4 **Recorded ownership of Kalu Molla:** One Kalu Molla was the recorded owner of shali land measuring 11 (eleven) Decimals comprised in R.S. /L.R. *Dag* No. 1938 under L.R. *Khatian* No. 411, lying at *Mouza- Chakpachuria*, J.L No. 33, Re. Su. No. 252, *Touzi* No. 10, Police Station – New Town [formerly Rajarhat], in the District –

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North 24 Parganas, West Bengal by virtue of own L.R. Settlement Record of Rights absolutely free from all encumbrances whatsoever.

- 5.1.5. **Demise of Kalu Molla** : The said Kalu Molla died intestate leaving behind his two sons namely Mujit Ali Molla, Subit Ali Molla, three daughters namely, Suklal Bibi, Chhakina Bibi and Zarina Bibi as his legal heirs and successors to his estate and they become the owners of the said land measuring 11 Decimals in terms of the Muslim Farayez Act, where each son had entitled land measuring an area of 3.14 decimals and each daughter had entitled land measuring 1.57 or 1.58 decimals more or less.
- 5.1.6. **Record by Mujit Ali Molla**: After obtained the said land measuring 3.14 decimals, by virtue of inheritance from father late Kalu Molla, the said Mujit Ali Molla duly recorded his name to the BL & L.R. office at the time of L.R. Settlement Record of rights being L.R. *Khatian* No. 1351/1 as absolute owner and possessor thereof.
- 5.1.7. **Sale by Subid Ali Molla to Mujit Ali Molla** : The said Subid Ali Molla sold transferred a portion of land measuring an area of 2 (two) Decimals out of said 3.14 decimals comprised in R.S./L.R. Dag No. 1938 under L.R. *Khatian* No. 411 at *Mouza- Chakpachuria*, J.L No. 33, Re. Su. No. 252, *Touzi* No. 10, Police Station – New Town [formerly Rajarhat], in the District – North 24 Parganas to his brother namely Mujit Ali Molla, by a registered Deed of Sale registered at the office of the Additional District Sub-Registrar Bidhannagar Salt Lake City and recorded in Book No. I, Volume No. 160, Pages from 143 to 148, Being No. 7469 in the year 1994 against valuable consideration mentioned thereon.
- 5.1.8. **Sale by Abdul Latib Molla to Mujit Ali Molla and others** : One Abdul Latib Molla sold transferred of land measuring an area of 7.34 Decimals more or less comprised in R.S./L.R. Dag No. 1938 under L.R. *Khatian* No. 351 at *Mouza- Chakpachuria*, J.L No. 33, Re. Su. No. 252, *Touzi* No. 10, Police Station – New Town [formerly Rajarhat], in the District – North 24 Parganas to said Mujit Ali Molla and others, by a registered Deed of Sale registered at the office of the Additional District Sub-Registrar Bidhannagar Salt Lake City and recorded in Book No. I, Volume No. 160, Pages from 411 to 416, Being No. 7512 in the year 1989 against valuable consideration mentioned thereon where the said Mujit Ali Molla became the absolute owner of land measuring an area of 1.83 decimals out of 7.34 decimals.
- 5.1.9. **Sale by Suklal Bibi to Mujit Ali Molla** : The said Suklal Bibi sold transferred of land measuring an area of 1.58 Decimals comprised in R.S./L.R. Dag No. 1938 under L.R. *Khatian* No. 411 at *Mouza- Chakpachuria*, J.L No. 33, Re. Su. No. 252, *Touzi* No. 10, Police Station – New Town [formerly Rajarhat], in the District – North 24 Parganas to his brother namely Mujit Ali Molla, by a registered Deed of Sale registered at the office of the Additional District Sub-Registrar Rajarhat New Town and recorded in Book No. I, CD Volume No. 1, Pages from 12890 to 12899, Being No. 00657 in the year 2013 against valuable consideration mentioned thereon.
- 5.1.10 **Absolute ownership of Mujit Ali Molla [Owners No. 3.6]**: one Mujit Ali Molla [Owners No. 3.6 herein], absolute owner of *Sali* land measuring 8.55 (eight point five five) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. *Khatian* Nos. 1351/1 & 411 in *Mouza - Chakpachuria*, J.L No. 33, Re. Su. No. 252, *Touzi* No. 10, Police Station – New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District – North 24 Parganas, West Bengal.
- 5.1.11 **Registered Development Agreement**: The said Mujit Ali Molla [Owners No. 3.6] executed a Registered Development Agreement on 4th February' 2015 with the

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present Developer M/s Cancan Constructions for developing the aforesaid plot of land, under some terms and conditions more fully described in the said Development Agreement. The said registered Deed of Development Agreement was registered on 4th February' 2015 in the office of Additional District Sub- Registrar at Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 2, Pages from 10375 to 10394 being Deed No.01103 for the year 2015.

- 5.1.12 **Registered Power of Attorney:** The said Mujit Ali Molla executed a registered Deed of Power of Attorney was registered on 4th February' 2015 in the office of Additional District Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 2, Pages from 10747 to 10757, Being no.01112 for the year 2015.
- 5.1.13 **Absolute ownership of Subid Ali Molla [Owners No. 3.7] :** one Subid Ali Molla [Owners No. 3.7 herein], absolute owner of *Sali* land measuring 1.14 (one point one four) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian No. 411 in *Mouza* - Chakpachuria, J.L No. 33, Re. Su. No. 252, Touzi No. 10, Police Station - New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas, West Bengal.
- 5.1.14 **Registered Development Agreement:** The said Subid Ali Molla executed a Registered Development Agreement on 4th February' 2015 with the present Developer M/s Cancan Constructions for developing the aforesaid plot of land, under some terms and conditions morefully described in the said Development Agreement. The said registered Deed of Development Agreement was registered on 4th February' 2015 in the office of Additional District Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 2, Pages from 10473 to 10492 being Deed No. 01105 for the year 2015.
- 5.1.15 **Registered Power of Attorney:** The said Subid Ali Molla executed a registered Deed of Power of Attorney was registered on 4th February' 2015 in the office of Additional District Sub-Registrar Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 2, Pages from 10736 to 10746 being Deed No. 01111 for the year 2015.
- 5.1.16 **Absolute ownership of Asraf Ali Molla, Hanif Ali Molla, Hamidul Islam, Ujala Bibi, Rabia Bibi, Asia Bibi, Ebrahim Molla [Owners No. 3.8 to 3.14]:** One Asraf Ali Molla, Hanif Ali Molla, Hamidul Islam, Ujala Bibi, Rabia Bibi, Asia Bibi, Ebrahim Molla [Owners No. 3.8 to 3.14 herein] are the absolute joint owner of the *Sali* land measuring 12.83 (twelve point eight three) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian Nos. 142 & 1938/1, in *Mouza* - Chakpachuria, J.L No. 33, Police Station - New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas, West Bengal.
- 5.1.17 **Registered Development Agreement:** The said Asraf Ali Molla, Hanif Ali Molla, Hamidul Islam, Ujala Bibi, Rabia Bibi, Asia Bibi, Ebrahim Molla jointly executed a Registered Development Agreement on 4th February' 2015 with the present Developer M/s Cancuacn Constructions for developing the aforesaid plot of land, under some terms and conditions morefully described in the said Development Agreement. The said registered Deed of Development Agreement was registered on 4th February' 2015 in the office of Additional District Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 2, Pages from 10493 to 10516 being Deed No. 01106 for the year 2015.
- 5.1.18 **Registered Power of Attorney:** The said Asraf Ali Molla, Hanif Ali Molla, Hamidul Islam, Ujala Bibi, Rabia Bibi, Asia Bibi, Ebrahim Molla, jointly executed a registered Deed of Power of Attorney was registered on 4th February' 2015 in the office of Additional District Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 2, Pages from 10784 to 10797, Being no. 01115 for the year 2015.

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- 5.1.19 **Absolute ownership of Rahim Molla alias Rahim Ali [Owners No. 3.15]:** one Rahim Molla alias Rahim Ali [Owners No. 3.15 herein], absolute owner of *Sali* land measuring 12.83 (twelve point eight three) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian Nos. 1466 in *Mouza* - Chakpachuria, J.L No. 33, Police Station – New town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District – North 24 Parganas, West Bengal.
- 5.1.20 **Registered Development Agreement:** The said Rahim Molla alias Rahim Ali executed a Registered Development Agreement on 4th February, 2015 with the present Developer M/s Cancan Construtions for developing the aforesaid plot of land, under some terms and conditions morefully described in the said Development Agreement. The said registered Deed of Development Agreement was registered on 4th February, 2015 in the office of Additional District Sub-Registrar at Rajarhat, New Town, and recorded in Book no. I, CD Volume no. 2, Pages 10517 to 10536, Being no. 01107 for the year 2015.
- 5.1.21 **Registered Power of Attorney:** The said Rahim Molla alias Rahim Ali, executed a registered Deed of Power of Attorney was registered on 4th February' 2015 in the office of Additional Distrit Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 2, Pages from 10830 to 10840 being Deed No. 01116 for the year 2015.
- 5.1.22 **Absolute ownership of Abed Ali Molla, Jabed Ali Molla, Sokorjan Khatun [Owners No. 3.16 to 3.18]:** One Abed Ali Molla, Jabed Ali Molla, Sokorjan Khatun [Owners No. 3.16 to 3.18 herein] are the absolute joint owner of the *Sali* land measuring 12.83 (twelve point eight three) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian Nos. 1755 in *Mouza* - Chakpachuria, J.L No. 33, Police Station – New Town [formerly Rajarhat] Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District – North 24 Parganas, West Bengal.
- 5.1.23 **Registered Development Agreement:** The said Abed Ali Molla, Jabed Ali Molla, Sokorjan Khatun jointly executed a Registered Development Agreement on 4th February' 2015 with the present Developer namely, M/s Cancun Construtions for developing the aforesaid plot of land, under some terms and conditions more fully described in the said Development Agreement. The said registered Deed of Development Agreement was registered on 4th February' 2015 in the office of Additional Distrit Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 2, Pages from 10537 to 10557 being Deed No. 01108 for the year 2015.
- 5.1.24 **Registered Power of Attorney:** The said Abed Ali Molla, Jabed Ali Molla, Sokorjan Khatun, jointly executed a registered Deed of Power of Attorney was registered on 4th February' 2015 in the office of Additional District Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 2, Pages from 10758 to 10769, Being no. 01113 for the year 2015.
- 5.1.25 **Absolute ownership of Md. Jalil Molla [Owners No. 3.19]:** one Md. Jalil Molla [Owners No. 3.19 herein], absolute owner of *Sali* land measuring 4 (four) decimal comprised in R.S./L.R. *Dag* No. 1939, under L.R. Khatian No. 933, corresponding to L.R. Khatian No. 2884, in *Mouza* - Chakpachuria, J.L No. 33, Police Station – New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District – North 24 Parganas, West Bengal.
- 5.1.26 **Registered Development Agreement:** The said Md. Jalil Molla executed a Registered Development Agreement on 4th February' 2015 with the present

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Developer M/s Cancan Constructions for developing the aforesaid plot of land, under some terms and conditions morefully described in the said Development Agreement. The said registered Deed of Development Agreement was registered on 4th February' 2015 in the office of Additional Distrit Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 4, Pages from 4283 to 4301 being Deed No. 01957 for the year 2015.

- 5.1.27 **Registered Power of Attorney:** The said Md. Jalil Molla, executed a registered Deed of Power of Attorney was registered on 4th February' 2015 in the office of Additional Distrit Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, CD Volume No. 4, Pages from 4302 to 4312 being Deed No. 01958 for the year 2015.
- 5.1.28 **Absolute ownership of Md. Jinnath Ali Molla, Md. Jaynal Abedin Molla, Md. Ayanaul Haque Molla and Rubiya Bibi [Owners No. 3.20 to 3.23]:** Md. Jinnath Ali Molla, Md. Jaynal Abedin Molla, Md. Ayanaul Haque Molla and Rubiya Bibi [Owners No. 3.20 to 3.23 herein] are the absolute joint owner of the *Sali* land measuring 12.83 (twelve point eight three) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian Nos. 696, 669/1, 238/1 & 2585 in *Mouza* - Chakpachuria, J.L. No. 33, Police Station - New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas, West Bengal.
- 5.1.29 **Registered Development Agreement:** The said Md. Jinnath Ali Molla, Md. Jaynal Abedin Molla, Md. Ayanaul Haque Molla and Rubiya Bibi, jointly executed a Registered Development Agreement on 6th August' 2015 with the present Developer M/s Cancun Construction for developing the aforesaid plot of land, under some terms and conditions morefully described in the said Development Agreement. The said registered Deed of Development Agreement was registered on 6th August, 2015 in the office of Additional Distrit Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2015, Pages from 76322 to 76350 being Deed No. 08631 for the year 2015.
- 5.1.30 **Registered Power of Attorney:** The said Md. Jinnath Ali Molla, Md. Jaynal Abedin Molla, Md. Ayanaul Haque Molla and Rubiya Bibi, jointly executed a registered Deed of Power of Attorney was registered on 20th August' 2015 in the office of Additional Distrit Sub-Registrar at Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2015, Pages from 95151 to 95168 being Deed No. 09389 for the year 2015.
- 5.1.31 **Ownership of Jahina Bibi Gaji & Shabina Bibi:** The said Jahina Bibi Gaji & Shabina Bibi both daughters of late Kalu Molla were the joint owners of land admeasuring an area of 3.14 decimals comprised in R.S. *Dag* No. 1938 under L.R. *Khatian* No. 411, lying at *Mouza*- Chakpanchuria, J.L. No. 33, Police Station Rajarhat, in the District of North 24 Parganas by virtue of inheritance from their father Kalu Molla(now deceased) absolutely free from all encumbrances whatsoever.
- 5.1.32. **Sale by Jahina Bibi Gaji & Shabina Bibi to Deacon Tracom Pvt. Ltd :** While seized and possessed of the aforesaid plot of land admeasuring **3.14 decimals** (i.e. land area 1.57 decimals each) the said Jahina Bibi Gaji & Shabina Bibi jointly sold and conveyed the said land to Deacon Tracom Pvt. Ltd, a Private Limited Company, having its registered office at 7A, Hospital Street, P.O. & P.S. Bowbazar, Kolkata- 700072, by a registered Deed of Conveyance, registered at the office of the Addl. District Sub-Registrar Bidhannagar (Salt Lake City) and recorded in Book No. I, CD Volume No. 7, Pages from 3162 to 3179, Being No. 6844 for the year 2009 on 27/07/2009 against valuable consideration mentioned thereon.
- 5.1.33 **Sale by Deacon Tracom Pvt. Ltd to Smt. Tapasi Biswas:** While seized and possessed of the aforesaid plot of land admeasuring **3.14 decimals** the said

Deacon Tracom Pvt. Ltd, sold and conveyed the said land measuring 3.14 decimals to said Deacon Tracom Pvt. Ltd, by a registered Deed of Conveyance, registered at the office of the Addl. District Sub-Registrar Rajarhat New Town, North 24 Parganas and recorded in Book No. I, Volume No. 1523-2016, Pages

from 86200 to 86224, Being No. 152302693 for the year 2016 on 04/03/2016 against valuable consideration mentioned thereon.

- 5.1.34. **Absolute ownership of Smt. Tapasi Biswas:** By virtue of above purchased, the said Smt. Tapasi Biswas [**Owner No. 3.24 herein**] is the absolute owner of land measuring an area of 3.14 decimals more or less, comprised in R.S. Dag No. 1938 under L.R. *Khatian* No. 411, lying at *Mouza- Chakpanchuria*, J.L. No. 33, Police Station Rajarhat, in the District of North 24 Parganas absolutely free from all encumbrances whatsoever.
- 5.1.35 **Registered Development Agreement:** The said Tapasi Biswas, executed a Registered Development Agreement on 27/03/2017 with the present Developer M/s Cancun Construction for developing the aforesaid plot of land, under some terms and conditions more fully described in the said Development Agreement. The said registered Deed of Development Agreement was registered on 28/03/2017 in the office of Additional District Sub-Registrar at Rajarhat, and recorded in Book No. I, Volume No. 1523/2017, Pages from 72730 to 72759 being Deed No. 2483 for the year 2017.
- 5.1.36 **Registered Power of Attorney:** The said Tapasi Biswas executed a registered Deed of Power of Attorney was registered on 6th April, 2017, in the office of Additional District Sub-Registrar at Rajarhat, and recorded in Book No. I, Volume No. 1523-2017, Pages from 80490 to 80508 being Deed No. 2748 for the year 2017.
- 5.2 **Amalgamation :** The present owners Achiruddin Molla, Borkat Ali Molla, Masiruddin Molla alias Machhiruddin Molla, Mohiuddin Molla, Maynuddin Molla, Mujit Ali Molla, Subid Ali Molla, Asraf Ali Molla, Hanif Ali Molla, Hamidul Islam, Ujala Bibi, Rabia Bibi, Asia Bibi, Ebrahim Molla, Rahim Molla alias Rahim Ali, Abed Ali Molla, Javed Ali Molla, Sokorjan Khatun, Md. Jalil Molla and Tapasi Biswas jointly Amalgamated their respective plot of land into a single plot of land in total measuring 81 (Eighty one) decimal more or less, more fully mentioned, described, explained, enumerated, provided and given at and under **FIRST SCHEDULE** hereunder written and/or given, by executing a Deed of Amalgamation.
- 5.3 **Sanction of Plan:** With the intention developing and commercially the Said Property by constructing Building Complex thereon and selling spaces therein (units) the developer/owner sanctioned a Building Plan from the concerned authority on **18/07/2016 vide no. 4057(3)/NKDA/BPS- 04(13)/ 2014**, which includes all sanctioned /permissible modifications made thereto, if any from time to time.
6. **Construction of Building Complex namely "Cancun Skylark":** On the basis of afore-noted sanctioned building plan, the said Developer herein constructed a multi-storied building complex namely "**CANCUN SKYLARK**" on the said plot of land and particularly mentioned, described, explained, enumerated, provided and given in the **FIRST SCHEDULE** hereunder written.
- 6.1 **Application and Allotment:** The purchaser has applied to Developer for purchase of the Said Flat and Appurtenances described in the **Second Schedule** hereunder written from Developer's Allocation, and the Developer has allotted the same to the Purchaser conditional upon the Purchaser entering into this agreement.

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- 6.2 **Agreement to record:** After the abovementioned application and allotment, the Developer herein executed an Agreement for Sale in favour of the Purchaser herein in respect of the Said Flat which was registered in the office of the, Kolkata, and recorded in the Book No-, Volume No., copied in the page no. -, being no. for the year
- 6.3 **Deed of transfer of Title:** Pursuant to the aforesaid application made by the Vendors and the allotment made by the M/s. Cancun Construction and after the duly registration of the Agreement for Sale, it was agreed by and between the Vendors herein and the Developer herein in connection with the sale by the Vendors and the Developer and purchase by the Purchaser, of the said piece and parcel of one independent residential Flat being Flat no. "....." on the floor measuring (Seven Hundred and Twelve) Square Feet carpet area (Said Flat) be the same a little more or less in the Building, lying and situated in the building complex namely **CANCUN SKYLARK** at Chakpacghuriya, District North 24 Parganas, more fully and particularly described in the **PART-I** of the **SECOND SCHEDULE** hereunder written falling under the Developer's allocation, situated on the land more fully and particularly described in the **FIRST SCHEDULE** hereunder written.
7. **Conditions Precedent**
- 7.1 **Acceptance of Conditions Precedent:** The Parties herein have accepted and agreed that the following are and shall be the Conditions Precedent to this Deed of Conveyance
- 7.1.1 **Financial and other Capacity of Purchaser :** The undertaking of the Purchaser herein to the Vendors that the Purchaser herein have the financial and other resources to meet and comply with all financial and other obligations under this Deed of Conveyance punctually.
- 7.1.2 **Satisfaction of the Purchaser:** The undertaking of the Purchaser herein to the Vendors that the Purchaser is acquainted with, fully aware of and is thoroughly satisfied about the title of the Vendors, the plans, all the background papers the right of the Purchaser herein to enter into this Deed of Conveyance and the extent of the rights being granted in favor of the Purchaser herein, and shall not raise any objection with regard thereto.
- 7.1.3 **Measurement:** As regards super built up area of the said property, the parties confirm certificate accepts and assures each other that the certificate of Architect and/or Architects as may be appointed by the Vendors from time to time shall be final and binding upon the parties.
- 7.1.4 **Rights Confined to 'Said Property' and Appurtenances:** The undertaking of the Purchaser to the Vendors that the right, title and interest of the Purchaser is confined only to the said Property and Appurtenances and the Developer is entitled to deal with and dispose of all other portions of the said property and the said building complex to third parties at the sole discretion of the Developer which the Purchaser under no circumstance shall be entitled to raise any objection.
- 7.1.5 **Covenants:** The mutual Agreement for Sale and acceptance by and between the parties that(1) the covenants of the Purchaser (Purchaser Covenant) and the of the Purchaser (Purchaser covenants)as mentioned below shall perpetually run with the land ,(2) the Purchaser Covenant and the (collectively covenants)shall bind him/her /them successors-in-title or interest and (3) this Deed of Conveyance is based on the undertaking that the Transferee Covenants and the Vendors covenants shall be strictly performed by the Purchaser and Vendors respectively
- 7.1.6 **Common Portions Subject to Change:** This Agreement for Sale and acceptance by and between the parties that although the in the portion is described in the third

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schedule below, the said description is only indicative and is not intended to bind the Purchaser in any manner. The Developer shall in the absolute discretion of the Developer be entitled to modify, improve or otherwise improvise upon the Common portions and the Purchaser shall not have any claims, financial or otherwise against the Developer for such change.

8. Net Price, Payment and Extras

8.1 Net Price : The total consideration for sale of **Said Flat** measuring about an area a little more or less **Square Feet**(.....) carpet area on the **Block -**, **Flat No.**, on the **Floor** along with open car parking space at **Rs.** /-(.....) only,(excluding Service Tax, GST, FRC, PLC EDC, and other extra charges) @ **Rs.** /-(**Rupees**) aggregating a total of **Rs.....** /- (**Rupees**) only which the party has confirmed and accepted.

9. Construction, Completion, of Sale and Facility Manager:

9.1 Construction by Developer: The Developer shall construct complete and finish the said Flat and Appurtenance in accordance with the plans or as may be recommended by Architect or such other Architects as may be appointed by the Developer from time to time as per specification mentioned in the Fourth Schedule below. The decision of the Architect of the Developer, regarding quality and workmanship shall be final and binding on the Parties.

9.2 Transferee's consent and acceptance of variations etc : The Purchaser hereby consent to the variations modifications or alterations as may be recommended by the Architect and hereby further agrees not to raise any objection to the Developer and/or the Architect making such variations , modifications or alterations.

9.3 No Hindrance: The Purchaser shall not do any act deed or thing, whereby the construction of the Said Flat and Appurtenances and/or the Said Building Complex is in any way hindered and impended.

9.4 Basic Duty of Transferees: The Purchaser shall make all payments and perform all obligations as stipulated in this Agreement for Sale. The Purchaser shall not in any way commit breach of the terms and conditions herein contained.

9.5.1 Meaning of Completion: It shall not be obligatory for the Developer to complete the Common Portions in all respects before giving the possession Notice to the Purchaser and the said flat shall be deemed to have been completed in all regards if the same is made fit for habitation (1) in bare condition and (2) as per the Specification, the decision of the Architect in this regard being final and binding)

9.5.2 Complete Satisfaction on Possession: On the date of possession i.e. at or before the execution of these presents, the Purchaser shall be deemed to be completely satisfied with all aspects of the Said Flat and Appurtenance, including the measurement of the Said Flat, regards to which Purchaser shall, accepts the measurement of the Architect as final and binding.

9.5.3 Commencement of Outgoing: From the Date of possession or after 15 days of Possession Notice ,all outgoings in respect of the Said Flat shall become payable by the Purchaser.

9.6 Vendors' Obligations: Subject to stipulate in this Deed of Conveyance, the Vendors hereby agrees.

9.6.1 Construction of the Said Flat: To Construct, finish and make the Said Flat and transfer the same to the Purchaser.

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- 9.6.2 **Construction According to Specification:** To construct, finish and make the Said Flat in accordance with the Plans and Specifications, reasonable variations expected.
- 9.6.3 **Arrangement for Utilities for Construction Work:** To Make own arrangement for water and electricity required for construction.
- 9.7 **Completion of Sale:** The sale of the Said flat Appurtenances shall be completed by execution this registered deed of conveyance in favors of the Purchaser provided the Purchaser tenders all amounts required for the same as mentioned hereinabove.
- 9.8 **Facility Manager:** The Purchaser shall pay Rs 1/- per Square Feet primarily as maintenance Charges To the Developer's appointed Facility Manager ,from the date of Possession of the Fats received by Flat owners up to the common Expenses/Maintenance Charges as above,(3)the Purchaser shall be bound to pay the common expenses/maintenances charges to the Facility Manager, (4) the facility Manager will not be require to render any accounts to the purchaser and it shall be deemed that the Facility manager is rendering specific services to the Purchaser for commercial considerations and (5) the ownership of the Common Portions (subject to the terms of this Deed of Conveyance)shall vest in all the co-owners of the Said Building Complex , represented by the Association and the Facility Manager shall merely be the service provider for rendition of specified service with regard to the Common Portions and (6)the Facility Manager may be replaced by the Ad-hoc committee of the Association of Flat Owners nominated by the Developer at the time of handing over complete project (Building). The first one year's maintenance will be payable by the Purchaser to the Developer directly as aforesaid.

10. **Purchaser's Covenant & Vendors' Covenant:**

- 10.1 **Transferee's Covenant:** The Purchaser covenants with the Vendors and admits and accepts that

- 10.1.1 **Purchaser Aware of and Satisfied with Said Building Complex and Construction:** The Purchaser upon satisfaction with complete knowledge of the Common Portions, Specification and all other ancillary matters, is entering into this Deed of Conveyance.

The Purchaser have examined and is acquainted with the Said Building Complex to the extent already constructed and to be further constructed and has agreed that the Purchaser shall neither have nor shall claim any right over any Portion of the Said building complex and the said property save and except the Said Flat and Appurtenances.

- 10.1.2 **Purchaser to Mutate and Pay Rates & taxes and Common Expenses/Maintenance Charges:** The Purchaser shall (1)pay the Common Expenses /Maintenance charges and Rates & Taxes (proportionately) for the Said building complex and wholly for the Said Flat and Appurtenances . from the date of possession and until the Said Flat and Appurtenances is separately mutated and assessed in favour of the Purchaser (on the basis of the bills to be raised by the Facility Manager, such bills being conclusive proof of the liability of the Purchasers' in thereof and (2)have mutation completed at the earliest .The Purchaser furthest admits and accepts that (1)the Purchaser shall not claim any deduction or abatement in the bills of Facility manager and (2)the Common Expenses Maintenance Charges shall be subject to variation from time to time, at the sole discretion of the Facility Manager and (3) Units remaining unsold shall not be liable for payment of Common Expenses/Maintenances charges until such time such units are sold and transferred.

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10.1.3 **No obstructions by the Purchaser to further Construction** : The Developer is entitled to construct further floors on and above the top roof of the Said Building Complex and/or to make other constructions elsewhere in the Said Property along with fixation of hoarding ,banners ,dish antennas in the part of the ultimate roof of the building by the Developer, and the Purchaser shall not obstruct or object to the same The Purchaser also admits and accept that the Developer and/or employees and/or agents and/or contractor of the Developer shall be entitled to use and utilize the Common Portion for movement of building materials and for other purpose and the Purchaser shall not raise any objection in any manner whatsoever with regard thereto.

10.1.4 **Variable Nature of land Share in Common Portions:** (1)The Purchaser fully Comprehends and accepts that the land share and the share in Common Portions in a notional proportion that the Said Flat bear to to the currently proposed area of the Said Building Complex(2) The Purchaser fully Comprehends and accepts that if the area of the Said Building Complex is increased/recompleted by the Developer or if the Developer integrates/adds (Notionally or actually) adjacent lands and preemies to the Said Property and the Said Building Complex.(which the Developer shall have full right to do and which right is hereby unconditionally accepted by the Purchaser)then the Land Share and the Share in Common Portions shall vary accordingly and proportionately (3) The Purchaser shall not question any variation (including diminution)of the land share in Common Portions as decided by the Developer chasers shall not demand any refund of the Net Price Paid by the Purchaser on ground of or by reason of any variation the land share and the share in the common portion and (5) The Purchaser fully Comprehends and accepts that the land share and the share in the common portion is not divisible and partiable. The Purchaser shall accept (without demur)the proportionate with regards of various matters as be determined at the absolute discretion of the Developer.

10.1.5 **Cost of Formation of Association:** The Purchaser shall share the actual cost of formation of Association proportionately.

10.1.6 **Obligations of the Transferees:** On and from the date of possession the Purchaser shall

- (a) **Co-operate in Management and Maintenance:** Co-operate in Management and Maintenance of the Said Building Complex and the Said Property by the Facility Manager
- (b) **Observing Rules:** Observe the rules framed from time to time by the Facility manager/Association for the beneficial common enjoyment of the Said building Complex and the Said property
- (c) **Paying Electrical Charges:** Pay for Electricity or any other utilities consumed in or relating to the Said Flat and Appurtenances' and the Common Portions
- (d) **Meter and Caballing:** Be liable to draw the electric lines/wires from the meter installation area to the Said Flat only through the Duct and pipes provided therefore, ensuring that no inconvenience is caused to the Vendors or to the other Purchaser. The main Electric meter shall be installed only at the common meter space in the Said Building Complex .The Purchaser shall similarly use the Ducts and the pipes provided for television, broadband ,data cables and telephone cables and shall under no circumstance be entitled to sting wires and cables through any other part or portion of then Said building complex and/or the Said Property.
- (e) **Residential Use:** Use the Said Flat for residential purpose only under no circumstance shall the Purchaser use or allow to be used the Said flat for commercial industrial or other non residential purposes. The Purchaser shall

also not use the Said Flat as religious establishment, guest house, serviced apartment, mess, chummary, hotel, restaurant, nursing home, club, school or other public gathering place.

- (f) **No Alteration :** Not after modify or in any manner change the (1)elevation and exterior color scheme of the Said building complex and (s)design and /or the color scheme of the windows, grills and the main door of the Said Flat without the permission in writing of the Vendors . In the event the Purchaser shall compensate the Developer as estimated by the Developer.
- (g) **No Structural Alteration:** Not after, modify or in any manner change the structure or any civil construction in the Said Flatand Appurtenances or the Common Portions or the Said building complex.
- (h) **No Sub Division:** Not sub-divide the Said Flat and Appurtenances and the Common Portions, under any circumstances.
- (i) **No Changing Name:** Not change/alter/modify the names of the Said building complex from those mentioned in this Deed of Conveyance.
- (j) **No Nuisance and Disturbance:** Not use the Said Flat or permit the same to be used in such manner or commit any act, which may in any manner cause nuisance or annoyance, to other occupants of the Said building complex and/or the neighboring properties and not make or permit to be made any disturbance or do or permit anything to be done that will interfere with the rights comforts or convenience of other occupants
- (k) **No Storage:** No or Cause to be stored and not place or cause to be placed any goods ,articles or things in the Common Portions.
- (l) **No Obstruction to Developer/Association:** Not obstruct the Developer/Association (upon formation)in their acts relating to the Common Portions and not obstruct the Developer in constructing on the top roof of the Said building complex and selling and granting rights to any person or any part of the Said building complex (expecting the Said Flat and Appurtenances)Provided that it will not become impossible to stay in the flats/floor below the roof top.
- (m) **No Obstruction of Common Portions:** No obstruct pathways and passages or use the same for any purpose other than for ingress to and egress from the Said Flat.
- (n) **No Violating Rules:** Not violate any of the rules and /or regulations laid down by the Facility manager/Association for the use of the Common Portions.
- (o) **No Throwing Refuse:** Not throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the Common Portions save at the places indicated thereof.
- (p) **No Injurious Activities:** Not carry on or cause to be carried on any obnoxious or injurious activity in or through the Said Flat, or the Common Portions.
- (q) **No Storing Hazardous articles:** Not keep or store any offensive, Combustible, obnoxious, hazardous or dangerous articles in the Said Flat.
- (r) **No Signboard:** Not put up or affix any signboard, name plate or other things or other similar articles in the Common Portions or outside walls of the Said Flat /Said building complex save at the place or places provided there for

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provided that this shall not prevent the Purchaser from displaying a standardized name plate outside the main door of the Said Flat.

- (s) **No Drawing Wire/Cable:** Not affix or draw any wire, cable or pipe from to or through any Common Portions or outside walls of the Said building complex save in the manner indicated by the Facility Manager/Association
- (t) **No Floor Damage:** Not keep any heavy articles or things, which are likely to damage the floors or operate any machine save usual home appliances.
- (u) **No Installing Generator:** Not install or keep or run any generator in the Said Flat.
- (v) **No Use of Machinery:** Not install or operate any machinery or equipment except household appliances.

10.1.7**Roof Rights:** A demarcated portion of the top roof of the Said building complex shall remain common to all residents of the Said building complex (Common Roof) and all common installations such as water tank and lift machine room shall be situated in the common roof and the balance of the top roof of the said building complex shall belong to the Developer with right of exclusive transfer and the Purchaser specifically agrees not to do any act, which prevents or hinders such transfer. Notwithstanding the demarcation of the top roof of the Said building complex as aforesaid , the Developer shall always have the right of further construction on the entirety of the top roof (by taking permission from the concerned authorities) and the Purchaser specifically agrees not to do any act which prevents or hinders such construction. After such construction, the roof above such construction shall again have a Common Roof for Common use of all residents of the Said building complex.

10.1.8**No Right in other Areas:** The Purchaser shall not any right in the other portions of the Said property and the Purchaser shall not raise any dispute or make any claim with regard to the Developer either constructing or not constructing on the Said other portions

10.2 **Vendors Covenants:** The Vendors covenant with the Purchaser and admits and accepts that:

10.2.1**Completion of transfer:** Subject to the Purchaser performing the terms and conditions of this Deed of Conveyance, the transfer of the Said Flat and appurtenance shall be completed by the Developer by executing conveyance in favor of the Transferees.

10.2.2**No Creation of encumbrance:** The Vendors shall not create any charge, mortgage, lien and/or shall not sell transfer, convey and/or enter into any Deed of Conveyance with any person other then the Purchaser in respect of the Said Flat and appurtenance, subject to the Purchaser fulfilling all terms, conditions and obligations of this Agreement for Sale.

10.2.3**Documentation for Loan:** The Vendors shall provide to the Purchaser all available documents for the Purchaser availing loan from Banks Financial Institutions to finance the Purchase of the Said Flat and appurtenances.

11. Termination and its Effect:

11.1 Not Applicable for this in the case of share transfer.

12. Taxes

12.1 **Obligation Regarding Taxes :** In the event of the Vendors being made liable for payment of any tax (excepting Income Tax)duty , levy or any other liability under any statue or law for the time in force or enforced in future or if the Vendors is advised

by its consultant that the Vendors is liable or shall be made liable for payment of any such tax ,duty ,levy or other liability on account of the Vendors having agreed to perform the obligations under this Deed of transfer or having entered into this Deed of Conveyance ,then and in that event the Purchaser shall be liable to pay all such tax, duty, levy, or other liability and hereby agrees to indemnify, and keep the Vendors indemnified against all actions, suits, proceeding, costs, charges and expenses in respect thereof .The taxes ,duties, levies or other liabilities so imposed or estimated by the Vendors' consultant shall be paid by the Purchaser at or before the Date of Possession.

13. Defects

13.1 **Decision of Architect Final:** If any work in the Said Flat and Appurtenance is claimed to be defective by the Transferees, the matter shall be referred to the Architect and the decision of the Architect shall be final and binding on the Parties, If directed by the Architect, the Vendors shall at own costs remove the defects. This will however not entitled the Purchaser to refuse to take possession of the Said Flat.

14. Association and Rules

14.1 **Transfer of Deposits:** The maintenance deposit mentioned in this Deed of Conveyance is to be paid by the Purchaser to the Vendors and shall be held by the Vendors free of interest and shall be transferred (if not adjusted against any arrears of payments)to the Association.

14.2 **Rules of Use:** The Said Flat Appurtenance shall be held by the Purchaser subject to such rules and regulations as may be made applicable by the Association from time to time.

14.3 **Covenants Regarding Use:** The Purchaser agrees that the Purchaser shall use the Said Flat and Appurtenances subject to the following restrictions.

14.3.1**No Misuse of Water:** The Purchaser shall not misuse or permit to be misused the water supply to the Said Flat.

14.3.2**Damages to Common Portions:** All damages to the Common Portions caused by the Purchaser and/or family members, invitees or servants of the Purchaser shall compensated for by the Purchaser.

14.3.3**No Unlawful Act:** The Purchaser shall not do any unlawful act and shall abide by all bye-law and/or rules and regulations, which may be framed by the Facility Manager or the Association

14.3.4**Notification Regarding Letting:** If the Purchaser let out or sells the Said Flat and Appurtenances or portion thereof the Purchaser shall immediately notify the Facility Manager/Association of the tenant's /transferee's address and Telephone number and the identity.

15. Force Majeure:

15.1 **Circumstances of Force Majeure:** The Vendors not be held responsible for any consequences or liabilities under this Deed of Conveyance, if the Vendors is prevented in performing the obligation by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) Acts of God (2) Acts of Nature (3) Act of War (4) fire (5) Insurrection, (6) Terrorist action, (7) Civil unrest, (8) Riots, (9) Strike by material suppliers, workers and employees, (10) Delay on account of receiving statutory permissions, (11) Delay in the grant of electricity, water sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority, (12) Any notice, order of injunction, litigation, attachments etc. and (13) Any rule or notification of the Government or any other public authority or any act of Government such as change in litigation or enactment of new

law ,restrictive Governmental laws or regulations (collectively Circumstances of Force Majeure)

16. Miscellaneous

- 16.1 **Indian Law:** This Deed of Conveyance shall be subject to Indian Law.
- 16.2 **One Transaction:** This Deed of Conveyance relates to the transaction recorded and contemplated herein and no other Transaction.
- 16.3 **Confidentiality and Non-disclosure:** The Parties shall keep confidential all non-public information and documents concerning the transaction herein, unless compelled to disclose such information /documents by judicial or administrative process
- 16.4 **No Claim of UN-Enforceability:** This Deed of Conveyance is executed by the Parties under legal advice, out of free will and without any duress or coercion. Hence none of the Parties shall have the right to claim un-enforceability of this Deed of transfer.

17. Notice

- 17.1 **Mode of Service:** Notice under this Deed of Conveyance shall be served by e-mail or messenger or registered post/speed post with acknowledgement die at the above mentioned addresses of the Parties, unless the address is changed.

18. Alternative Dispute Resolution:

- 18.1 **Disputes:** Disputes or differences in relation to or arising out of or touching this Deed of Conveyance or the validity , interpretation , construction , performance ,breach or enforceability of this Agreement for Sale (collectively disputes)shall be referred to the Arbitral Tribunal described in clause 18.1.1 below and finally resolved by arbitration under the Arbitration and Conciliation Act 1996 with modifications made from time to time .In this regard ,the Parties irrevocably agrees that.

18.1.1**Constitution of Arbitral Tribunal:** The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate to be nominated by the Vendors.

18.1.2**Place:** The place of arbitration shall be Kolkata only

18.1.3**Binding Effect :** The Arbitral Tribunal shall have summary powers and be entitled to give interim awards /directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law .The interim/final award of the Arbitral Tribunal shall be binding on the parties.

19. Jurisdiction

- 19.1 **District Court:** In connection with the aforesaid arbitration proceeding, only the District Judge, North 24-parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of Amalgamated Plot of Land)

ALL THAT piece and parcel of land admeasuring an area of total **81 (eighty one) Decimals** be the same a little more or less, comprised in **R.S./L.R. Dag Nos. 1938 & 1939**, under L.R. *Khatian* Nos. 104/1, 1057, 1211/1, 1213/1, 2504, 1351/1, 411, 351, 142, 1938/1, 1466, 1755, 933, 2884, 696, 669/1, 238/1 & 2585 lying and situated at Mouja -

Chakpachuria , J.L No. 33, within the local limits of *Patharghata Gram Panchayet*, Police Station - New Town [formerly Rajarhat] Additional District Sub-Registration Office at Rajarhat, New Town, in the District - North 24 Parganas and the said landed property is butted and bounded as under :-

- ON THE NORTH BY** -: 40 Feet Wide Main Road;
ON THE SOUTH BY -: Dag No - 1937: Land of Bistupada Mondal & Others;
ON THE EAST BY -: Dag No -1945: Land of Kalipada Mondal & Others ;
ON THE WEST BY -: Dag No - 1935 - 1936: Land of Nil Moni Mondal & Others;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of Flat Space etc.)

Part-I

ALL THAT piece and parcel of one independent residential flat measuring more or less **Square Feet** () Carpet area on the **Block** -....., **Flat No.**, on the **Floor** along with open Car parking space lying and situated in the Building Complex namely '**CANCUN SKYLARK**', lying and situated at Mouja **Chakpachuria**, J.L no. 33, Police Station New Town [formerly Rajarhat] Additional District Sub-Registration Office at Rajarhat, New Town, within the local limits of Patharghata Gram Panchayet, in the District North 24 Parganas, constructed upon the land described in the First Schedule hereinabove including proportionate share of undivided impartible land of First Schedule Property including the rights of the use of common area in the building complex and the land as shown in the map or plan kept with the Developer including 25% service area.

Part II

(Description of share of Land)

ALL THAT piece and parcel of proportionate impartible share of land more fully and specifically described in the **FIRST SCHEDULE** hereinbefore.

Part -III

(Description of share of common areas & common amenities)

ALL THAT piece and parcel of proportionate impartible share of common areas and common amenities more fully and specifically described in the **THIRD SCHEDULE** hereinafter.

CANCUN CONSTRUCTIONS



Partner

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common Portions)

Building Level:

- Lobbies on all floors and Staircase of the Said Building.
- Lift Machine Room and lift well of the Said Building.
- Water reservoirs/tanks of the Said Building.
- Water Supply, pipeline in the Said Building (save those inside any Unit).
- Drainage and sewage pipeline in the Said Building (save those inside any Unit).
- Wiring, fittings and accessories for lighting of lobbies, staircase and other common portions of the Said Building.
- Space for Electricity meters.
- Ultimate roof of the Building.

Complex Level

- 1) Lift
- 2) Fire Fighting
- 3) Water Supply
- 4) Power Back up
- 5) 24 X 7 Security Service
- 6) Club
- 7) Gym Room

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Expenses/Maintenance Charges)

- 1 **Common Utilities:** All charges and deposits for supply, operation and maintenance of common utilities.
- 2 **Electricity:** All charges for the electricity consumed for the operation of the common machinery and equipment of the said building complex.
- 3 **Fire Fighting:** Cost of operating and maintaining the fire fighting equipments and personnel, if any.
- 4 **Litigation:** All Litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
- 5 **Operational :** All expenses for running and operating machinery, equipments and installations comprised in the common portions including lifts, d.. Set, Changeover switches, pumps and other common installations including their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the common portions.
- 6 **Rates and Taxes:** Municipal Tax, surcharge, Water tax and other levies in respect of the said building complex save those separately assessed on the Purchaser/s.

7 **Staff:** The salaries of and all other expenses on the staff to be employed for the common purpose namely, manager, caretaker, clerk, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits

IN WITNESS WHEREOF The parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written

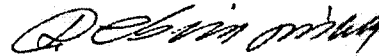
SIGNED, SEALED AND DELIVERED

by the parties at Kolkata in the

presence of:

1.

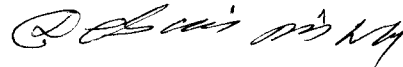
2.



Signature of the Landowners/Vendors
represented by Constituted Attorneys
namely,
Debasis Biswas.

Signature of the Purchaser

CANCUN CONSTRUCTIONS



Partner

Signature of the Developer

Drafted by

Advocate

RECEIPT

RECEIVED sum of **Rs.....**/- (Rupees) only as the consideration amount of the said flat and along with Appurtenances more fully mentioned in the **Part-II** of the **SECOND SCHEDULE** herein above written, from the above named purchasers in the manner as per the memorandum of consideration hereunder written and/or given.

MEMORANDUM OF CONSIDERATION

Date	Bank	Cash/Cheque No.	Amount (Rs)
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Total : **Rs.**/- (Rupees) only.

WITNESSES:

1.

2.

ANCUN CONSTRUCTIONS


Developer Partner