

CONVEYANCE

1. **Date:** _____
2. **Place:** Kolkata
3. **Parties:**
 - 3.1 **Skyscraper Space Private Limited**, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS9847L], represented by its director, namely (1) Shishir Gupta, son of Late Shree Bhagwan Gupta, [PAN AIHPG6508N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, [PAN ADSPN1335N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157.

- 3.2 **Skyscraper Heights Private Limited**, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS9846M], represented by its director, namely (1) Shishir Gupta, son of Late Shree Bhagwan Gupta, [PAN AIHPG6508N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, [PAN ADSPN1335N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157.
- 3.3 **Skyscraper Enclave Private Limited**, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS9841N], represented by its director, namely (1) Shishir Gupta, son of Late Shree Bhagwan Gupta, [PAN AIHPG6508N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, [PAN ADSPN1335N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157.
- 3.4 **Skyscraper Manor Private Limited**, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS 9848 F], represented by its director, namely (1) Shishir Gupta, son of Late Shree Bhagwan Gupta, [PAN AIHPG6508N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, [PAN ADSPN1335N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157.
- 3.5 **Skyscraper Griha Nirman Private Limited**, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS9843Q], represented by its director, namely (1) Shishir Gupta, son of Late Shree Bhagwan Gupta, [PAN AIHPG6508N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, [PAN ADSPN1335N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157.
- 3.6 **Skyscraper Real Estate Private Limited**, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS9845J], represented by its director, namely (1) Shishir Gupta, son of Late Shree Bhagwan Gupta, [PAN AIHPG6508N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, [PAN ADSPN1335N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157.
(collectively **Owners**, includes successor-in-interest and assigns)

And

- 3.7 **Signature Vanijya Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at T-68, Teghoria Main Road, Police Station Baguiati, Kolkata-700157 (PAN AAPCS1007F), represented by its directors, namely (1) Shishir Gupta, son of Late Shree Bhagwan Gupta, [PAN AIHPG6508N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, [PAN ADSPN1335N], working for gain at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157.
(**Developer**, includes successors-in-interest)

And

3.15 _____

3.16 _____

(collectively **Buyers** include successors-in-interest).

Owners and Developer collectively **Sellers**.

Owners, Developer and Buyers collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Flat:** Residential Unit No. _____, on the _____ floor, having a carpet area about _____ (_____) square feet, described in **Part-I** of the **6th** Schedule below (**Said Unit**), in the complex named "**Basanta**" (Said Complex) **Part-I** of the **6th** Schedule below (**Said Flat**), at Pathargahta Teghoria, Post Office – Kashinathpur, Police Station New Town, District North 24 Parganas, Kolkata - 700135, within the limits of Patharghata Gram Panchayat (**PGP**), morefully described in the **1st Schedule** below (**Said Premises**).
- 4.2 **Parking Space:** The right to park _____ (_____) medium sized car/s in the open/covered space in the ground level/floor in the Said Complex, described in **Part-II** of the **6th** Schedule below (**Parking Space**).

- 4.3 **Land Share:** Undivided, impartible, proportionate and variable share in the land comprised in the Said Premises described in the **1st Schedule** below, underneath for the Said Complex as be attributable and appurtenant to the Said Flat and the Parking Space (**Land Share**). The Land Share is/shall be derived by taking into consideration the proportion which the covered area of the Said Flat and the Parking Space bears to the total covered area of the Said Complex.
- 4.4 **Share In Common Portions:** Undivided, impartible, proportionate and variable share and/or interest in the common areas, amenities and facilities of the Said Complex as is attributable to the Said Flat (**Share In Common Portions**), the said common areas, amenities and facilities being described in the **2nd Schedule** below (collectively **Common Portions**), as be attributable and appurtenant to the Said Flat.

The Said Flat, the Parking Space (if any), the Land Share and the Share In Common Portions collectively described in **Part-III** of the **6th Schedule** below (collectively **Said Flat And Appurtenances**).

5. Background

- 5.1 **Ownership of Eyakub Ali Molla alias Eyakub Molla alias Eyakub Mondal:** Eyakub Ali Molla alias Eyakub Molla alias Eyakub Mondal is the recorded owner of land measuring (1) 6.67 (six point six seven) decimal comprised in Sabek Dag No. 533, R.S./L.R. Dag No. 488, (2) 10.82 (ten point eight two) decimal comprised in Sabek Dag No. 534, R.S./L.R. Dag No. 489, and (3) 2.08 (two point zero eight) decimal in Sabek Dag No. 535, R.S./L.R. Dag No. 490, all in Mouza -Patharghata, J. L. No. 36, Police Station Rajarhat, District North 24 Parganas (collectively Eyakub's Property).
- 5.2 **Record of Right:** Eyakub Ali Molla alias Eyakub Molla alias Eyakub Mondal mutated his name, as owner of Eyakub's Property, in the records of Land Revenue Settlement vide L.R. Khatian No. 55.
- 5.3 **Ownership of Noorjahan Bibi:** Noorjahan Bibi was the recorded owner of land measuring (1) 1.33 (one point three three) decimal comprised in Sabek Dag No. 533, R.S./L.R. Dag No. 488, (2) 2.18 (two point one eight) decimal comprised in Sabek Dag No. 534, R.S./L.R. Dag No. 489, and (3) 0.42 (zero point four two) decimal in Sabek Dag No. 535, R.S./L.R. Dag No. 490, all in Mouza -Patharghata, J. L. No. 36, Police Station Rajarhat, District North 24 Parganas (collectively Noorjahan's Property).
- 5.4 **Record of Right:** Noorjahan Bibi mutated her name, as owner of Noorjahan's Property, in the records of Land Revenue Settlement vide L.R. Khatian No. 58.
- 5.5 **Demise of Noorjahan Bibi:** Noorjahan Bibi, a Muslim, governed by the Sunni School of Mohammedan Law, died intestate on 7th July 2000, leaving behind her 8 (eight) sons, namely, Nuralam Molla, Md. Narul Haque Molla, Alim Molla alias Halim Molla, Ali Hossain Molla, Abu Hossain Molla alias Abu Hossain, Noor Hossain Molla, Sabir Hossain alias Ssabir Hossain Molla and Chalim Molla (since deceased) and 1(one) daughter, namely, Halima Khatun, as her only surviving