**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this \_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, **Two Thousand and Twenty Two**.

B E T W E E N

**MR. NIRMALYA BASU MAJUMDAR (INCOME TAX PAN: AJMPMO566E] (Aadhaar No.9787 4531 2213) (Mobile No. 9874965906)**, son of Uday Basu Bajumdar, reslding at 280, Crisper Road, Konnagar, Hooghly-712235 Post Office - Konnagar, Police Station Uttarpara, hereinafter called and referred to as the “**VENDOR**” (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, legal representatives, administrators, successors-in-interest and assigns) of the **ONE PART,**

A N D

**MR. BAPPADITYA MONDAL (INCOME TAX PAN: AZCPM4676K] (Aadhaar No. 9279 4879 9139) (Mobile No. 98304692336)**, son of Debasis Mondal, by Faith – Hindu, by Occupation – Service, by Nationality – Indian, residing at – Lohapur Bazar, Lohapur, Dist. Birbhum , Pin - 731237, hereinafter called and referred to as the “**PURCHASER**” (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, legal representatives, administrators, successors-in-interest and assigns) of the **OTHER PART**,

**WHEREAS:**

1. By a Deed of Conveyance dated the 15th day of June 2009 made between Abhilekha Good & Supply Private Limited and 2 (two) others, therein referred to as the Vendors of the one part and the Vendor Nos. 1 to 4 herein, therein referred to as the Purchasers of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. V, Pages 19399 to 19439, Being No.5451 for the year 2009 the said Abhillekha Good & Supply Private Limited and 2 (two) others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the sad Vendor Nos.1 to 4 here in ALL THAT the various pieces and parcels of Sali and Bastu land measuring 48.112 Decimals (be the same a little more or less) having rayati rights comprised in part or portion of R.S. Dag No. 3044 measuring 21.444 Decimals more or less, corresponding to L.R. Khatian Nos. 2171, 1036/2 and 1579, R.S. Dag No. 3045 measuring 10.000 Decimals more or less corresponding to L.R. Khatian No. 636/1, and R.S. Da9 No. 3152 measuring 16.670 Decimals more or less, corresponding to LR. Khatian No. 1890/2, 1844/2 and 2036/1, lying and situate at Mouza Ghuni, J.L. No. 23, TOuzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North), absolutely and forever, free from all encumbrances, charges, liens, lispendenses, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the Schedule there under written as also in the PART I of the FIRST SCHEDULE hereunder written), at or for a consideration therein mentioned.
2. By another Deed of Conveyance dated the 15th day of June 2009 made between Silver Cross Marketing Private Limited and 2 (two) others, therein referred to as the Vendors of the one part and the Vendor Nos. 5 to 7 herein, therein referred to as the Purchasers of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and recorded in Book No. I Volume No. V, Pages 19483 to 19522, Being No.5453 for the year 2009 the Silver Cross Marketing Private Limited and 2 (two) others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Vendor Nos. 5 to 7 herein, ALL THAT the various pieces and parcels of homestead land measuring 32.090 Decimals (be the same a little more or less) having rayati rights comprised in part of portion of R.S. Dag No. 3044 measuring 12.170 decimals more or less, corresponding to L. R. Khatian Nos. 2171, 636/3 and 1579, R.S. Dag No. 3045 measuring 9.920 decimals more or less, corresponding to L. R. Khatian No.2171 and R.S. Dag No. 3152 measuring 10.00 decimals more or less, corresponding to L. R. Khatian No. 67/1, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat) and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake city and with District Registration Office at Barasat and in the District 24 Parganas (North absolutely and forever, free from all encumbrances, charges, liens, lispendenses attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the Schedule thereunder written as also in the PART II of the FIRST SCHEDULE hereunder written), at or for a consideration therein mentioned.
3. By another Deed of Conveyance dated the 15th day of June 2009 made between Niryat Enterprises Private Limited and 3 (three) others, therein referred to as the Vendors of the one part and the Vendor Nos. 8 to 11 herein, therein referred to as the Purchasers of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and recorded in Book No. 1, Volume No. V, Pages 19523 to 19565, Being No.5454 for the year 2009 the said Niryat Enterprises Private Limited and 3 (three) others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Vendor Nos. 8 to 11 herein, ALL THAT the various pieces and parcels of homestead land measuring 46.983 Decimals (be the same a little more or less) having rayati rights comprised in part of portion of R.S. Dag No. 3044 measuring 30.455 decimals more or less, corresponding to L. R. Khatian Nos. 1579, 1036/2 and 636/3, R.S. Dag No. 3045 measuring 16.530 decimals more or less, corresponding to L. R. Khatian No. 2171, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Pañchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North), absolutely and forever, free from all encumbrances, charges, liens, lispendenses, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the schedule thereunder written as also in the PART III of the FIRST schedule hereunder written), at or for a consideration therein mentioned.
4. By another Deed of Conveyance dated the 15h day of June 2009 made between Amrabathi Investra Private Limited and 3 (three) others, therein referred to as the Vendors of the one part and the Vendor Nos. 12 to 14 herein, therein referred to as Purchaser of the other part and reaistered at the office of Additional District Sud Register, Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. V, Pages 19357 to 19398 Being No.5450 for the year 2009 the said Amrabathi Investor Private Limited and 3 (three) others sold, transferred, conveyed, granted, assigned and a5Sured unto and in favour of the said Vendor Nos. 12 to 14 herein ALL THAT the various pieces and parcels of Sall and Bastu land measuring 48.370 Decimals (be the same a little more or less) having rayati rights comprised in part of portion of R.S. Dag No. 3044 measuring 11.70o decimals more or less, corresponding to L. R. Khatian No. 1579, R.S. Dag No. 3045 measuring 20.000 decimals more or less, corresponding to L. R. Khatian No. 636/1, AND R.S. Dag No. 3152 measuring 16.670 decimals more or less, corresponding to L. R. Khatian Nos. 2005/4, 1844/2 and 2036/1 lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North), absolutely and forever, free from all encumbrances, charges, liens, lispendenses, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the schedule thereunder written as also in the PART IV of the FIRST SCHEDULE hereunder written), at or for a consideration therein mentioned.
5. By another Deed of Conveyance dated the 4h day of September 2009 made between Navketan Enterprise and 2 (two) others, therein referred to as the Vendors of the one part and the Vendor Nos, 15 to 16 herein, therein referred to as the Purchasers of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and recorded in Book No. I Volume No. VII, Pages 11532 to 11569 Being No.8245 for the year 2009 the said Navketan Enterprise and 2 (two) others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the sald Vendor Nos. 15 to 16 herein ALL THAT the various pieces and parcels of homestead land measuring 31.200 Decimals (be the same a little more or less) having rayati rights comprised in part of portion of R.S. Dag No. 3044 measuring 23.200 decimals more or less, corresponding to L. RR Khatian Nos. 1036/2, 636/3, 1579 and 2171 and R.S. Dag No. 3045 measuring 8.000 decimals more or less, corresponding to LR. Khatian No. 636/1 ying and situate at Mouza Ghunl, J.L. No. 23, Touzi No. 178, R.S. No. 232, Wining e territorial jurisdiction of the New Town Police Station [Previously Rajarhat) and within the local limits of the Jyangra Hatlara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North), absolutely and forever, free from all encumbrances, charges, liens, lispendenses, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever which is more fully and particularly mentioned and described in the schedule thereunder written as also In the PART V of the FIRST SCHEDULE hereunder written), at or for a conslderation therein mentioned.
6. y another Deed of Conveyance dated the 15"h day of June 2009 made between Navketan Enterprise and 2 (two) others, therein referred to as the Vendors of the one part and the Vendor Nos. 17 to 19 herein, therein referred to as the Purchasers of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and recorded in Book No. I Volume No. V, Pages 19440 to 19482 Being No.5452 for the year 2009 the said Navketan Enterprise and 2 (two) others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Vendor Nos. 17 to 19 herein ALL THAT the various pieces and parcels of homestead land measuring 49.352 Decimals (be the same a littie more or less) having rayati rights comprised in part of portion of R.S. Dag No. 3044 measuring 32.692 decimals more or less, corresponding to L. R. Khatian Nos. 1579, 636/3 and 2171, R.S. Dag No. 3152 measuring 16.660 decimals more or less, coresponding to L. R. Khatian Nos. 2026/2;1844/2, 2036/1 lying and situate at Mouza Ghuni, 3.L. No. 23, Touzi No. 178; R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North), absolutely and forever, free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the schedule thereunder written as also in the PART VI of the FIRST SCHEDULE hereunder written), at or for a consideration therein mentioned.
7. The Vendors herein, in pursuance of seven deeds of conveyance recited herein berore efr n part, have thus become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of Sali and Bastu land measuring 256.107 Decimals (be the same a little more or less) having rayat nghts comprised in part or portion of R.s. Dag No. 3044 measuring 21.444 Decimals more or less, coresponding to L.R. Khatian Nos. 2171, 1036/2 and 1579, R.S. Dag No. 3045 measuring 10.000 Decimals more or less corresponding to L.R. Khatian No. 636/1, and R.S. Dag No. 3152 measuring 16.670 Decimals more or less, corresponding to LR. Khatian No. 1890/2, 1844/2 and 2036/1, AND R.S. Dag No. 3044 measuring 12.170 decimals more or less, corresponding to LR. Khatian Nos. 2171, 636/3 and 1579, R.S. Dag No. 3045 measuring 9.920 decimals more or less, corresponding to L. R. Khatian No.2171 and R.S. Dag No. 3152 measuring 10.00 decimals more or less, corresponding to L. R. Khatian No. 67/1, AND R.S. Dag No. 3044 measuring 30.455 decimals more or less, corresponding to L. R. Khatian Nos. 1579, 1036/2 and 636/3, R.S. Dag No. 3045 measuring 16.530 decimals more or less, corresponding to L. R. Khatian No. 2171, AND R.S. Dag No. 3044 measuring 11.700 decimals more or less, corresponding to L. R. Khatian No. 1579, R.S. Dag No. 3045 measuring 20.000 decimals more or less, corresponding to L. R. Khatian No. 636/1, RS. Dag No. 3152 measuring 16.670 decimals more or less, corresponding to L. R. Khatian Nos. 2005/4, 1844/2 and 2036/1 AND R.s. Dag No. 3044 measuring 23.200 decimals more or less, corresponding to L. R. Khatian Nos. 1036/2, 636/3, 1579 and 2171 and R.S. Dag No. 3045 measuring 8.000 decimals more or less, corresponding to L. R. Khatian No. 636/1 AND R.S. Dag No. 3044 measuring 32.692 decimals more or less, corresponding to L. R. Khatian Nos. 1579, 636/3 and 2171, R.S. Dag No. 3152 measuring 16.660 decimals more or less, corresponding to L. R. Khatian Nos. 2026/2, 1844/2, 2036/1, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S, No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat) and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North), which are morefully mentioned and described in PART I, I1, u, Iv, V and VI of the FIRST SCHEDULE hereunder written is hereinafter collectively referred to as the PROPERTY.
8. The predecessors-in-interest who by the aforesaid recited Deeds of Conveyances sola and transferred the various pieces and parcels of land in favour of the vendors respectively had agreed amongst themselves to undertake a Housing Project and accordingly had caused a plan to be duly sanctioned by the authorities concerned being No.184 dated 13th February 2009 (hereinafter referred to as the said PLAN).
9. The Vendors herein have purchased and acquired their respective pieces and parcels of land forming part of the said Property together with the benefit of the said Plan caused their respective names to be mutated in the records of the authorities concerned.
10. The Vendors herein amongst themselves decided to proceed with the putting up of the said Housing Project in accordance with the said Plan and the said Housing Project comprises of various blocks and/or towers each block and/or tower to comprise of various self contained flats units apartments constructed spaces and car parking spaces capable of being held and/or enjoyed independently of each other.
11. For putting up the said Housing Project and for the purpose of facilitating the same, the Vendors had appointed PS Group Realty Private Limited, the Developer herein as its Project Manager (hereinafter referred to as the PROJECT MANAGER) on the terms and conditions contained and, recorded in. an Agreement dated 7th September 2009 (hereinafter referred to as the PROJECT MANAGEMENT AGREEMENT).
12. By an under the said Project Management Agreement, It has been agreed between the L) Vendors and the Project Manager that it shall be the obligation of the Project Manager the to incur all costs charges and expenses '(hereinafter referred to as the CONSTRUCTION Costs) which would be. contributed by each of the Vendors in proportion to its respective share into or upon the said Property and that the said Project Manager shall also be entitled to sign and execute all agreement for sale with the intending purchasers for and on behalf of the Vendors in respect of the various flats units apartments constructed spaces and car parking spaces forming part of the said Housing Project and to distribute the same from time to time amongst the Vendors in the manner as provided for in the said Project Management Agreement.
13. By another Deed of Conveyance dated the 11th day of May 2011 made between Ukumar Halder and Abala Halder, therein referred to as the Vendors of the one part and the vendor Nos. 20 herein, therein referred to as the Purchaser of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake y and recorded in Book No. I Volume No. 11, Pages 4677 to 4699 Being No.5363 for the year 2011 the said Sukumar Halder and Abala Halder sold, transferred, Conveyed, granted, assigned and assured unto and in favour of the said Vendor Nos. 23 herein ALL THAT the various pieces and parcels of homestead land measuring 4.132 Decimals (be the same a little more or less) equivalent to 2 [Two] Cottahs 8 [Eight] Chittacks having rayati rights comprised in part of portion of R.S. Dag No. 3045, corresponding to L R. Khatian Nos. 1579, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North) absolutely and forever, free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the Schedule thereunder written as also in the PART VII of the FIRST SCHEDULE hereunder written), at or for a consideration therein mentioned (herein after referred to as the said ADDITIONAL LAND).
14. The said Additional Land which is situated contiguous to the said Property has been purchased for the purpose of providing space for installation of transformer by the WBSEDCL and for installation of the power, back-up Generator, the said Additional Land shall form. a part or portion of the said Property and as such the total land induding the said additional land would aggregate to ALL THAT the various pieces and parcels of Sali and Bastu land measuring 260.239 Decimals ((be the same a little more or less) having rayati rights comprised in part or portion of R.S. Dag No. 3044 measuring 21.444 Decimals more or less, corresponding to LR. Khatian Nos. 2171, 1036/2 and 1579, R.S. Dag No. 3045 measuring 10.000 Decimals more or less corresponding to LR. Khatian No. 636/1, and R.S. Dag No. 3152 measuring 16.670 Decimals more or less, corresponding to L.R. Khatian No. 1890/2, 1844/2 and 2036/1, AND R.S. Dag No. 3044 measuring 12.170 decimals more or less, corresponding to L. R. Khatian Nos. 2171, 636/3 and 4s R.S. Dag No. 3045 measuring 9.920 decimals more or less, corresponding to L R. Khatian No.2171 and R.S. Dag No. 3152 measuring 10.00 deas more or less, corresponding to L. R. Khatian No. 67/1, AND R.S. Dag No. 3044 measuring 30.455 decimals more or less, corresponding to L R. Khatian Nos. 5/9, 1036/2 and 636/3, R.S. Dag No. 3045 measuring 16.530 decimals more or less, coresponding to L. R. Khatian No. 2171, AND R.S. Dag No. 3044 measuring 11.700 decimals more or less, corresponding to L. R. Khatian No. 1579, R.S. Dag No. 3045 measuring 20.000 decimals more or less, corresponding to L R. Khatian No. 636/1, R.S. Dag No. 3152 measuring 16.670 decimals more or less, corresponding to L. R. Khatian Nos. 2005/4, 1844/2 and 2036/1 AND R.S. Dag No. 3044 measuring 23.200 decimals more or less, corresponding to L. R. Khatian Nos. 1036/2, 636/3, 1579 and 2171 and RS. Dag No. 3045 measuring 8.000 decimals more or less, corresponding to L. R. Khatian No. 636/1 AND R.S. Dag No. 3044 measuring 32.692 decimals more or less, corresponding to L R. Khatian Nos. 1579, 636/3 and 2171, RS. Dag No. 3152 measuring 16.660 decimals more or less, corresponding to L. R. Khatian Nos. 2026/2, 1844/2, 2036/1 AND R.S. Dag No. 3045 measuring 4.132 Decimals (more or less) corresponding to L. R. Khatian Nos. 1579 lying and situate at Mouza Ghuni, J.L No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District SubRegistration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North) (herein after referred to as the said ENTIRE PROPERTY).
15. By and under two Power of Attorneys dated 30th day, of July, 2010, duly registered in the office of the Additional District Sub-Registrar, Alipore and recorded in Book No. V, Being No. 02076 for the year 2010 and dated 9th day of March, 2012 duly registered in the office of the Additional District Sub-Registrar, Alipore and recorded in Book No. IV, Being No. 00623 for the year 2012 respectively made by the Vendors herein, duly empowering and/or authorizing Mr. Radhe Shyam Pancharla, son of Bhanwarlal Pancharia, residing at 1/11, Arvind Nagar, Kolkata - 700 032 as their true and lawful attorney to represent and sign and execute for and on their behalf all agreements, declarations, conveyances in respect of the said ENTIRE PROPERTY.
16. By an Agreement dated 23rd day of June, 2010 entered into between the parties hereto the Vendors have agreed to sell and transfer and the Purchaser has agreed to Purchase and acquire on ownership basis ALL THAT the Flat/Unit No. VIII-2C on Second floor of the said building being Building No./Block No. VIII on the said Entre Property (more fully and particularly described in the SECOND SCHEDULE hereunder Written) containing by admeasurements 989 sq. ft. of super built-up area TOGETHER WITH the undivided proportionate share in the common parts, portions, areas, facilities& amenities (more fully and particularly mentioned and described in the FOURTH SCHEDULE hereunder written) AND TOGETHER WITH one covered car parking space in the ground floor of the said building/Block No. VIII or as may be allotted within the Housing Complex AND TOGETHER WITH the undivided proportionate impartibly share in the land underneath the said Block/Building No. VIII allocable thereto (more fully and particularly mentioned and described in the THIRD SCHEDULE hereunder written and hereinafter collectively referred to as the said FLAT AND THE PROPERTIES APPURTENANT THERETO) free from all encumbrances, charges, liens, lispendens, attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the said SALE AGREEMENT).
17. Pursuant to an application u/s 391 and 394 of the Companies Act, 1956 filed in the Honorable High Court at Calcutta an order dated 28th March, 2011 was passed in Company' Petition No. 34 of 2011. whereby Alexy Vyapaar Private Limited, Jupiter Highrise & Sansthan Private Limited and Aditya, Vyapaar Private Limited have amalgamated with PS Group Realty Ltd. and as such all right or title or interest upon all such movable or immovable properties of the said Alexy Vyapaar Private Limited, Jupiter Highrise & Sansthan Private Limited and Aditya Vyapaar Private Limited stood vested in PS Group Realty Ltd.
18. The name of PS Group Realty Ltd. was changed to PS Group Realty Pvt. Ltd. w.e.f. R) 24/10/2017 and a fresh Certificate of Incorporation consequent to such changing was issued by the Registrar of Companies, West Bengal.
19. Thus the Purchaser became well and sufficiently ALL THAT, the Flat/Unit No. VIII-2C on the Second floor of the said building being Building No./Block No. VIII on the said Entire Property (more fully and particularly described in the SECOND SCHEDULE hereunder written) containing by admeasurements 989 sq. ft. or super built-up area TOGETHER WITH the undivided proportionate share in the common parts, porous ES & amenities (more fully and particularly mentioned and described in the FOURTH SCHEDULE hereunder written) AND TOGETHER WITH one covered a parking space in the ground floor \of the said building/Block No. VII AND OGETHER WITH the undivided proportionate impartibly share in the land underneath the said Block/Building No. VIII allocable thereto (more fully and particularly mentioned and described in the THIRD SCHEDULE hereunder written) free from all encumbrances, charges, liens, lispendens, attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions contained and recorded in the said Nomination Agreement and hereinafter collectively referred to as the said FLAT AND THE PROPERTIES APPURTENANT THERETO) and in due course the Vendor herein by virtue of an **Indenture of Conveyance dated 25th day of July, 2022 registered in the office of the A.D.S.R. Rajarhat, New Town, recorded in Book NO. I, Volume No. 1523 – 2022, Pages from 493074 to 493136, Being No. 152312200 for the year 2022,** against valuable consideration recorded therein.

**AND WHEREAS,** by virtue of our right purchase the Vendor herein became the absolute owner of the aforesaid property and since then he has been enjoying the right, title and interest of the aforesaid property and he also possessed the right to sell, convey and transfer the said property in accordance with his choice and desires.

**AND WHEREAS**, while enjoying the title the Vendor now due to some lawful grounds, have decided to sell his right to occupy of the Said Flat and car parking space TOGETHER WITH proportionate un-divided share of land with common facilities and amenities available in the said building to the **Purchaser** and the **Purchaser** hereto has agreed to purchase the said property with all right, title interest of the **Vendors** and both the Parties have settled the price of the property as **Rs. 46,00,000/= (Rupees forty six lakh)** only which is considered to be the valuable consideration of the property at this time and accordingly both the parties entered into an **Agreement for Sale 22nd August, 2022.**

**AND WHEREAS**, the **Vendor** also represented to the **Purchaser** as follows: -

* 1. That he is the absolute owners of the said property and no other person has any interest therein;
  2. That the Vendor has no loan liability in respect of the said property and hence, the said property is free from all encumbrances, charges, mortgages, liens, attachments etc.
  3. That on taking possession of the said property**,** the **Purchaser** shall be entitled to use and occupy the same without any claim or interruption from the **Vendor** and/or their natural heirs and legal representatives.
  4. That the **Vendor** has not made any agreement with any other person in connection with the Said Property.
  5. That the **Vendor** have not made any Will, Trust and/or any proposal for transfer in any manner of the Said Property.
  6. That the **Vendor** has not hidden and concealed any material fact relating to the Said Property hereunder sold to the **Purchasers**.
  7. That the **Vendor** is not liable to take any permission from any Competent Authority to sell, transfer and convey the Said Property.
  8. That the said land has not been affected by any Notice or scheme of acquisition or requisition of the State Government and not affected by any proceedings under the Urban Land (Ceiling and Regulations) Act 1976 and not affected by any proceeding either under the West Bengal Estates Acquisition Act, 1953 or under the West Bengal Land Reforms Act, 1955.

**AND WHEREAS**, relying on the representations and declarations made by the **Vendor** hereto the **Purchaser** has agreed to purchase from the **Vendor** the Said Pproperty more fully and particularly described in the Schedule hereunder written for the total consideration of **Rs. 46,00,000/= (Rupees forty six lakh)** only and with such intention the **Purchaser** has paid the full consideration money to the **Vendor** as per Memo of Consideration furnished herein below and after acknowledging the full consideration the **Vendor** hereto are executing this Conveyance for more perfectly transferring the Schedule Property in favour of the **Purchaser**.

**NOW THIS INDENTURE WITNESSETH THAT :**

In pursuance the said Agreement for Sale and in consideration of the sum of **Rs. 46,00,000/= (Rupees forty six lakh)** only paid by the **Purchaser** to the **Vendor** at or before the execution of these presents (the receipt whereof the **Vendor** do hereby admit and acknowledge the same and release, discharge the **Purchaser**  from payment of the said amount and every part thereof) and the **Vendor**  do hereby grant, convey, transfer and assign and assure unto the **Purchaser**  free from all encumbrances, vacant and peaceful possession of **ALL THAT**, **the Flat/Unit No. VIII-2C on the Second floor** on the said building being Building/**Block No VIII** on the said Entire Property containing by admeasurements **989 sq. ft. of super built-up area** TOGETHER WITH. the undivided share in the Common Parts, Portions, Areas, Facilities and Amenities ÁND TOGETHER WITH **one covered car parking space in the ground floor of the said Building/Block No. VIII o**r as may be allotted within the Housing Complex AND TOGETHER WITH the undivided proportionate impartibly share of **ALL THAT**, the various pieces and parcels of Sali and Bastu land measuring 260.239 Decimals (be the same a little more or less) having rayati rights comprised in part or portion of R.S. Dag No. 3044 measuring 21.444 Decimals more or less, corresponding to LR. Khatian Nos. 2171, 1036/2 and 1579, R.S. Dag No. 3045 mcasuring 10.000 Decimals more or less corresponding to LR. Khatian No. 636/1, and R.S. Dag No. 3152 measuring 16.670 Decimals more or less, corresponding to LR. Khatian No. 1890/2, 1844/2 and 2036/1; AND R.S. Dag No. 3044 measuring 12.170 decimals more or less, corrèsponding to L. R. Khatian Nos. 2171, 636/3 and 1579, R.S. Dag No. 3045 measuring 9.920 decimals more or less, corresponding to L. R. Khatian No.2171 and R.S. Dag No. 3152 measuring 10.00 decimals more or less, corresponding to L. R. Khatian No. 67/1, AND R.S. Dag No. 3044 measuring 30.455 decimals more or less, corresponding to L. R. Khatian Nos. 1579, 1036/2 and 636/3, R.S. Dag No. 3045 measuring 16.530 decimals more or less, corresponding to L. R. Khatian No. 2171, AND R.S. Dag No. 3044 measuring 11.700 decimals more or less, corresponding to L. R. Khatian No. 1579, R.S. Dag No. 3045 measuring 20.000 decimals more or less, corresponding to L R. Khatian No. 636/1, R.S. Dag No. 3152 measuring 16.670 declmals more or less, corresponding to L. R. Khatian Nos. 2005/4, 1844/2 and 2036/1 AND R.S. Dag No. 3044 measuring 23.200 decimals more or less, corresponding to L. R. Khatian Nos. 1036/2, 636/3, 1579 and 2171 and R.S. Dag No. 3045 measuring 8.000 decimals more or less, corresponding to L R. Khatian No. 636/1 AND R.S. Dag No. 3044 measuring 32.692 decimals more or less, corresponding to L. R. Khatian Nos. 1579, 636/3 and 2171, R.S. Dag No. 3152 measuring 16.660 decimals more or less, corresponding to L. R. Khatian Nos. 2026/2, 1844/2, 2036/1 AND R.S. Dag No. 3045 measuring 4.132 Decimals (more or less) coresponding to L. R. Khatian Nos. 1579, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North) ALONG WITH the right to use and enjoy all the common space including stair and roof, TOGETHERWITH stair, landings, lobbies, entrance, compounds, spaces, gates, drains, sewers, waste disposal area, fire detection and suppression system, uninterrupted electricity supply system and necessary common services, sanitary and water pipe line, water pump, water tank, common paths or ways and passages ALONG WITH some right and obligations of the **Purchaser** AND THAT the estate, right, title and interest and other TOGETHER WITH all deeds, pattahs and muniments of title exclusively relating to or conveying the Said Property where the **Vendor** has good rights and full power and absolute authority to grant, convey, assign and assure of the Said Property and simultaneously the **Vendor**  hereby granted, transferred or conveyed the Said Property TOGETHER WITH proportionate share of land ALONG WITH all rights on common spaces in favour of the **Purchaser** in which and hereinafter from the date of this Conveyance the **Purchaser** shall hold, possess and enjoy the Said Property absolutely and with the right to transfer the Said Propertyin accordance with his choice And to receive the rents and profits thereof without any lawful eviction interruptions claims or demand whatsoever from or by the **Vendor** or any person or persons lawfully or equitably claiming from under or in trust for the **Vendors**  ALL THAT, freely and clearly and absolutely exonerated, discharged, saved harmless and kept indemnified till prior to this date of Conveyance against any person lawfully or from under or in trust for the Vendor, and all persons having lawfully or equitably claiming any estate or interest in the Said Property on the said land or any part thereof, then the Vendors shall and will from time to time and at all times hereafter at the request and costs of the **Purchaser** do and execute and all such acts, deeds and things whatsoever necessary by which the **Purchaser** do and execute and all such acts, deeds and things whatsoever necessary by which the **Purchaser** shall be able to sue and enjoy the Said Property absolutely and forever in the manner aforesaid. Henceforth, the **Purchaser** shall pay proportionate share of taxes of the said proportionate un-divided share of land, Flat, and car Parking space to the Government of West Bengal and Local Authorities prescribed in that behalf.

THE VENDOR DOTH HEREBY COVENANT WITH THE **PURCHASER**  AS FOLLOWS:

1. It shall be lawful for the **Purchaser**  from time to time and at all times hereafter to enter into and upon and hold and enjoy the said unit and the properties appurtenant thereto and every part thereof and to receive rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Vendor or any person or persons claiming through under or in trust by the Vendor AND freed

and discharged from or against all manner of encumbrances Trusts liens and attachments whatsoever save only those as are herein expressly contained.

1. Through the execution of these presents the Vendor hereby confirms that peaceful possession of the aforesaid **Apartment & one covered car parking space** has been handed over to the **Purchaser**  for his own use and benefit absolutely forever.
2. The Vendor shall pay and remain liable for payment of all rates, charges, taxes and/or lawful outgoings to the Government and/or any other authority prescribed in that behalf dues, if any, up to the date of handing over possession of the property after which the rates, taxes and thereafter all other out-goings shall be paid by the **Purchaser** to the respective Departments, Competent Authorities. Various Maintenance deposits and charges etc. already paid by the Vendor for a period beyond the date of handling over possession, if any, are to be refunded in full/proportionately, as the case may be, to the Vendor.
3. If any defect to these presents is detected afterwards, the Vendor undertakes to execute necessary Deed of Rectification/Declaration at the cost of the **Purchaser**.

THE **PURCHASER**  DO HEREBY COVENANT WITH THE VENDOR AS FOLLOWS:

1. The **Purchaser**  has seen and verified the title of the Vendor hereinbefore recited and have satisfied herself about the same.
2. The **Purchaser**  shall not throw or accumulate any dirt, rubbish, and rags etc. outside the said unit.
3. With effect from the date of possession or from the date of registration of this Deed of Conveyance whichever is earlier, the **Purchaser** shall pay proportionate share of all municipal rates and taxes and other out-goings and impositions and other common expenses and maintenance charges hereunder written now payable or become payable in future in respect of the said Apartment in the said building in the said property as and when the same become due and payable.
4. Save and except the said Apartment and the rights of the **Purchaser**  hereby conferred, the **Purchaser** shall have no claim or rights of any kind or nature whatsoever in respect of other portion of the said building excepting the common areas and open spaces attached to the said premises.
5. After the possession of the said Apartment has been delivered to and taken by the **Purchaser** from the Vendor, the **Purchaser** shall not be entitled to raise any objection for any item of works, quality of work or materials used or for any installation works in the said Apartment or any portion thereof, any other portion

of the said building nor shall prefer any claim against the Vendor in respect thereof on any grounds whatsoever nor shall held the Vendor responsible on any account whatsoever.

1. The **Purchaser**  shall at their costs keep the said unit together with its walls, partition walls, sewers, drains, electric and sanitary connection, pipes, fittings and fixtures installations and all other fittings and fixtures in good working and tenantable conditions and shall not do, make or carry out any act, deed, matter or thing so as to prejudice or affect or hamper proper support stability and protection of other parts of the said building.
2. The **Purchaser**  shall co-operate with the other occupiers to keep the building in good condition and shall abide by the terms and conditions as will be framed by the occupiers for better administration.
3. The **Purchaser**  shall not decorate or change the exterior of the said unit or otherwise than in the manner as may be agreed in writing by and between the **Purchaser**  and the Association formed for the management and protection of the building.
4. That the **Purchaser** shall abide by all the terms and conditions set forth in the **Indenture of Conveyance dated 25th day of July, 2022 registered in the office of the A.D.S.R. Rajarhat, New Town, recorded in Book NO. I, Volume No. 1523 – 2022, Pages from 493074 to 493136, Being No. 152312200 for the year 2022.**

THE FIRST SCHEDULE ABOVE REFERRED TO

(THE SAID PROPERTY)

PART-I

ALL THAT, the various pieces and parcels of Sali and Bastu land measuring 48.112 Decimals (be the same a little more or less) having rayati rights comprised in part or portion of R.S. Dag No. 3044 measuring 21.444 Decimals more or less, corresponding to L.R. Khatian Nos. 2171, 1036/2 and 1579, R.S. Dag No. 3045 measuring 10.000 Decimals more or less corresponding to L.R. Khatian No. 636/1, and R.S. Dag No. 3152 measuring 16.670 Decimals more or less, corresponding to LR. Khatian No. 1890/2, 1844/2 and 2036/1 Iying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub- Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

PART-II

ALL THAT the various pieces and parcels of homestead land measuring 32.090 Decimals (be the same a little more or less) having rayati rights comprised in part of portion of R.S. Dag No. 3044 measuring 12.170 decimals more or less, corresponding to L. R. Khatian Nos. 2171, 636/3 and 1579, R.S. Dag No. 3045 measuring 9.920 decimals more or less, corresponding to L. R. Khatían No.2171 and R.S. Dag No. 3152 measuring 10.00 decimals more or less, corresponding to L. R. Khatian No. 67/1, lying and situate at Mouza Ghun, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the teritorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North)

PART-III

ALL THAT the various pieces and parcels of homestead land measuring 46.983 Decimals (be the same a littie more or less) having rayati rights comprised in part of portion of R.S. Dag No. 3044 meaauring .30.455 decimals more or less, corresponding to L R. Khatian Nos. 1579;f036/2 and 636/3, R.S. Dag No. 3045 measuring 16.530 decimals more of less, corresponding to L. R. Khatian No. 2171, lying and situate at Mouza Ghuni, j.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

PART-IV

ALL THAT the various pieces and parcels of Sali and Bastu land measuring 48.370 Decimals (be the same a little more or less) having rayati rights comprised in part of portion of R.S. Dag No. 3044 measuring 11.700 decimals more or less COFresponding to L. R. Khatian No. 1579, R.S. Dag No. 3045 measuring 20.000 decimals more or less, corresponding to L. R. Khatian No. 636/1, AND R.S. Dag No. 3152 measuring 16.670 decimals more or less, corresponding to L. R. Khatian Nos. 2005/4, 1844/2 and 2036/1, ying and sltuate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurlsdiction of the New Town Police Station [Previously Rajarhat] and within the local lIimits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additlonal District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration office at Barasat and in the District 24 Parganas (North).

PART-V

ALL THAT the various pleces and parcels of homestead land measuring 31.200 Decimals (be the same a little more or less) having rayati rights comprised in part of portion of R.S. Dag No. 3044 measuring 23.200 decimals more or less, coresponding to L. R. Khatian Nos. 1036/2, 636/3, 1579 and 2171 and R.S. Dag No. 3045 measuring 8.000 decimals more or less, corresponding to L R. Khatian No. 636/1, ying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the teritorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

PART-VI

ALL THAT the various pieces and parcels of homestead land measuring 49.352 Decimals (be the same a little more or less) having rayati rights comprised in part of portion of R.S. Dag No. 3044 measuring 32.692 decimals more or less, corresponding to L. R. Khatian Nos. 1579, 636/3 and 2171, R.S. Dag No. 3152 measuring 16.660 decimals more or less, corresponding to L. R. Khatian Nos. 2026/2, 1844/2, 2036/1, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the locallimits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

(THE SAID ADDITIONAL LAND)

ALL THAT the various pieces and parcels of homestead land measuring 4.132 Decimals (be the same a little more or less) equivalent to 2 [Two] Cottahs 8 [Eight] Chittacks having rayati rights comprised In part of portion of R.S. Dag No. 3045, corresponding to L. R. Khatian Nos. 1579, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat) and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

**THE SECOND SCHEDULE ABQVE REFERRED TO**

**(THE SAID ENTIRE PROPERTY**)

**ALL THAT**, the various pieces and parcels of Sali and Bastu land measuring 260.239 Decimals (be the same a little more or less) having rayati rights comprised in part or portion of R.S. Dag No. 3044 measuring 21.444 Decimals more or less, corresponding to LR. Khatian Nos. 2171, 1036/2 and 1579, R.S. Dag No. 3045 mcasuring 10.000 Decimals more or less corresponding to LR. Khatian No. 636/1, and R.S. Dag No. 3152 measuring 16.670 Decimals more or less, corresponding to LR. Khatian No. 1890/2, 1844/2 and 2036/1; AND R.S. Dag No. 3044 measuring 12.170 decimals more or less, corrèsponding to L. R. Khatian Nos. 2171, 636/3 and 1579, R.S. Dag No. 3045 measuring 9.920 decimals more or less, corresponding to L. R. Khatian No.2171 and R.S. Dag No. 3152 measuring 10.00 decimals more or less, corresponding to L. R. Khatian No. 67/1, AND R.S. Dag No. 3044 measuring 30.455 decimals more or less, corresponding to L. R. Khatian Nos. 1579, 1036/2 and 636/3, R.S. Dag No. 3045 measuring 16.530 decimals more or less, corresponding to L. R. Khatian No. 2171, AND R.S. Dag No. 3044 measuring 11.700 decimals more or less, corresponding to L. R. Khatian No. 1579, R.S. Dag No. 3045 measuring 20.000 decimals more or less, corresponding to L R. Khatian No. 636/1, R.S. Dag No. 3152 measuring 16.670 declmals more or less, corresponding to L. R. Khatian Nos. 2005/4, 1844/2 and 2036/1 AND R.S. Dag No. 3044 measuring 23.200 decimals more or less, corresponding to L. R. Khatian Nos. 1036/2, 636/3, 1579 and 2171 and R.S. Dag No. 3045 measuring 8.000 decimals more or less, corresponding to L R. Khatian No. 636/1 AND R.S. Dag No. 3044 measuring 32.692 decimals more or less, corresponding to L. R. Khatian Nos. 1579, 636/3 and 2171, R.S. Dag No. 3152 measuring 16.660 decimals more or less, corresponding to L. R. Khatian Nos. 2026/2, 1844/2, 2036/1 AND R.S. Dag No. 3045 measuring 4.132 Decimals (more or less) coresponding to L. R. Khatian Nos. 1579, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(THE SAID FLAT AND THE PROPERTIES APPURTENANT THERETO)**

**ALL THAT**, **the Flat/Unit No. VIII-2C on the Second floor** on the said building being Building/**Block No VIII** on the said Entire Property containing by admeasurements **989 sq. ft. of super built-up area** TOGETHER WITH. the undivided share in the Common Parts, Portions, Areas, Facilities and Amenities ÁND TOGETHER WITH **one covered car parking space in the ground floor of the said Building/Block No. VIII o**r as may be allotted within the Housing Complex AND TOGETHER WITH the undivided proportionate impartibly share in the land which will be allocable to that Building/Block No. VIII out of the total area of land comprised in the said Entire Property and/or Housing Complex (situation of such flat is shown and delineated in the maps or plans annexed hereto and bordered in RED thereon).

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands the day, month and year first above written.

EXECUTED AND DELIVERED by

the **Vendor**  above named at

Kolkata in the presence of : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

WITNESSES VENDOR

1.

2.

EXECUTED AND DELIVERED by

the **Purchaser** above named \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

at Kolkata in the presence of : Signature of the purchaser

WITNESSES

1.

2.

Drafted by:

RECEIVED of and from the within mentioned **Purchaser** the within mentioned sum of **Rs. 46,00,000/= (Rupees forty six lakh)** only being the full consideration money as per Memo. of Consideration given below:

**MEMO OF CONSIDERATION**

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| Cheque No. | Date | Bank | Branch | Amount |
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| Total (Rupees forty six lakh) only | | | Rs. 46,00,000/= | |

WITNESSES:

1.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

2. VENDOR