

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this _____ day of
_____, 2025 **B E T W E E N**

1. **ROHRA DEVELOPERS PVT.LTD".** (PAN – AAECR3883M), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, The company is represented by its directors **(A) SRI HARISH KUMAR ROHRA (B) SRI YOGESH ROHRA**, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, **2. SRI HARISH KUMAR ROHRA** Son of late Tirath Das Rohra, by nationality Indian, by faith - Hindu, residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, **3. SRI YOGESH ROHRA** Son of late Tirath Das Rohra, by nationality Indian, by faith - Hindu, residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, **4. SRI SONU ROHRA** Son of Mr. Harish Kumar Rohra, by nationality Indian, by faith - Hindu, residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, **5. SARASHI GUPTA, (PAN - DDWPG7811P)** Wife of Mr. Amitava Gupta, by nationality - Indian, by religion - Hindu, residing at 37/5, Purba Sinthee Road, Dum Dum, P.O Ghugudanga, P.S Dum Dum, District – North 24-Parganas, Kolkata : 700030, **6. "SHIV GLOBAL TOWER LLP". (PAN – ADLFS6526K)**, a limited liability partnership having its registered office at P - 73, Bangur Avenue, Block 'C', Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, The company is represented by its Partners **(1) SRI HARISH KUMAR ROHRA (2) SRI YOGESH ROHRA**, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', P.O. Bangur Avenue, P.S. Lake Town, Kolkata – 700 055, hereinafter called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representative and/or assigns) of the **FIRST PART**.

The aforesaid Vendors no. 5 to 6 are being represented by their Constituted Attorneys **ROHRA DEVELOPERS PVT.LTD".** a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, The company is represented by its directors **(A) SRI HARISH KUMAR ROHRA (B) SRI YOGESH ROHRA**, both sons of late Tirath Das

Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, by virtue of power entrusted to them through a Several Development Agreement & Development Power of Attorney dated 17th march 2025, registered in the office of A.R.A -II, Kolkata and was recorded in Book No.I, being No. 2927 for the year 2025.

Development Agreement & Development Power of Attorney dated 30th April 2025, registered in the office of A.D.S.R Rajarhat and was recorded in Book No.I, being No. 6002 for the year 2025.

AND

"ROHRA DEVELOPERS PVT.LTD". (PAN - AAECR3883M), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, The company is represented by its directors **(1) SRI HARISH KUMAR ROHRA (2) SRI YOGESH ROHRA**, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, hereinafter called and referred to as the "**DEVELOPER**" ((which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

AND

1. **MR. _____ Son of _____, (PAN _____)**, by faith-Hindu, by nationality- Indian, residing at _____, P.O. _____, P.S. _____, Pin - _____, hereinafter called and referred to as the "**PURCHASER/S**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors, administrators, successors, administrators, legal representatives and/or assigns) of the **THIRD PART**.

WHEREAS :

All the piece and parcel of Land measuring an area more or less 37.13 Decimals of land of land recorded in R.S & L.R Dag Nos. 924, 927, 928 under L.R Khatian Nos. 2157, 2186, 2364, 2365, 2516, 2521, 2629, 2631, 2635, 2636, 2649 of Mouza – Jatragachi, J.L. No. 24, within the Jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District – North 24-Parganas are recorded sole Owners and as legal heirs and absolutely seized and possessed with all transferable right, title and or interest in respect of the said Property. The Owners and the promoter have entered into a Development Agreement & Development Power of Attorney dated 17th march 2025, registered in the office of A.R.A -II, Kolkata and was recorded in Book No.I, being No. 2927 for the year 2025.

Development Agreement & Development Power of Attorney dated 30th April 2025, registered in the office of A.D.S.R Rajarhat and was recorded in Book No.I, being No. 6002 for the year 2025.

AND WHEREAS with a view to develop or cause to be developed by constructing a multi storied building over the plot of land by virtue of the said registered Development Agreement registered Development Power of Attorney dated 17.03.2025 & 30.04.2025, more fully and particularly described in the First schedule herein below, hereinafter called and referred to as the SAID PROPERTY the vendors and the developer obtained a building sanctioned plan duly approved and sanctioned by the competent authority, Vide Plan No. 1773/RPS dated 12.11.2025 for commercial exploitation of the property morefully and particularly described in the First Schedule hereunder written by consisting several units of residential flats, car parking space and commercial space thereupon.

AND WHEREAS The Developer, in pursuance of the Development Agreement and in accordance with the said plan has completed of said building.

AND WHEREAS in terms of the agreement date _____._____.____ made between the Vendors and the Developer and the Purchaser/s herein, the Vendor and the Developer

have agreed to sell and transfer unto the Purchaser/s herein ALL THAT a self contained residential flat, identified by **Flat No.** _____, in **Block No.** _____, measuring more or less _____ **Sq.ft.** area (including 25% Super built up area), located at _____ **FLOOR** and one Car Parking space Under the roof inside the building, measuring more or less **120 Sq.ft.** identified by **Car Parking No.** _____, located at **GROUND FLOOR** of the premises namely "**ROHRA TULIP**" **TOGETHERWITH** undivided imparable proportionate share of land, lying and situated at Mouza – Jatragachi, J.L. No. 24, R.S & L.R Dag No. 844 under L.R Khatian No. 2221, 481, 2210, 2211, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2457 & 2459 within the jurisdiction of Jyangra Hatiara II No. Gram Panchayet, under P.S. Newtown Now Eco Park, Dist – North 24 Parganas, **TOGETHERWITH** right to common use of common areas and facilities attached to the said building, morefully and particularly described in the **THIRD SCHEDULE** herein below, subject to make payment of proportionate expenses for maintenance, morefully and particularly described in the **FOURTH SCHEDULE**, herein below for a total consideration of {**Rs. 44,88,000.00 only** (Rupees forty four lakh eighty eight thousand) only} and the Purchaser/s herein have/has agreed to purchase the same at the above price under following terms and conditions.

AND WHEREAS The Purchaser/s have/has duly examined the plan, layout, orientation and the scheme of things of **ROHRA TULIP** and the Purchasers have accordingly satisfied themselves as to the quality of construction, materials used dimensions, size, floor plan, all allied amenities and facilities and all other aspects of the Said Building and /or the project. The Purchaser/s have/has now upon being satisfied with the building the said flat and common Spaces and all allied amenities and facilities of the said building Project & inspecting the specification and taking measurement of the said flat being apprised of their rights and obligations called upon the Vendors to execute and register a proper deed of conveyance to complete the sale and transfer of the said Property in favor of the Purchaser/s so that the Purchaser/s can own and possess the said Property for ever and absolutely.

NOW THIS INDENTURE WITNESSETH that in pursuance of the agreement for sale and in consideration of the said total sum of **Rs. _____ .00 only** (Rupees _____) only paid by the Purchaser/s to Developer in manner stated in the memo of consideration appended below (the receipt whereof the Developer do hereby receipt hereunder written admit and acknowledge and from the same and every

part thereof) the Vendors and the Developer doth hereby acquit, release and forever discharge the said proportionate undivided share of interest in the said land and also the flat, identified by **Flat No.** _____, in **Block No.** _____, measuring more or less _____ **Sq.ft.** area (including 25% Super built up area), located at _____ **FLOOR** and one Car Parking space Under the roof inside the building, measuring more or less **120 Sq.ft.** identified by **Car Parking No.** _____, located at **GROUND FLOOR** of the premises namely "**ROHRA TULIP**" to the purchaser/s. They the Vendors and the Developer do and each of them doth hereby sale, grant, transfer, convey, assign, and assure unto the Purchaser **ALL THAT** proportionate undivided share of interest of **ALL THAT** piece and parcel of land containing area of measuring more or less 37.13 Decimals of land of land recorded in R.S & L.R Dag Nos. 924, 927, 928 under L.R Khatian Nos. 2157, 2186, 2364, 2365, 2516, 2521, 2629, 2631, 2635, 2636, 2649 of Mouza – Jatragachi, J.L. No. 24, within the Jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District – North 24-Pargana,, be the same a little more or less as well as the said flat, identified by **Flat No.** _____, in **Block No.** _____, measuring more or less _____ **Sq.ft.** area (including 25% Super built up area), located at _____ **FLOOR** and one Car Parking space Under the roof inside the building, measuring more or less **120 Sq.ft.** identified by **Car Parking No.** _____, located at **GROUND FLOOR** of the premises namely "**ROHRA TULIP**" and morefully particularly described in the **SECOND SCHEDULE** hereunder written and delineated in the map or plan hereto annexed and thereon bordered in **RED** (hereinafter referred to as the said proportionate undivided share in the said land and the said flat) OR HOWSOEVER OTHERWISE the said proportionate undivided share in the said land and said flat now are or is or at any time to times heretofore were or was situated, butted and bounded, called, known, numbered, described and distinguished **TOGETHERWITH** all boundary walls, areas, sewers, drains, paths, passages, water, water-sources and all manner of ancient and other lights, liberties, rights, easements, privileges, advantages, emolument, appendages and appurtenances, whatsoever standing and being into or upon or belonging thereon or any part thereof with which the same now are/or is or at any time or times heretofore were or was held, used, occupied, enjoyed, accepted, reputed, deemed taken or known as part parcel or member thereof or appurtenant thereto AND ALL THE REVERSION OR REVERSIONS, REMAINDER OR REMAINDERS AND THE RENTS issues and profits thereof and every part thereof and all the estate, right, title, interest, claim use inheritance trust possession property or

demand whatsoever of the Vendors and the Developer doth at law or in equity into and upon the said undivided proportionate share in the said land and the said flat **TOGETHERWITH** their and every of their respective rights liberties and appurtenances whatsoever unto the Purchaser free from all encumbrances trust and lispendens attachments, whatsoever **AND TOGETHERWITH** easements or quasi easement and other stipulations and provision in connection with the beneficial use and enjoyment of the said proportionate undivided share in the said land and the said flat **TO HAVE AND TO HOLD** the said proportionate undivided share in the said land the said flat and all other rights, hereby granted, sold, conveyed, transferred, assigned and assured and every part hereof absolutely and forever.

THE VENDORS DOTH HEREBY DECLARE TO THE PURCHASERS as follows :-

- I. That the vendors have seized and possessed of and/or otherwise are well and sufficiently entitled to the said undivided proportionate share of land hereby sold granted conveyed transferred and assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance thereof without any manner of condition use trust whatsoever. The vendors have good right full power and absolute authority to sell grant convey transfer assign and assure the said undivided share of land with all their estate right title interest property claim and demand whatsoever into or upon the said undivided share unto the purchasers free from all encumbrances trust liens and attachments whatsoever.
- II. That the purchaser/s, shall and will, from time to time and at all times hereafter peaceably and quietly possess and enjoy the said property hereby conveyed and receive rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming through under or in trust for them with all right and authority to sell, mortgage, alienate the said property at his discretion.
- III. That the said property is free and clear and clearly and absolutely exonerated and discharged from or by the vendors or their predecessors-in-title and well and sufficiently saved defended kept harmless and indemnified of from and against all manner of former or other estates rights interests liens charges and encumbrances whatsoever created made done occasioned or suffered by them or any of their predecessors-in-title or any persons rightfully claiming from under or in trust for them.

IV. That the vendors and all persons claiming any right title or interest in the said undivided share of land through from under or in trust for the vendors shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the purchaser/s make do acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds and things for more perfectly assuring the said undivided share of land hereby conveyed unto the purchaser which may be reasonably required.

V. That the vendors shall not do anything whereby the rights of the purchaser/s hereunder may be prejudicially affected and shall do all act as may be necessary to ensure the rights available to the purchaser as purchaser/s and as a co-owner hereunder from the other co-owners.

VI. That the vendors shall, time to time and at all time hereafter, upon every reasonable requirements of the purchaser/s, produce the title deeds, plan and documents in original as referred herein above and supply copy thereof to the purchaser/s at their cost.

THE DEVELOPER DOTH HEREBY COVENANT as follows:

I. That the Developer has neither done any act, deed, matter and things nor has been party to any such act, deeds, matters and things whereby or by reason whereof the confirming party may be prevented from assuring the said property to the purchasers.

II. That the purchaser/s, shall and will from time to time and at all times hereafter peaceably and quietly possess and enjoy the said property hereby conveyed and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the confirming party or any person or persons lawfully or equitably claiming through under or in trust for them with all right and authority to sell, mortgage, alienate the said property at his discretion.

III. That the Developer shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the purchaser/s make do acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds and things for more perfectly assuring the said property hereby conveyed unto the purchasers which may be reasonably required.

THE PURCHASER/S DOTH HEREBY COVENANT as follows :-

1. That the purchaser/s shall not make the vendors and the Developer liable for any losses and damages in respect of the said property and/or part thereof after taking possession of the said property.
2. That the purchaser/s shall not do any such acts or take any such steps whereby the rights of the owners and/or occupiers of the other portion of the building may be prejudiced or affected.
3. That the purchaser/s shall observe fulfill and perform the covenants hereunder written and shall regularly pay and discharge all taxes and impositions for the said property wholly and common expenses proportionately and all other out goings in connection with the said property wholly and in connection with the said building proportionately.
4. That the purchaser/s will not for any reason whatsoever obstruct the vendors and the Developer in their transferring their respective allocation in the said building.
5. That the purchaser/s will use the common space commonly with the other co-owners of the said building.
6. That the purchaser/s shall bear and pay proportionate share or rates and taxes in respect of the said property from the date of execution of these present or from the date of taking deliver of the said property, whichever is earlier till the said property is separately assessed and/or mutated in the record of the concern Panchayet.
7. That the purchaser/s shall pay wholly all rents, and impositions in respect of the said property and proportionate in respect of the common upon portions upon mutation and separate assessment of the said property.
8. That the purchaser/s shall not ever claim partition of the said undivided proportionate share in the land and/or in the common parts and/or in any of the common areas which the purchaser/s will enjoy in common with co-owners.
9. That The purchaser/s will bear the yearly maintenance fee and paid the amount at the time of registration of deed of Conveyance. The Purchaser/s will pay the maintenance fee to

the Developer until and unless the formation of the flat owners association completed. If the Purchaser/s not to able to paid the maintenance fee with stipulated period of time, then 18% interest will be charged against the same.

Be it mention here that, The Developer started phase - II in the adjacent land of his Phases - II, no flat owner/s will not raised any objection.

The Purchaser/s shall enjoy the amenities of the both phases. That the Purchaser/s have no right to obstruct/complain/objection to workman /labour /contractor ets of the Developer for in any matter of works.

THE PURCHASER/S SHALL REGULARLY AND PUNCTUALLY PAY the proportionate share of the common expenses as hereunder :

1. all costs of maintenance, opening, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting, the common portions and the common areas of the said building including the outer walls.
2. salary of all persons, employed for the common purpose including security personnel, sweeper, plumber, electrician.
3. all charges and deposits for the common utilities to the said building and/or the said premises.
4. whatsoever taxes payable to the concern Gram Panchayet and/or any other Competent Authority in respect of the said building and the said premises.
5. cost of formation and operation of association of the property owners.
6. cost of running, maintaining, repairs and replacement of transformers, pumps and other common installations.
7. cost of running, maintenance, repairs of generator, if separately installed for common use of the flat owners.
8. electricity charges for the electrical energy consumed for the operation of the common services.

9. all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.

10. all other taxes, expenses, rates, and other levies, etc. as may be necessary or incidental or liable to be paid by the owners in common including such account as maybe fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.

THE FIRST SCHEDULE AS REFERRED TO ABOVE

(Description of the said Premises)

ALL THAT a piece and parcel of a plot of land measuring more or less *37.13 Decimals of land recorded in R.S & L.R Dag Nos. 924, 927, 928 under L.R Khatian Nos. 2157, 2186, 2364, 2365, 2516, 2521, 2629, 2631, 2635, 2636, 2649 of Mouza – Jatragachi, J.L. No. 24, within the Jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District – North 24-Parganas, Butted & Bounded by :*

On the North : Others Property.

On the South : 21 feet wide Road.

On the East : others property

On the West : others property.

THE SECOND SCHEDULE AS REFERRED TO ABOVE

(Description of the Flat & Car Parking Space)

ALL THAT a self-contained residential flat, identified by **Flat No.** _____, in **Block No.** _____, measuring more or less _____ **Sq.ft.** area (including 25% Super built up area), located at **THIRD FLOOR** and one Car Parking space Under the roof inside the building, measuring more or less **120 Sq.ft.** identified by **Car Parking No.** _____, located at **GROUND FLOOR** of the premises namely "**ROHRA ECO**" **TOGETHERWITH** undivided impartible proportionate share of interest in the land comprised in the said property, under Jyangra Hatiara II No. Gram Panchayet, under P.S. Newtown now Eco Park, District . North

24 Parganas, which includes all the common areas and facilities attached therewith. Togetherwith the undivided proportionate share/interest on the land attributable thereto.

The following facilities will be provided with the said flat

Lift

Stand by Generator

AC Gymnasium.

Roof top Swimming Pool.

Covered Kids Play Area.

24 hrs Security.

24 hrs generator Backup.

Ac Community Hall.

Intercom (security office to flat).

CCTV Surveillance system (for Common Areas)

The purchasers will enjoy the facilities without paying any extra charges thereof subject to payment of maintenance charge to be fixed by the flat owners' association/committee/common body.

THE THIRD SCHEDULE AS REFERRED TO ABOVE

(common areas)

R. C. C. Columns,

Under ground water reservoir,

Overhead water tank, boundary wall.

Space for meter and pump,

Passage, courtyard, open areas with all easement rights,

Septic tank,

Ultimate Roof

Stair and stair case, stair top room,

Electric installations ,

Lift and lift machinery of the building.

All other areas to be used commonly by the flat/space owners of the building.

THE FOURTH SCHEDULE AS REFERRED TO ABOVE

(Common expenses)

1. MAINTENANCE : All costs and expenses for maintaining, white-washing, painting, repainting, repairing, renovating, redecorating, renewing and replacing the main structure, all the common areas and installations common machineries, equipments installations and accessories for common services utilities and facilities (including the outer walls of the new building) gutters and water pipes, drains and electric cables and wires in under or upon the new building, staircase of the new building and the boundary walls of the new building.
2. OPERATIONAL : All expenses for running and operating, working and maintenance of all machineries, equipments, installations and accessories for common facilities and utilities (including generator, lifts, water pump with motor etc.) and all costs of cleaning and lighting the main entrance passage, landings, staircase and other common areas of the new building and keeping the adjoining side space in good and repaired conditions.
3. STAFF : The salaries of and all other expenses on the staff (including Janitors/officers, clerks, bill-collector, liftman, darwans, sweepers, caretakers, electrician plumbers and other persons)
4. ASSOCIATION : Establishment and all other expenses of the association or holding organization (including its formation) and also similar expenses of the vendor or any agency looking after the common purposes until handing over the same to the association.
5. TAXES : Municipal/Panchyet/BLL&RO and other rates, sales tax, VAT, service Tax and other taxes and levies and all other outgoings in respect of the said premises (save those assessed separately in respect of any unit).
6. COMMON UTILITIES : Expenses for serving/supply of common facilities and utilities and all charges incidental thereto.

7. RESERVES : Creation of funds for replacement, renovation and/or other periodic expenses.

1. OTHERS : All other expenses and/or outgoings including litigation expenses as are incurred by the vendor and/or the association or holding organization for the common purposes.

THE FIFTH SCHEDULE AS REFERRED TO HEREINABOVE
(easements granted to the purchaser/s)

The purchase/sr shall be entitled to the easements, quasi-easements appendages and appurtenances belonging or appertaining to the said unit which are hereinafter specified excepting and reserving UNTO AND TO THE vendor and other persons deriving right, title and/or permission from the vendors and the association, upon its formation, the rights, easements, quasi easements, privileges and appurtenances hereinafter more particularly set forth in the sixth schedule hereunder written.

i. The right of access and use of the common areas and installations in common with the vendor and/or other co-owners of the new building or the said premises and all persons permitted by the vendors as the case may be and for normal domestic purposes connected with the use of the said unit.

ii. The right of protection of the said unit by and from all other parts of the new building so far as they now protect the same.

iii. The right of flow in common as aforesaid of electricity, water, drainage, sewerage and other common utilities from and/or to the said Unit through pipes, conduits, cables and wires lying or being in under or over the other parts of the new building and/or the said premises so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the said unit.

iv. The right of the purchaser/s with or without workmen and necessary materials to enter from time to time upon the other parts of the said premises for the purpose of rebuilding, repairing, replacing or cleaning, so far as may be necessary, as aforesaid insofar as such rebuilding repairing as aforesaid cannot be reasonably carried out without such entry and in all such cases, excepting in emergent situation, upon giving forty-eight hours

previous notice in writing of the purchaser/s intention so to enter to the vendor or the association, upon its formation and the co-owner affected thereby.

All the above easements are subject to and conditional upon the purchaser/s paying and depositing the maintenance charges, panchayet rates and taxes, common expenses, electricity charges or any other amount or outgoing payable by the purchaser/s under these presents within due dates and observing and performing the covenants terms and conditions on the part of the purchaser/s to be observed and performed hereunder.

IN WITNESSES WHEREOF, the Parties have hereunto set their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

1.

As CONSTITUTED ATTORNEY SARASHI GUPTA and "SHIV GLOBAL TOWER LLP".

Signature of the Vendors.

2.

Signature of the Vendor

Signature of the Developer

**RECEIVED Rs. _____ .00 only (Rupees _____) only from
within named Purchaser/s being full and final consideration as per following memo:**

MEMO OF CONSIDERATION

Signature of the Developer.

DRAFTED BY ME AND PREPARED IN MY OFFICE :

(Sri Dipankar Ch Das)

Advocate.

Barasat Court