



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
CENTRAL GOVERNMENT EMPLOYEES
WELFARE HOUSING ORGANISATION
(Ministry of Housing & Urban Poverty Alleviation, Govt. of India)

छठा तल, ए खण्ड, जनपथ भवन,
जनपथ, नई दिल्ली-110 001
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Speed-Post

No.A-406/6 (Vol.I)

06.11.2015

To,

All beneficiaries of Kolkata-II Housing Scheme - Regarding Registration/Conveyance Deed.

Sir/Madam,

Beneficiaries of Kolkata Ph-II housing scheme, who have cleared all their dues and have taken physical possession of their dwelling units, may get the registration of Deed of individual dwelling unit executed with the concerned Registering Authority. The Beneficiaries of Kendriya Vihar-II, Kolkata, are required to get their flats registered, Type-wise, and approximate financial implications and procedure for registration are given below.

2. The registration will be executed based on the total cost of the dwelling unit. Cost of DUs, parking cost as well as cost without parking, has been furnished in Annexure-I enclosed with this letter. The figures are subject to change as per latest notifications of the Competent Authority of State Government concerned at the time of execution of sale deed.
3. Beneficiaries are requested to contact Mohd Gousal Azam, Project-in-charge, Kolkata, Phase-II Project. He has been duly authorized by the Competent Authority as Representative of CGEWHO for Registration purpose. Beneficiaries are requested to carry documents/follow instructions given herein under:
 - a) Allottees/Co-allottees whose names are to be mentioned in the sale deed as per rules, are required to be physically present on the date of Registration.
 - b) Coloured passport size photographs of signatories to the sale deed are required, with original PAN CARD and photocopy thereof issued by the Income Tax Authority.
 - c) Proof of identity of the beneficiaries (any one of these documents like Driving Licence, Election Commissioner's Identification Card or State/Central Government's identity Card with photographs along with photocopy thereof).
 - d) First Allotment Letter, all Payment Receipts, Final Call-up Letter, Possession Cum Occupation Letter and Handing/Taking over Certificate (of dwelling unit and parking) along with Annexure-I.
 - e) Make provision for sufficient fund for clearing the outstanding liability, if any, in order to obtain No Dues Certificate from the Kendriya Vihar-II Apartment Owners Association, Kolkata.

Contd.../2

- f) Original share Certificate if any, issued by the Kolkata, Kendriya Vihar-II owner's Association in favour of allottees (S).
- g) The amount of stamp duty, registration charges, Advocate's fees and other miscellaneous charges as stated in Annexure-I or as decided by the registration authority/Govt. authority concerned.
4. All the beneficiaries shall be required to pay the up-to-date maintenance charges of their flat or any arrear on any account in order to obtain a '**No Dues Certificate**' from Kendriya Vihar-II Apartment owner's Association, Kolkata. Accordingly a draft for "**No objection certificate**" to be obtained from Apartment Owners Association is enclosed as Annexure-II.
5. Further, documents mentioned in Para-3 should be checked from and handed over to Project-in-charge, Kolkata-II or to the Advocate Shri Prithviraj Basu (Mobile Phone -9830249039, E-mail: prithviraj.basu70@gmail.com). Or present your case through any other advocate. Specimen copy of Conveyance deed is available with Project-in-charge for verification. Project-in-charge will take few days for processing and verifying the records and documents. Outstationed beneficiaries are required to intimate their availability at Kolkata for registration giving a clear one week's time to Authorised CGEWHO Representative, (Project-in-charge, Kolkata project, Mobile No. 09593442322), so that that the exact date on which he/she is required to be present at Kolkata can be confirmed. However stay at Kolkata may be required for completion of the registration process.
6. For any clarification, for Registration matters you may contact, Project Incharge, Kolkata (Mobile No.09593442322). **Hiring the services of Advocate, Shri Prithviraj Basu, as mentioned above, is not mandatory, beneficiaries may take services of any other advocate of their own choice, who is well conversant with registration process.**
7. For registration of dwelling unit you have to furnished the following certificate to be issued by the Kendriya Vihar-II Apartment owner's Association, Kolkata.
- a) No commercial activity is being undertaken by beneficiaries in his dwelling unit or inside the complex.
- b) No unauthorized construction /alteration is carried out in the allotted Dwelling unit.
8. You are requested to submit your application, for registration along with all necessary documents, in the prescribed format enclosed as Annexure-III.

Yours faithfully,

(P.K.Wadhwa) 9/11/15

Dy Director (Admn)

For Chief Executive Officer

Encl : As above.

CC : The President, Kendriya Vihar-II
Apartment Owners Association
Kolkata-II.

For Information and further necessary action please.

PARTICULARS OF REGISTRATION OF DWELLING UNITS

Type of DUS	Area (Sq. Ft)	Car Parking	Cost of Car Park (in Rs.)	Cost of DU(Rs.)	Total Cost of DU (in Rs.)	Market Value (in Rs.)	Stamp Duty (in Rs.)	Stamp Duty Percentage Calculated on the Total Cost of DU	Registration Fees (in Rs.)	Registration Fees Percentage Calculated on the Total Cost of DU
A	664	Nil	Nil	17,74,872/-	17,74,872/-	17,74,872	1,06,492/-	6%	19,598/-	1.1%
B	1196	Nil	Nil	31,96,908/-	31,96,908/-	31,96,908/-	1,91,814/-	6%	35,240/-	1.1%
C	1458	Nil	Nil	38,97,234/-	38,97,234/-	38,97,234/-	2,33,834/-	6%	42,951/-	1.1%
D	1716	Nil	Nil	45,86,868/-	45,86,868/-	45,86,868/-	3,21,081/-	7%	50,530/-	1.1%
A	664	1	2,75,000/-	17,74,872/-	20,49,872/-	20,49,872/-	1,22,993/-	6%	22,549/-	1.1%
B	1196	1	2,75,000/-	31,96,908/-	34,71,908/-	34,71,908/-	2,08,314/-	6%	38,265/-	1.1%
C	1458	1	2,75,000/-	38,97,234/-	41,72,234/-	41,72,234/-	2,92,056/-	7%	45,976/-	1.1%
D	1716	1	2,75,000/-	45,86,868/-	48,61,868/-	48,61,868/-	3,40,331/-	7%	53,555/-	1.1%

ON LETTER HEADKENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION, KOLKATA PH II.

No

NO OBJECTION CERTIFICATE

Date :

Shri/ Smt/ Ms/ Kumari &name& has cleared all payments towards Maintenance Charges and nothing is due from him/ her in respect of flat no. &unit_no.& in Block No. &block& at &flr_name& Floor with Parking No. &parktype1&-&park_no1& (if applicable) and &parktype1&-&park_no1& (if applicable).

2. KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION, _____ has no objection in registering his/ her flat and Car/ Scooter Parking (as mentioned above) with the concerned Sub-Registrar of the _____ since there is No unauthorized alteration(s)/ addition(s)/ modification(s) in the flat/ parking, S/ he has NOT encroached upon the common area(s) as per rules of the development authority(ies)/ CGEWHO/ AOA and NOT undertaking any unauthorised/ commercial activity from his/ her allotted flat/ parking space.

Date

Place

Authorised Signatory of KVAQA,

NAME

DESIGNATION

REQUEST FOR REGISTRATION

(To be submitted by the allottee to
Proj. Manager, Kolkata)

Annexure - III

TO

Chief Executive Officer,
Central Government Employees Welfare Housing Organisation,
Janpath Bhavan, 6th Floor, 'A' Wing.,
Janpath,
New Delhi-110001

Sub : Request for Registration of Dwelling Unit No. _____ Housing Scheme _____

Dear Sir

The details of the undersigned and the allotted dwelling unit is as under:-

NAME _____	OFFICE _____
DESIGNATION _____	NAME OF SCHEME _____
REGISTRATION NO. _____	CAR/SCOOTER PARKING NO. _____
BLOCK NO. _____	FLAT NO. _____
FLOOR _____	CORRESPONDENCE ADDRESS _____

TELEPHONE NO. _____ MOBILE _____ EMAIL : _____

2. I understand that the cost by CGEWHO is tentative and accordingly I undertake to pay or receive the difference, if any, on completion of the final costing by CGEWHO.

I also inform you that I have raised the following loans to finance the said dwelling unit:

<u>PARTICULARS</u>	<u>LOAN A/C NO</u>	<u>AMOUNT</u>
House Building Advance	_____	_____
Loan from Banks (name of the Bank)	_____	_____
Loan from other financial institution (State the name of the institution)	_____	_____

4. I have checked the present address of the Bank/Financial Institution and request that the original title deeds of the property may please be sent to _____ (Head of the financial institution) at the following address under intimation to me:

OR

The loan availed by me mentioned above has already been repaid to the above mentioned institutions. No Dues Certificate No. _____ Dated _____ from all the institutions are attached.

OR

I did not avail any loan to finance this flat either from my Department or from any other Financial Institution.

Thanking you,

Yours faithfully,

Date _____

Signature of the beneficiary: _____

Name of the Beneficiary _____

PARTICULARS OF REGISTRATION OF DWELLING UNITS

Type of DUS	Area (Sq. Ft)	Car Parking	Cost of Car Park (in Rs.)	Cost of DU (Rs.)	Total Cost of DU (in Rs.)	Market Value (in Rs.)	Stamp Duty (in Rs.)	Stamp Duty Calculated on the Total Cost of DU	Registration Fees (in Rs.)	Registration Fees Calculated on the Total Cost of DU
A	664	Nil	Nil	17,74,872/-	17,74,872/-	17,74,872	1,06,492/-	6%	19,598/-	1.1%
B	1196	Nil	Nil	31,96,908/-	31,96,908/-	31,96,908/-	1,91,814/-	6%	35,240/-	1.1%
C	1458	Nil	Nil	38,97,234/-	38,97,234/-	38,97,234/-	2,33,834/-	6%	42,951/-	1.1%
D	1716	Nil	Nil	45,86,868/-	45,86,868/-	45,86,868/-	3,21,081/-	7%	50,530/-	1.1%
A	664	1	2,75,000/-	17,74,872/-	20,49,872/-	20,49,872/-	1,22,993/-	6%	22,549/-	1.1%
B	1196	1	2,75,000/-	31,96,908/-	34,71,908/-	34,71,908/-	2,08,314/-	6%	38,265/-	1.1%
C	1458	1	2,75,000/-	38,97,234/-	41,72,234/-	41,72,234/-	2,92,056/-	7%	45,976/-	1.1%
D	1716	1	2,75,000/-	45,86,868/-	48,61,868/-	48,61,868/-	3,40,331/-	7%	53,555/-	1.1%

CHECK SHEET FOR REGISTRATION OF CONVEYANCE

SL No.	PARTICULARS	INFORMATION TO BE PROVIDED OR DOCUMENTS TO PROVIDED FOR REGISTRATION OF THE DEED OF CONVEYANCE
1.	Name of the Vendor	
a.	Father's/Husband's Name of the Vendor	
b.	Full Address – including PS, PO, Pin Code & Telephone/Mobile No.	
c.	Income Tax – PAN	
d.	If PAN not available then Form 60	
e.	Documents to be provided by the Vendor	1. Photocopy of PAN & Voter Identity Card or Aadhar Card 2. Three copies of coloured passport size photographs per person per Deed
2.	Name of the Purchaser/s	
a.	Father's/Husband's Name of the Purchaser/s	
b.	Full Address – including PS, PO, Pin Code & Telephone/Mobile No.	
c.	Income Tax – PAN	
d.	If PAN not available then Form 60	
e.	Documents to be provided by the Purchaser/s	1. Photocopy of PAN & Voter Identity Card or Aadhar Card 2. Three copies of coloured passport size photographs per person per Deed 3. Floor Plan of the Flat under Transfer and Registration 4. Allotted Car Parking Plan
3.	Identifier's Particulars	
a.	Name of the Identifier	
SL No.	PARTICULARS	INFORMATION TO BE PROVIDED OR DOCUMENTS TO PROVIDED FOR REGISTRATION OF THE DEED OF CONVEYANCE
b.	Father's/Husband's Name of the Identifier	
c.	Full Address – including PS, PO, Pin Code & Telephone/Mobile No.	
d.	Documents to be provided by the Identifier	Photocopy of PAN and Voter Identity Card or Aadhar Card
4.	Particulars Of Flat Under Transfer & Registration	
a.	The Flat No.	
b.	The Block No.	
c.	The Floor in which the Flat is situated	
d.	The Super Built Up Area of the Flat in Sq. Ft.	
e.	Floor type of the Flat (Please tick the correct option)	Mosaic / marble / tiles

f.	Age of the Flat	
g.	Availability of Lift facility (Please tick the correct option)	Yes / No
h.	Car Parking Space – Whether covered or open	
i.	Car Parking Space – Bearing No.	
j.	Car Parking Space – Total Area in Sq. Ft.	
5.	Total Consideration	
6.	Mode of Payment	
a.	Cheque No. / Demand Draft No. with date	
b.	Name of Bank & Branch	

THIS INDENTURE OF CONVEYANCE made and executed this the _____ day of _____ **2015 [TWO THOUSAND AND FIFTEEN] B E T W E E N**
CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (CGEWHO) [PAN _____] a society registered under the Societies Registration Act XXI of 1960 having its registered office at 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi - 110001 represented through its Project Manager and/or Authorized Representative **Mr. _____**, son of _____, working for gain at _____, Post Office _____ Police Station _____ Kolkata - 7000____, authorized under a resolution dated _____, hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office successors-in-interest and/or assigns) of the **FIRST PART**

AND

_____, son/daughter/wife of _____, residing at _____ hereinafter referred to as the **BUYER/PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART**

W H E R E A S :

- A) The Vendor herein in augmentation of its scheme for development of a proposed housing project had made a newspaper publication in the English daily 'The Statesman', publishing a notice dated 26th day of June 2006 inviting offers for the construction and sale of a Housing Project on turnkey basis on such terms and conditions as was mentioned therein.
- B) In response to the said newspaper publication, one PS Group Realty Ltd. a limited company incorporated under the provisions of the Companies Act 1956 and having its registered office at Trinity Tower 83 Topsia Road (South) Kolkata - 700046 (hereinafter referred to as the **Contractor**), primarily engaged in the business of real estate and development of immovable properties in and around the city of Kolkata, submitted a proposal to the said Central Government Employees Welfare Housing Organization for the construction and sale of the said Housing Project on turnkey basis.
- C) Pursuant to the submission of the proposal the said PS Group Realty Ltd. contended that between the period June 2006 to November 2008, it would facilitate through various legal entities, the aggregation of **all that** the agricultural lands admeasuring **11.3071 Acres** in aggregate be the same a little more or less situate and lying at the Mouzas of Bandra and Sultanpur Jurisdiction List Nos. 9 and 10 respectively and within the territorial jurisdiction of the Dum Dum Police Station and Post Office Birati and within the jurisdiction of the Additional District Sub Registration Office Cossipore Dum Dum and within the local limits of Ward No. 28 of the North Dum Dum Municipality and in the District of 24 Parganas (North) West Bengal (hereinafter referred to as the said **ENTIRE PROPERTY**) (which is morefully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written).
- D) Pursuant to the said proposal submitted by the said Contractor and in response thereof the Vendor herein had issued a Letter of Intent being No. T-205/6 dated the 7th day of August 2007 (hereinafter referred to as the said **Letter of Intent**) for development of the said Entire Property and commencement of the work of construction of the proposed housing project upon the said Entire Property (hereinafter referred to as the said **Housing Project**).
- E) By and under two separate Deeds of Sale both dated 30th day of March, 2010 made between one Arun Kumar Sancheti and One Hundred and Forty Two Other Legal Entities, therein collectively referred to as the Vendors of the One Part and the Vendor herein, therein referred to as the Purchaser of the Second Part and Sylvan Estate Developers, therein referred to as Sylvan/Confirming Party of the Third Part and the said PS Group Realty Limited, therein referred to as PS Group/Confirming Party of the Fourth

Part which Deeds were registered at the Office of the Additional Registrar of Assurances - II, Kolkata and recorded in Book No. I, Volume No. 11, Pages 2288 to 2312, **Being No. 3955** and Book No. I, Volume No. 11, Pages 2313 to 2381, **Being No. 3956** for the year 2010, the said Arun Kumar Sancheti and One Hundred and Forty Two Other Legal Entities with the consent and concurrence of the said Sylvan and PS Group sold, transferred, conveyed, granted, assigned and assured unto and in favour of the Vendor herein **ALL THAT** the said **Entire Property**, absolutely and forever free from all encumbrances whatsoever at or for a consideration therein mentioned and recorded its name in the records of right of the Government of West Bengal upon payment of proportionate revenue at the Office of the BL & LRO Barrackpore - II Sodepur as also mutated its name in the records of the North Dum Dum Municipality upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **ENTIRE PROPERTY**) (which is morefully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written).

- F) The Vendor herein, at the behest of the said PS Group Realty Ltd. for valuable consideration sold, transferred and conveyed in favour of several third parties out of the said Entire Property **all that** the pieces and parcels of homestead land admeasuring **130.03 Decimals** in aggregate be the same a little more or less, lying and situate at Mouza - Bandra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, within the territorial jurisdiction of the Dum Dum Police Station and Post Office Birati and within the jurisdiction of the Additional District Sub Registration Office Cossipore Dum Dum and within the local limits of Ward No. 28 of the North Dum Dum Municipality and in the District of 24 Parganas (North) West Bengal **AND** lying and situate at Mouza - Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, within the territorial jurisdiction of the Dum Dum Police Station and Post Office Birati and within the jurisdiction of the Additional District Sub Registration Office Cossipore Dum Dum and within the local limits of Ward No. 28 of the North Dum Dum Municipality and in the District of 24 Parganas (North) West Bengal (hereinafter referred to as the said **AREA RETRANSFERRED**), a details summary of such transfer is set out in the table hereunder written:

SL. NO.	NAME OF THE VENDOR	NAME OF THE PURCHASER	DATE & PLACE OF REGN.	DEED NO.	MOUJA	R.S. DAG NO.	R.S. KHATIAN NO. (MODIFIED)	AREA CONVEYED (IN DECIMALS)
1.	CGEWHO	Harsh Vardhan Patodia s/o Gopal Prasad Patodia	ARA - II Kolkata 25.04.2011	5397 of 2011	Bandra	325	453	5.41
2.	CGEWHO	Harsh Vardhan Patodia s/o Gopal Prasad Patodia	ARA - II Kolkata 25.04.2011	5397 of 2011	Bandra	327	401	7.31
3.	CGEWHO	Harsh Vardhan Patodia s/o Gopal Prasad Patodia	ARA - II Kolkata 25.04.2011	5397 of 2011	Bandra	346	501	3.94
4.	CGEWHO	Harsh Vardhan Patodia s/o Gopal Prasad Patodia	ARA - II Kolkata 25.04.2011	5397 of 2011	Bandra	362	420	1.12
5.	CGEWHO	Harsh Vardhan Patodia s/o Gopal Prasad Patodia	ARA - II Kolkata 25.04.2011	5397 of 2011	Bandra	366	491	6.91
6.	CGEWHO	Harsh Vardhan Patodia s/o Gopal Prasad	ARA - II Kolkata	5397 of 2011	Bandra	367	426	3.26

		Patodia	25.04.2011					
7.	CGEWHO	Harsh Vardhan Patodia s/o Gopal Prasad Patodia	ARA – II Kolkata 25.04.2011	5397 of 2011	Sultanpur	1646	2339	1.72
8.	CGEWHO	Santosh Kumar Dugar s/o Late Jhumarmal Dugar	ARA – II Kolkata 25.04.2011	5398 of 2011	Bandra	324	439	1.47
9.	CGEWHO	Santosh Kumar Dugar s/o Late Jhumarmal Dugar	ARA – II Kolkata 25.04.2011	5398 of 2011	Bandra	328	422	2.13
10.	CGEWHO	Santosh Kumar Dugar s/o Late Jhumarmal Dugar	ARA – II Kolkata 25.04.2011	5398 of 2011	Bandra	338	428	0.12
11.	CGEWHO	Santosh Kumar Dugar s/o Late Jhumarmal Dugar	ARA – II Kolkata 25.04.2011	5398 of 2011	Bandra	343	497	2.72
12.	CGEWHO	Santosh Kumar Dugar s/o Late Jhumarmal Dugar	ARA – II Kolkata 25.04.2011	5398 of 2011	Bandra	360	489 & 484	9.98
13.	CGEWHO	Santosh Kumar Dugar s/o Late Jhumarmal Dugar	ARA – II Kolkata 25.04.2011	5398 of 2011	Sultanpur	1630	2391	2.18
14.	CGEWHO	Santosh Kumar Dugar s/o Late Jhumarmal Dugar	ARA – II Kolkata 25.04.2011	5398 of 2011	Sultanpur	1622/2082	2360	4.09
15.	CGEWHO	Santosh Kumar Dugar s/o Late Jhumarmal Dugar	ARA – II Kolkata 25.04.2011	5398 of 2011	Sultanpur	1637	2374 & 2372	9.31
16.	CGEWHO	Amitabh Kejriwal s/o Late Sitaram Kejriwal	ARA – II Kolkata 25.04.2011	5399 of 2011	Bandra	326	447	0.20
17.	CGEWHO	Amitabh Kejriwal s/o Late Sitaram Kejriwal	ARA – II Kolkata 25.04.2011	5399 of 2011	Bandra	351	553 & 424	8.50
18.	CGEWHO	Amitabh Kejriwal s/o Late Sitaram Kejriwal	ARA – II Kolkata 25.04.2011	5399 of 2011	Bandra	352	521	1.25
19.	CGEWHO	Amitabh Kejriwal s/o	ARA – II	5399 of	Bandra	353	553 & 521	2.09

		Late Sitaram Kejriwal	Kolkata 25.04.2011	2011				
20.	CGEWHO	Amitabh Kejriwal s/o Late Sitaram Kejriwal	ARA - II Kolkata 25.04.2011	5399 of 2011	Bandra	364	550	2.99
21.	CGEWHO	Amitabh Kejriwal s/o Late Sitaram Kejriwal	ARA - II Kolkata 25.04.2011	5399 of 2011	Bandra	366	442	5.25
22.	CGEWHO	Amitabh Kejriwal s/o Late Sitaram Kejriwal	ARA - II Kolkata 25.04.2011	5399 of 2011	Bandra	367	510	1.69
23.	CGEWHO	Amitabh Kejriwal s/o Late Sitaram Kejriwal	ARA - II Kolkata 25.04.2011	5399 of 2011	Bandra	369	448, 444 & 463	23.71
24.	CGEWHO	Amitabh Kejriwal s/o Late Sitaram Kejriwal	ARA - II Kolkata 25.04.2011	5399 of 2011	Bandra	373	550	3.31
25.	CGEWHO	Amitabh Kejriwal s/o Late Sitaram Kejriwal	ARA - II Kolkata 25.04.2011	5399 of 2011	Sultanpur	1640	2365	4.64
26.	CGEWHO	Amitabh Kejriwal s/o Late Sitaram Kejriwal	ARA - II Kolkata 25.04.2011	5399 of 2011	Sultanpur	1622/2081	2386	6.90
27.	CGEWHO	Amitabh Kejriwal s/o Late Sitaram Kejriwal	ARA - II Kolkata 25.04.2011	5399 of 2011	Sultanpur	1622/2082	2359	4.74
28.	CGEWHO	Amitabh Kejriwal s/o Late Sitaram Kejriwal	ARA - II Kolkata 25.04.2011	5399 of 2011	Sultanpur	1647/4526	2364	2.10
29.	CGEWHO	Arun Kumar Sancheti s/o Sumer Mall Sancheti	ARA - II Kolkata 25.04.2011	5400 of 2011	Bandra	344	465	0.99
TOTAL AREA RETRANSFERRED								130.03

- G) Thus pursuant to the area being retransferred out of the said Entire Property the Vendor herein remained seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the various pieces and parcels of agricultural lands admeasuring **7.94558 Acres equivalent to 794.558 Decimals** more or less lying and situate at the Mouza of Bandra Jurisdiction List No. 9 R.S. No. 74 Touzi No. 1163 within the territorial jurisdiction of the Dum Dum Police Station and Post Office Birati and within the jurisdiction of the Additional District Sub Registration Office Cossipore Dum Dum and within the local limits of Ward No. 28 of the North Dum Dum Municipality and in the District of 24 Parganas (North) West Bengal **AND ALL THAT** the various pieces and parcels of agricultural lands admeasuring **2.0612 Acres equivalent to 206.12 Decimals** more or less lying and situate at the Mouza of Sultanpur Jurisdiction List No. 10 R.S. No. 148 Touzi No. 173 within the territorial jurisdiction of the Dum Dum Police Station and Post Office Birati and within the jurisdiction of the Additional District Sub Registration Office Cossipore Dum Dum and within the local limits of Ward No. 28 of the North Dum Dum Municipality and in the District of 24 Parganas (North) West Bengal (hereinafter referred to as the said **PROPERTY**) (which is morefully and particularly described and mentioned in the **SECOND SCHEDULE** hereunder written).

- H) The Vendor herein, pursuant to acquiring right, title and interest upon the said Property had caused its name to be mutated and also converted the nature of land use, in the records as appearing in the Office of the BL & LRO Barrackpore – II, Sodepur North 24 Parganas upon payment of proportionate rates and taxes as applicable. The said Property comprising of several dag nos. are contiguous in nature and is encircled by a boundary wall as a single independent premises having free access from the Badra North Main Road and the same was mutated in the records of the North Dum Dum Municipality and is identified and distinguished as North Dum Dum Municipal holding No. 169 Badra North Main Road within the territorial jurisdiction of the Dum Dum Police Station and in the District of 24 Parganas (North).
- I) The Vendor herein in augmentation of its scheme for construction of said housing project upon the said Property had appointed the Contractor under the said Letter of Intent and the same was followed by an Agreement dated the 3rd day of June 2011 whereby the Vendor herein granted the exclusive right of construction and development in respect of the said Property unto and in favour of the said Contractor at or for the consideration and on the terms and conditions contained and recorded in the said Agreement dated 3rd day of June 2011 (hereinafter called and referred to as the said **CONTRACT**).
- J) Pursuant to the said contract, the said Contractor have caused necessary maps or plans to be sanctioned and approved by North Dum Dum Municipality being **Plan No. 51** dated **23rd April 2012** (hereinafter referred to as the **PLAN**).
- K) In pursuance of such grant of necessary sanction of the said Plan the said Contractor became entitled to undertake the work of construction of the said HOUSING PROJECT and thereafter have duly completed the work of construction of the said Housing Project on the said Property in consonance with the said sanctioned plan of **twenty blocks of building** and each block comprising of **stilt plus six stories** having several self contained residential flats/apartments/units and also dedicated car parking area, capable of being held and enjoyed independent of each other (hereinafter referred to as the said **FLATS/APARTMENTS**) together with various amenities and/or facilities in the nature of Community Centre and shops (hereinafter referred to as the said **Amenities/Facilities**).
- L) By an Allotment Agreement dated the **day of** , **20** made between the said Vendor herein, therein referred to as the Seller of the First Part and the Purchaser herein, therein referred to as the Purchaser of the Other Part, the said Vendor herein have agreed to sell, transfer and convey unto and in favour of the said Purchaser herein ALL THAT the Flat No. on the floor of the said New Building being Block No. - forming part of the said Property containing by admeasurement Sq. Ft. (Super Built-up) TOGETHER WITH **Car Parking Space on the stilt floor** of the said Property TOGETHER WITH the proportionate share or interest in all common parts portions areas and facilities forming part of the said Housing Project and TOGETHER WITH the undivided proportionate share or interest in the Land comprised in the said Property and is attributable thereto said Flat, at for the consideration and on the terms and conditions recorded therein (hereinafter referred to as the said **ALLOTMENT AGREEMENT**).
- M) The Purchaser is desirous of acquiring on ownership basis ALL THAT the Flat No. on the floor of the said New Building being Block - constructed upon the said Property containing by ad-measurement Sq. Ft. (Super Built-up Area) TOGETHER WITH **Car Parking Space in the stilt floor** of the said Property TOGETHER WITH the proportionate share or interest in all common parts, portions, areas and facilities forming part of the said Housing Project and TOGETHER WITH the undivided proportionate share or interest in the Land comprised in the said Property and is attributable thereto said Flat (more fully and particularly described in the **THIRD SCHEDULE** hereunder written and hereinafter collectively referred to as the said **FLAT AND THE PROPERTIES APPURTENANT THERETO**), at or for the consideration of Rs **[Rupees** **Only]** and on the terms and conditions hereinafter appearing;

- N) At or before the execution of these presents the **Vendor** herein have assured, declared and represented to the **Purchaser** as follows (hereinafter referred to as **The Representations**)
- (a) That the said '**Flat And The Properties Appurtenant Thereto**' is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
 - (b) That all rates, charges, taxes, cesses and all other-outgoings levied, charged or imposed by any public body or authority including North DumDum Municipality in respect of the said '**Flat And The Properties Appurtenant Thereto**' has been duly paid till date and no amount thereof is outstanding and in case it is outstanding, the same shall be paid by the Vendor forthwith on demand without any demur.
 - (c) The Vendor is legally competent to sell and transfer the said '**Flat And The Properties Appurtenant Thereto**'.
 - (d) That the Vendor has facilitated the construction of the said '**Flat And The Properties Appurtenant Thereto**' in consonance with the plan sanctioned by the concerned municipal authority and as per the specifications as mentioned and recorded in the said contract.
 - (e) That the Vendor as well as its predecessor-in-title have remained in uninterrupted and/or undisputed Khas possession of the said '**Flat And The Properties Appurtenant Thereto**' without any right of any claim of any third party.
 - (f) That the Vendor has agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any defect in title of the Vendor of any nature whatsoever.
 - (g) That all rates, taxes, demands, dues, charges, duties, liabilities, outstanding expenses accruing, if any, relating to the period prior to the date of the letter recording delivery of possession, in relation to the said Property and/or the said '**Flat And The Properties Appurtenant Thereto**', shall be borne by the Vendor.
 - (h) That the said '**Flat And The Properties Appurtenant Thereto**' nor any part thereof is subject to any litigation or any other proceedings in any court under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against the Vendor of the said '**Flat And The Properties Appurtenant Thereto**' or part thereof, which has the effect of prevailing or restraining the Vendor in dealing with and/or disposing of the said '**Flat And The Properties Appurtenant Thereto**' or which can prejudicially affect the title to the same.
 - (i) That the Vendor is in possession of the documents of title. The Vendor is in possession, power or control of document of title and further confirms that no document of title has been delivered, deposited or handed over by the Vendor or any of its predecessor-in-title to any individual, bank, or financial institution, with a view to create a charge and/or any third party right thereon.

NOW THIS INDENTURE WITNESSETH as follows:

- I. THAT in pursuance of the Letter of Intent dated the **7th day of August 2007** and in consideration of the agreement and/or contract dated **3rd day of June 2011** and in further consideration of the said Allotment Agreement dated _____ AND in further consideration of a sum of **Rs. _____/- [Rupees _____ Only]** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor with the consent of the Contractor or before the

execution hereof (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and also the said Flat and the Properties Appurtenant thereto hereby intended to be sold, transferred and conveyed) the Vendor doth hereby sell, transfer, convey, grant, assign, assure and/or release, relinquish, discharge and disclaim all its right title interest into or upon the said Flat and the Properties Appurtenant thereto unto and in favour of the Purchaser herein absolutely and forever **FIRSTLY ALL THAT** the Flat No. _____ admeasuring _____ **Sq. ft.** super-built-up area more or less on the _____ floor of the Tower No./Block No. _____ constructed upon the said Property and forming such part or portion of the Housing Project **AND SECONDLY ALL THAT** the _____ **car parking space/s in the stilt floor** of the Tower No. / Block No. _____ constructed on the said Property **AND THIRDLY ALL THAT** the undivided proportionate share or interest in all common parts, portions, areas, amenities and facilities comprised in the said new building blocks constructed on the said Property (more fully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written) **AND FOURTHLY ALL THAT** the undivided indivisible impartible proportionate share or interest in the Land attributable to the said Flat and the Properties Appurtenant thereto (hereinafter referred to as the **UNDIVIDED SHARE**) and forming part or portion of the said Housing Project and the said Property (hereinafter collectively referred to as the said **FLAT AND THE PROPERTIES APPURTENANT THERETO**) more fully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written **TOGETHER WITH** the right to use the common areas installations and facilities in common with the other co-Purchasers and the owners and other lawful occupants of the new building blocks situated at the said Property **AND THE VENDOR** doth hereby transfer, convey, assign, assure and disclaim all its right, title interest into or upon the said Flat and the Properties Appurtenant Thereto unto and in favour of the Purchaser **BUT EXCEPTING AND RESERVING** such rights easements quasi-easements privileges reserved for any particular Society and/or Association of Co-owners which shall be formed at a later date by all the lawful occupants of the said Housing Project **AND TOGETHER WITH** all easements or quasi easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Flat/Unit and the Properties Appurtenant Thereto that would be decided by the society and/or association **AND TOGETHERWITH** all rights to use and enjoy the ultimate roof **AND all its right title and interest into or upon the said Flat And The Properties Appurtenant Thereto TO HAVE AND TO HOLD** the said **FLAT AND THE PROPERTIES APPURTENANT THERETO** hereby sold, transferred and conveyed and every part or parts thereof unto and to the use of the Purchaser **AND ALSO SUBJECT TO** the Purchaser making payment of the maintenance charges and other charges payable in respect of the said Flat And The Properties Appurtenant Thereto (such Maintenance Charges more fully and particularly mentioned and described in the **FIFTH SCHEDULE** hereunder written) to the Society and/or Association Holding Organization **AND THAT** for the purpose of payment of Stamp Duty this transaction has been valued at Rs. _____/- [Rupees _____ Only] being the market value of the dwelling unit allocated to the Purchaser since the cost of the aforesaid flat allocated to the Purchaser and other development expenses is more than the market value (Vide the order no. WB(Part-I)/2012/SAR-111 dated 23rd March, 2012 of the Finance Department, Government of West Bengal published under Part-I of the Kolkata Gazette on 28th March, 2012).

- II. **AND THIS DEED FURTHER WITNESSETH** that in consideration of the contract and in further consideration of the said Allotment Agreement **AND** in further consideration of the amount paid to the Vendor as herein above and in further consideration of the discharge of the obligation of the Vendor as hereinabove under the said Contract and for the purpose of beneficial use and enjoyment of the said **FLAT** and the Properties Appurtenant thereto the Vendor doth hereby sell, transfer, convey, assure, assign, release, discharge and relinquish unto and in favour of the Purchaser herein **ALL THAT** the undivided impartible indivisible proportionate share or interest in the Land comprised in the said Property and attributable to the said **FLAT** (hereinafter referred to as the **UNDIVIDED SHARE**)

TO HAVE AND TO HOLD THE SAME absolutely and forever unto and to use of the PURCHASER.

III. **AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Flat and the Properties Appurtenant Thereto hereby granted sold conveyed transferred assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.
- (b) THAT notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the said Flat and the Properties Appurtenant Thereto hereby sold conveyed transferred or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid.
- (c) THAT the said Flat hereby sold granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances, charges, liens, lispendense, attachments, mortgage, gift, decree, acquisition, requisition, notification, debutter or trust made or suffered by the Vendor or any person or persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Vendor.
- (d) That the Vendor hereby assures and declares that the Vendor is the sole, absolute, exclusive and rightful owner of the said Property and as such has the full authority to sell and transfer the said flat and the properties appurtenant thereto in favour of the Purchaser. The Vendor has represented and admitted that the said flat and the properties appurtenant thereto are free from all encumbrances, charges, liens, lispendense, attachments, mortgage, acquisition, requisition, gift, decree, court injunction, equitable mortgage, notices, notifications etc. and there is no legal defect in the title of the Vendor, in the event if it is proved otherwise or if whole or any part of the said flat and the properties appurtenant thereto is taken away or if the Purchaser is dispossessed on account of any defect in title of the Vendor, the Vendor shall be liable to make good the loss then suffered by the Purchaser and keep the Purchaser indemnified saved and harmless against all such losses, damages, costs and expenses whatsoever thereby accruing to the Purchaser.
- (e) That the Vendor from time to time and all times hereinafter shall at the costs and requests of the Purchaser do, execute or cause to be done at such times all such acts, deeds and things whatsoever for further and more perfectly assuring the sale of the above mentioned said flat and the properties appurtenant thereto in favour of the Purchaser as shall or made reasonably to be required.
- (f) THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said Flat and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Vendor or any person or persons having or lawfully or equitably claiming as aforesaid.
- (g) THAT the Purchaser shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates charges encumbrances liens attachments lispendens debuttar or trust or claims and demands whatsoever created occasioned or made by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.
- (h) AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said Flat or any part thereof through under or in trust for the Vendor shall and will from time to time and at all times hereafter at

the request and cost of the Purchaser make do and execute or cause to be made done and executed all such further and lawful acts deeds or things whatsoever for further better or more perfectly assuring the said Flat and every part thereof unto and to the use of the Purchaser in the manner as aforesaid as shall or may be reasonably required.

- (i) THAT the Vendor has not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and whereunder the said Flat/Unit hereby sold granted transferred and conveyed or expressed so to be or any part thereof can or may be impeached encumbered or affected in title or otherwise.
- (j) THAT simultaneously with the execution of these presents and subject to payment of the total consideration and deposits, charges, rates and taxes payable by the Purchaser towards the purchase of said Flat/Unit And The Properties Appurtenant thereto, the Contractor and the Vendor confirm having put the Purchaser into vacant, peaceful and khas possession of the said Flat/Unit.

IV. AND THE PURCHASER SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID FLAT/UNIT HEREBY CONVEYED HEREBY COVENANT WITH THE VENDOR as follows:

- (a) THAT the Purchaser and all other persons deriving title under them shall and will at all times hereafter shall observe the restrictions/house rules regarding the user of the said flat/unit as would be framed by the society and/or association which would be subsequently formed and shall be liable and responsible for implementation of house rules. For the benefit of the Purchaser and/or occupants of various flats and other spaces in the said Housing Project the society and/or association would formulate the house rules and restrictions;
- (b) THAT the Purchaser shall at all times from the date of possession regularly and punctually make payment of all the municipal rates and taxes and other outgoings including cesses, multi-storied Building Tax, Water Tax, Urban Land Tax, if any, and other levies impositions and outgoings which may from time to time be imposed or become payable in respect of the said Flat/Unit and proportionately for the new building as a whole and proportionately for the common parts and portions.
- (c) THAT the Purchaser shall within three months from the date of execution of these presents shall apply for obtaining mutation of his/her name/s as the owner of the said Flat/Unit from the North Dum Dum Municipality and shall also obtain separate assessment of the said Flat/Unit and so long the said Flat/Unit is not separately assessed the Purchaser shall pay the proportionate share of the assessed municipal tax and other taxes and impositions payable in respect of the New Building, as may be determined and fixed by the Society and/or Association which shall be subsequently formed for overseeing the maintenance and upkeep of the said housing project.

V. AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

- (a) THAT the Undivided share in the land comprised in the said Property and the proportionate share in common parts and portions hereby sold and transferred and attributable to the said Flat/Unit shall always remain indivisible and impartible unless specified.
- (b) THE right of the Purchaser shall remain restricted to the said Flat/Unit and Proportionate share or interest in the common parts, portions areas, facilities and/or amenities comprised in the said new building and/or the said Property.
- (c) The said Housing Project shall always be known as "**Kendriya Vihar Phase II**".

- (d) At or before entering into these presents the Purchaser has made themselves aware that the said Housing Project is a residential complex and the Purchaser agrees to maintain the decency of the said NEW BUILDING/S and shall not do any act deed or thing nor permit any act deed or thing to be done which is likely to adversely affect the decency of the said residential building and the Purchaser further acknowledge that nonpayment of maintenance charges is likely to affect the rendition of common services and maintenance of common parts and portions.
- (e) The contractor has provided for separate electricity meter for the said Unit/Flat in the name of the Purchaser and the Purchaser shall be liable and agree to regularly and punctually make payment of the electricity charges and further agree not to withhold the same on any account whatsoever or howsoever.

VI. AND THE PURCHASER HEREBY FURTHER AGREE AND COVENANT WITH THE VENDOR as follows:

- i) The Purchaser along with other flat/units owners in the Housing Project known as **"Kendriya Vihar Phase II"** will form an Association and/or Society being a Society or Association to hold the common parts and portions and also to provide maintenance of such common parts and portions and rendition of the common services to the owners and/or occupiers of the said new buildings constructed at the said Property and the Purchaser shall be liable and has agreed to contribute the proportionate share for common services as well as maintenance charges. Until formation of the said Society or Association, the said proportionate share for common services as well as maintenance charges shall continue to be paid to the Contractor and in no event the Purchaser shall withhold payment of the services and maintenance charges.
- ii) AND IT IS HEREBY expressly agreed that this Deed of Conveyance shall supersede all previous agreements brochures arrangements representations and writings and the parties hereto shall be governed by the terms and conditions herein contained.
- iii) NOTWITHSTANDING anything contrary or otherwise recorded anywhere within these presents, all such area or areas as comprised in the said Property and/or the said Housing Project SAVE AND EXCEPT the said Flat/Apartment/Unit together with the dedicated car parking space, shall for the purpose of these presents be construed and/or form such part or portion of the common areas.

VII. MAINTENANCE AND HOLDING ORGANISATION

1. All the common parts and portion in the said housing project will remain vested and/or be controlled by a Holding Organization like a society and/or association, who will also be responsible for providing common services, such Holding Organization will be the representative body of all the flat owners and the Housing Project;
2. The Holding Organization will be a society or association and such other organization and purchaser including all other purchasers in the housing project will be bound by the rules and regulations as may be framed by such holding organization;
3. The purchaser will automatically be deemed to have become a member of such holding organization and to pay and contribute such amount as may be fixed and determined by such holding organization with the intent and object that the purchaser will be bound by the rules and regulations of the said holding organization as if an agreement has been entered into between the holding organization and the purchaser herein;
4. Until the formation of the holding organization, the contractor may provide the common services and the Purchaser shall be bound and has agreed to regularly and punctually make payment of the common area maintenance charges (CAM Charges);

5. In the event of non-payment of such CAM charges, the Association and/or Society and/or Holding organization as the case may be, shall be entitled to take steps against the Purchaser in accordance with the rules as may be framed under the bylaws of the Association and the Purchaser undertakes to obey and abide by the rules, regulations and bylaws as may be framed by the association from time to time;

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID ENTIRE PROPERTY)

ALL THAT the various pieces and parcels of agricultural lands admeasuring **8.8891 Acres equivalent to 888.91 Decimals** more or less lying and situate at the Mouza of Bandra Jurisdiction List No. 9 R.S. No. 74 Touzi No. 1163 within the territorial jurisdiction of the Dum Dum Police Station and Post Office Birati and within the jurisdiction of the Additional District Sub Registration Office Cossipore Dum Dum and within the local limits of Ward No. 28 of the North Dum Dum Municipality and in the District of 24 Parganas (North) West Bengal, a detail particulars of all other relevant information are set out hereinafter:-

SL No.	R.S. Dag No.	L.R. Dag No.	Previous R.S. Khatian No.	New Khatian No. (Modified)	Nature of Land	Total Area in Dag (In Decimal)	Area Conveyed (In Decimals)
1	324	324	439	593	Bastu	43.00	8.25
2	325	325	453	593	Sali	44.00	5.42
3	326	326	447	593	Bastu	23.00	9.41
4	327	327	401, 422, 457 & 552	593	Bastu	17.00	17.00
5	328	328	422	593	Bastu	3.00	3.00
6	329	329	424, 520	593	Sali	5.00	5.00
7	330	330	413	593	Bastu	4.00	4.00
8	331	331	413, 426 & 514	593	Bastu	8.00	8.00
9	332	332	479 & 426	593	Bastu	11.00	11.00
10	333	333	406, 407 & 549	593	Bastu	11.00	11.00
11	334	334	455, 456, 523 & 549	593	Bastu	11.00	6.00
12	335	335	455, 456 & 508	593	Bastu	4.00	4.00
13	336	336	455, 456, 508 & 549	593	Bastu	44.00	11.00
14	337	337	414, 424 & 520	593	Bastu	14.00	14.00
15	338	338	428, 480, 505 & 515	593	Bastu	11.00	11.00
16	339	339	480 & 515	593	Bastu	5.00	5.00
17	340	340	481, 496, 500, 504 & 513	593	Bastu	10.00	10.00
18	341	341	440 & 544	593	Bastu	8.00	8.00
19	342	342	342, 429, 431, 432, 454, 474, 495, 499 & 508	593	Bastu	41.00	41.00
20	343	343	425, 467, 468, 479, 481, 496, 497, 500, 504, 513, 517, 518 & 545	593	Bastu	44.00	44.00

21	344	344	404, 405, 465, 466 & 467	593	Bastu	42.00	42.00
22	345	345	472 & 473	593	Bastu	18.00	18.00
23	346	346	446, 476, 487, 496 & 501	593	Bastu	23.00	23.00
24	348	348	462, 477, 503 & 523	593	Bastu	30.00	30.00
25	350	350	454, 469, 470, 481 & 499	593	Bastu	25.00	25.00
26	351	351	424, 427, 428, 435, 445, 451, 471, 482, 498, 499, 505, 522, 548 & 533	593	Bastu	50.00	50.00
27	352	352	471, 516 & 521	593	Doba	4.00	4.00
28	353	353	471, 516, 521 & 553	593	Bastu	9.00	9.00
29	354	354	446, 497, 520, 521 & 544	593	Bastu	7.00	7.00
30	355	355	446, 497, 498, 505, 521 & 544	593	Bastu	9.00	9.00
31	356	356	429, 450, 451, 452, 486, 490, 495, 507, 518, 519, 521, 547 & 552	593	Bastu	54.00	54.00
32	357	357	403, 408, 409, 410, 411 & 412	593	Bastu	44.00	44.00
33	358	358	456, 475, 482 & 518	593	Bastu	21.00	21.00
34	360	360	484 & 489	593	Bastu	25.00	10.00
35	362	362	418, 419 & 420	593	Sali	19.00	19.00
36	363	363	488 & 498	593	Bastu	41.00	10.72
37	364	364	402, 415, 421, 457, 464, 489, 507 & 550	593	Bastu	90.00	48.32
38	366	366	422, 425, 442, 443, 450, 491, 505, 507, 511, 512 & 543	593	Bastu	61.00	38.45
39	367	367	422, 425, 426, 442, 451, 492, 510 & 543	593	Bastu	22.00	22.00
40	368	368	423, 441, 442, 458, 459, 460, 461, 485, 493, 512 & 543	593	Bastu	66.00	66.00
41	369	369	416, 423, 436, 440, 443, 444, 445, 446, 448, 449, 450, 463, 483, 491, 510, 511, 521, 546 & 551	593	Bastu	121.00	97.56
42	373	373	550	593	Bastu	69.00	4.78
TOTAL AREA							888.91

ALL THAT the various pieces and parcels of agricultural lands admeasuring **2.418 Acres equivalent to 241.80 Decimals** more or less lying and situate at the Mouza of Sultanpur Jurisdiction List No. 10 R.S. No. 148 Touzi No. 173 within the territorial jurisdiction of the Dum Dum Police Station and Post Office Birati and within the jurisdiction of the Additional District Sub Registration Office Cossipore Dum Dum and within the local limits of Ward No. 28 of the North Dum Dum Municipality and in the District of 24 Parganas (North) West Bengal, a detail particulars of all other relevant information are set out hereinafter:-

SL No.	R.S. Dag No.	L.R. Dag No.	Previous R.S. Khatian No.	New Khatian No. (Modified)	Nature of Land	Total Area in Dag (In Decimal)	Area Conveyed (In Decimals)
1	1630	1630	2390 & 2391	2592	Bastu	23.00	9.00
2	1631	1631	2354, 2356, 2355 & 2390	2592	Bastu	64.00	20.54
3	1637	1637	2369, 2370, 2371, 2372, 2373, 2374, 2375 & 2376	2592	Bastu	72.00	63.53
2	1639	1639	2338, 2341, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2362 & 2421	2592	Bastu	41.00	41.00
3	1640	1640	2340, 2346, 2352, 2363, 2365 & 2366	2592	Bastu	47.00	22.17
4	1641	1641	2367 & 2368	2592	Bastu	74.00	18.00
5	1646	1646	2339	2592	Bastu	41.00	2.00
6	1622/2081	1622/2081	2386, 2387, 2388, 2389, 2422 & 2423	2592	Bastu	50.00	34.17
7	1622/2082	1622/2082	2352, 2358, 2359, 2360, 2361, 2362 & 2391	2592	Bastu	19.00	19.01
8	1647/4526	1647/4526	2363 & 2364	2592	Bastu	36.00	12.38
TOTAL AREA							241.80

THE SECOND SCHEDULE ABOVE REFERRED TO
(SAID PROPERTY)

ALL THAT the various pieces and parcels of agricultural lands admeasuring **7.9456 Acres equivalent to 794.56 Decimals** more or less lying and situate at the Mouza of **Bandra** Jurisdiction List No. 9 R.S. No. 74 Touzi No. 1163 within the territorial jurisdiction of the Dum Dum Police Station and Post Office Birati and within the jurisdiction of the Additional District Sub Registration Office Cossipore Dum Dum and within the local limits of Ward No. 28 of the North Dum Dum Municipality and in the District of 24 Parganas (North) West Bengal and also distinguished as North Dum Dum Municipal holding No. 169 Badra North Main Road within the territorial jurisdiction of the Dum Dum Police Station Kolkata - 700051, a detail particulars of all other relevant information are set out hereinafter:-

SL No.	R.S. Dag No.	L.R. Dag No.	Previous R.S. Khatian No.	New Khatian No. (Modified)	Nature of Land	Total Area in Dag (In Decimal)	Area Conveyed (In Decimals)
1	324	324	439	593	Bastu	43.00	6.78
2	325	325	453	593	Sali	44.00	0.01
3	326	326	447	593	Bastu	23.00	9.21
4	327	327	401, 422, 457 & 552	593	Bastu	17.00	9.69
5	328	328	422	593	Bastu	3.00	0.87
6	329	329	424, 520	593	Sali	5.00	5.00
7	330	330	413	593	Bastu	4.00	4.00
8	331	331	413, 426 & 514	593	Bastu	8.00	8.00
9	332	332	479 & 426	593	Bastu	11.00	11.00
10	333	333	406, 407 & 549	593	Bastu	11.00	11.00
11	334	334	455, 456, 523 & 549	593	Bastu	11.00	6.00
12	335	335	455, 456 & 508	593	Bastu	4.00	4.00
13	336	336	455, 456, 508 & 549	593	Bastu	44.00	11.00
14	337	337	414, 424 & 520	593	Bastu	14.00	14.00
15	338	338	428, 480, 505 & 515	593	Bastu	11.00	10.88
16	339	339	480 & 515	593	Bastu	5.00	5.00
17	340	340	481, 496, 500, 504 & 513	593	Bastu	10.00	10.00
18	341	341	440 & 544	593	Bastu	8.00	8.00
19	342	342	342, 429, 431, 432, 454, 474, 495, 499 & 508	593	Bastu	41.00	41.00
20	343	343	425, 467, 468, 479, 481, 496, 497, 500, 504, 513, 517, 518 & 545	593	Bastu	44.00	41.28
21	344	344	404, 405, 465, 466 & 467	593	Bastu	42.00	41.01
22	345	345	472 & 473	593	Bastu	18.00	18.00
23	346	346	446, 476, 487, 496 & 501	593	Bastu	23.00	19.06
24	348	348	462, 477, 503 & 523	593	Bastu	30.00	30.00
25	350	350	454, 469, 470, 481 & 499	593	Bastu	25.00	25.00
26	351	351	424, 427, 428, 435, 445, 451, 471, 482,	593	Bastu	50.00	41.50

			498, 499, 505, 522, 548 & 533					
27	352	352	471, 516 & 521	593	Doba	4.00	2.75	
28	353	353	471, 516, 521 & 553	593	Bastu	9.00	6.91	
29	354	354	446, 497, 520, 521 & 544	593	Bastu	7.00	7.00	
30	355	355	446, 497, 498, 505, 521 & 544	593	Bastu	9.00	9.00	
31	356	356	429, 450, 451, 452, 486, 490, 495, 507, 518, 519, 521, 547 & 552	593	Bastu	54.00	54.00	
32	357	357	403, 408, 409, 410, 411 & 412	593	Bastu	44.00	44.00	
33	358	358	456, 475, 482 & 518	593	Bastu	21.00	21.00	
34	360	360	484 & 489	593	Bastu	25.00	0.02	
35	362	362	418, 419 & 420	593	Sali	19.00	17.88	
36	363	363	488 & 498	593	Bastu	41.00	10.72	
37	364	364	402, 415, 421, 457, 464, 489, 507 & 550	593	Bastu	90.00	45.33	
38	366	366	422, 425, 442, 443, 450, 491, 505, 507, 511, 512 & 543	593	Bastu	61.00	26.29	
39	367	367	422, 425, 426, 442, 451, 492, 510 & 543	593	Bastu	22.00	17.05	
40	368	368	423, 441, 442, 458, 459, 460, 461, 485, 493, 512 & 543	593	Bastu	66.00	66.00	
41	369	369	416, 423, 436, 440, 443, 444, 445, 446, 448, 449, 450, 463, 483, 491, 510, 511, 521, 546 & 551	593	Bastu	121.00	73.85	
42	373	373	550	593	Bastu	69.00	1.47	
TOTAL AREA							794.56	

ALL THAT the various pieces and parcels of agricultural lands admeasuring **2.0612 Acres equivalent to 206.12 Decimals** more or less lying and situate at the Mouza of **Sultanpur** Jurisdiction List No. 10 R.S. No. 148 Touzi No. 173 within the territorial jurisdiction of the Dum Dum Police Station and Post Office Birati and within the jurisdiction of the Additional District Sub Registration Office Cossipore Dum Dum and within the local limits of Ward No. 28 of the North Dum Dum Municipality and in the District of 24 Parganas (North) West Bengal and also distinguished as North Dum Dum Municipal holding No. 169 Badra North Main Road within the territorial jurisdiction of the Dum Dum Police Station Kolkata - 700051, a detail particulars of all other relevant information are set out hereinafter:-

SL No.	R.S. Dag No.	L.R. Dag No.	Previous R.S. Khatian No.	New Khatian No. (Modified)	Nature of Land	Total Area in Dag (In Decimal)	Area Conveyed (In Decimals)
1	1630	1630	2390 & 2391	2592	Bastu	23.00	6.82
2	1631	1631	2354, 2356, 2355 & 2390	2592	Bastu	64.00	20.54
3	1637	1637	2369, 2370, 2371, 2372, 2373, 2374, 2375 & 2376	2592	Bastu	72.00	54.22
4	1639	1639	2338, 2341, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2362 & 2421	2592	Bastu	41.00	41.00
5	1640	1640	2340, 2346, 2352, 2363, 2365 & 2366	2592	Bastu	47.00	17.53
6	1641	1641	2367 & 2368	2592	Bastu	74.00	18.00
7	1646	1646	2339	2592	Bastu	41.00	0.28
8	1622/2081	1622/2081	2386, 2387, 2388, 2389, 2422 & 2423	2592	Bastu	50.00	27.27
9	1622/2082	1622/2082	2352, 2358, 2359, 2360, 2361, 2362 & 2391	2592	Bastu	19.00	10.18
10	1647/4526	1647/4526	2363 & 2364	2592	Bastu	36.00	10.28
TOTAL AREA							206.12

OR HOWSOEVER OTHERWISE the said **PROPERTY** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded in the manner following:-

ON THE NORTH : Saktigarh, Birati
ON THE EAST : Kholisa Kota
ON THE SOUTH : Belghoria Express Way
ON THE WEST : Saktigarh Pally

THE THIRD SCHEDULE ABOVE REFERRED TO
(THE SAID FLAT AND THE PROPERTIES APURTENANT THERETO)

ALL THAT the Flat No. ____ admeasuring _____ **Sq. ft.** super built-up area on the _____ floor of the said New Building being **Block** - ____ forming part of the Residential

Complex and/or Housing Project at the said Property TOGETHER WITH **car parking space BEARING No. _____ in the stilt floor** in the said Property TOGETHER WITH the proportionate share or interest in all common parts portions areas amenities and facilities forming part of the said Housing Project and TOGETHER WITH the undivided proportionate share or interest in the Land comprised the said Housing Project and attributable to the said Flat;

OR HOWSOEVER OTHERWISE the situation of the said FLAT AND THE PROPERTIES APURTENANT THERETO is more clearly shown and delineated in a map or plan annexed hereto and thereon bordered in **RED**

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Areas Parts and Portions)

ALL such area or areas as comprised in the said Property and/or the said Housing Project SAVE AND EXCEPT the said Flat together with the dedicated car parking space, shall always be deemed to form such parts or portions of the common areas.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Common Area Maintenance Charges)

ALL such costs, charges, expenditures that would become necessary to be incurred from time to time for the purpose of maintenance and upkeep of the common areas of the said Housing Project shall have to be regularly and/or punctually remitted by the Flat Owner/s in a proportionate manner in favour of the Association, without any abatement whatsoever.

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

SIGNED, SEALED AND DELIVERED by
the **VENDOR** at Kolkata in the presence
of:

1.

2.

SIGNED, SEALED AND DELIVERED
by the **PURCHASER** at Kolkata in the
presence of :

1.

2.

RECEIVED of and from the within-named
PURCHASER the within-mentioned sum of **Rs.**
_____/- [**Rupees** _____ **Only**]
the **TOTAL CONSIDERATION** money payable
under these presents as per memo below:

[**Rupees** _____ **Only**]

Rs. _____

MEMO OF CONSIDERATION

SL. No.	Name of Vendor	Bank Name & Branch	Cheque/Draft No. & Date	Amount (in Rupees)
1.	Central Government Employees Welfare Housing Organisation			
Total Amount				

Signature of the Vendor

Witnesses:

1.

2.

Drafted & prepared
in my office :

PRITHVIRAJ BASU,
Advocate, High Court,
Calcutta

DATED THIS DAY OF 2015

BETWEEN

**CENTRAL GOVERNMENT EMPLOYEES
WELFARE HOUSING ORGANISATION**

..... **VENDOR**

- AND -

Mr./Mrs. _____
..... **PURCHASER**

DEED OF CONVEYANCE

PRITHVIRAJ BASU,
ADVOCATE
10, Old Post Office Street,
Top Floor,
Room No. 112A & 112B
Kolkata - 700 001.