

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the day of ,
20..... (Two Thousand and Twenty) A.D.

BETWEEN

(1) SMT NIVEDITA GUHA (PAN-CULPG4622B, Aadhaar No.-7807 1632 8996), wife of Late Pranab Kumar Adiya, by Occupation-Housewife, **(2)MR.ABHISHEK ADITYA(PAN-ALAPA0293L, Aadhaar No.-5724 4884 2359)**,son of Late Pranab Kumar Adiya, by Occupation-Business, **(3)MISS ANWESHA ADITYA (PAN-BBHPA0794G, Aadhaar No.-2769 7126 2800)**,daughter of Late Pranab Kumar Adiya, by Occupation-Self Employed, **All**by faith- Hindu, by Nationality-Indian, **All** residing at 22, Swami Vivekananda Road, P.O.- Motijheel, P.S.-Dum Dum, Kolkata-7000746, District-North 24-Parganas, hereinafter referred to and called as the **“LANDOWNERS /VENDORS”** (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrator, legal representatives and assigns) of the **FIRST PART**;

The Vendor No. 1 and Vendor No.2 and Vendor No.3 are represented by their Constituted Attorney **M/S . AD AND AD CON (PAN-AAIFA8383L)**, a Partnership Firm , having its registered office at 51/83, Dum Dum Road, P.o Motijheel, Police Station-Dum Dum, Kolkata-700089, District- North 24-Parganas, represented by its Partner**(1)MR. AMIT DAS (PAN, Aadhaar No.-)**, son of Late B.N Das, residing at 41/112, Dum Dum Road , Post office-Motijheel, Police Station-Dum Dum, Kolkata-700074, District- North 24-Parganas, **(2)MR. AMIT KUMAR DEY (PAN-, Aadhaar No.-)**, son of Late N.c dey, residing at 51/83, Dum Dum Road , Post office-Motijheel, Police Station-Dum Dum, Kolkata-700074, District- North 24-Parganas, , all are by faith- Hindu, by Occupation- Business, by Nationality- Indian, by virtue of Development Power of Attorney dated 23/03/2022, which was duly registered in the office of the ADSR – Cossipore Dumdum , Kolkata, and recorded in Book No.-I, Volume No.-1506-2022, Pages from 223496 to 223531, being No.-150604400 for the year 2024.

AND

M/S . AD AND AD CON (PAN-AAIFA8383L), a Partnership Firm , having its registered office at 51/83, Dum Dum Road, P.o Motijheel, Police Station-Dum Dum, Kolkata-700089, District-North 24-Parganas, represented by its Partner**(1)MR. AMIT DAS (PAN, Aadhaar No.-)**, son of

Late B.N Das, residing at 41/112, Dum Dum Road , Post office-Motijheel, Police Station-Dum Dum, Kolkata-700074, District- North 24-Parganas, **(2)MR. AMIT KUMAR DEY (PAN-, Aadhaar No.-)**, son of Late N.c dey, residing at 51/83, Dum Dum Road , Post office-Motijheel, Police Station-Dum Dum, Kolkata-700074, District- North 24-Parganas, ,, all are by faith-Hindu, by Occupation- Business, by Nationality- Indian, hereinafter referred to and called as the **'DEVELOPER'** (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Directors, Successors-in-Office, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

AND

(1) MR. (PAN-....., Aadhaar No.-.....), son of, by Occupation-, by faith-Hindu, by Nationality- Indian, residing at....., District-, State- West Bengal, hereinafter referred to and called as the **"PURCHASER"** (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, representatives and assigns) of the **THIRD PART.**

WHEREAS the Governor of State of West Bengal through its official of R.R. & R. Department, Government of West Bengal by a registered Deed of Gift dated 03rd day of October, 2013 gifted and transferred 04 Cottahs 04 Chittaks 25 sq. ft. of land more or less of Mouza- Gouripur, J.L. No.-6, in E/P No.- 243B, comprising in C.S. Dag No.-310(Part) & 311(Part), under A.D.S.R.O. Bidhanagar, in the District of North 24-Parganas, in favour of Mr. Pranab Kumar Aditya, son of Late NripendraNath Aditya, and Mrs. Madhuri Aditya, wife of Mr. Pranab Kumar Aditya, Both of Mahajati Nagar Colony, Birati, and the said Deed was duly registered in the office of the Additional Sub Registrar at Barasat, 24-Parganas (N), and recorded in Book No.-I, Volume No.- 1, Pages-37 to 40, Being No.-10 for the year2013.

AND WHEREAS aforesaid Pranab Kumar Aditya and Madhuri Adityaby virtue of aforesaid Registered Deed of Indenture got possession of the aforesaid land and recorded their names in the record of the L.R. Record of Right having L.R. Dag No.-513 (07 Decimals), under L.R. Khatian No.-2464 (04 Decimals of Bastu land recorded in the name of Madhuri Aditya) and 2465 (03 Decimals of Bastu land recorded in the name of Pranab Kumar Aditya) and also recorded their names before the North Dum Dum Municipal Authority concernas joint owners of

Holding No.-10(5), M.B. Road, P.O.-Rajbari, Kolkata- 700 081, under Ward No.-17 of North Dum Dum Municipality, under P.S.- Airport, District- North 24-Parganas and constructed structure thereon and subsequently aforesaid Pranab Kumar Aditya died intestate on 11/07/2023 leaving behind surviving his widow Mrs. Madhuri Aditya and One son, Mr. Abhishek Aditya and One daughter, Miss Anwesha Aditya as his legal heirs to inherit his share of the property as per provisions of Hindu law of Succession.

AND WHEREAS thus aforesaid Madhuri Aditya, Abhishek Aditya and Miss Anwesha Aditya became joint owners in respect of **ALL THAT** piece and parcel of land measuring about 04 Cottahs 04 Chittaks 25 sq. ft. of land more or less, along with 300 sq. ft. R.T. Shed structure, lying and situated at Mouza- Gouripur, J.L. No.-6, in E/P No.- 243B, comprising in C.S. Dag No.- 310(Part) & 311(Part), having L.R. Dag No.-513 (07 Decimals), under L.R. Khatian No.-2464 (04 Decimals of Bastu land recorded in the name of Madhuri Aditya) and 2465 (03 Decimals of Bastu land recorded in the name of Pranab Kumar Aditya), having Municipal Holding No.- 10(5), M.B. Road, P.O.-Rajbari, Kolkata- 700 081, under Ward No.-17 of North Dum Dum Municipality, under A.D.S.R.O. Bidhanagar, under P.S.- Airport, in the District of North 24-Parganas, for the purpose of development of the same the Landowners on 08/07/2024 executed a Registered Development Agreement with **DCS LANDMARK DEVELOPERS PRIVATE LIMITED**, a Private Limited Company, registered under the Indian Companies Act, 2013, having its registered office at Neelkusum Apartment, 932A/83, Jessore Road, Kalindi More, Room No. 16, Post Office and Police Station-Lake Town, Kolkata-700089, District- North 24-Parganas and the said Development Agreement was duly registered in the office of the A.R.A. – IV, Kolkata, and recorded in Book No.-I, Volume No.-1904-2024, Pages from 561151 to 561188, being No.-190409817 for the year 2024 and on the same day i.e. on 08/07/2024 also executed Development Power of Attorney and the said Development Power of Attorney was duly registered in the office of the A.R.A. – IV, Kolkata, and recorded in Book No.-I, Volume No.-1904-2024, Pages from 557051 to 557075, being No.-190409832 for the year 2024.

AND WHEREAS aforesaid Developer Company as per terms and conditions of the aforesaid Registered Development Agreement sanctioned Four-storied Building Permit vide No.-SWS-OBPAS/2122/2024/1074 dated 07/04/2025, and started construction thereon and for the purpose of sell out the Flat(s)/Unit(s) to the intending purchaser(s) at or for the price as may be agreed upon by and between the Owners and

purchaser(s) for sell out the Flat(s)/Unit(s) of the proposed new building and to that effect the Developer also framed scheme for the same.

AND WHEREAS the Purchaser(s) herein, after taking inspection of all the relevant papers and documents including sanction plan of the building etc. and upon being satisfied with all the facts, rights title, interest, liabilities, circumstances and statement with regard to a **Flat** from the **Developer's Allocation** approached to the Vendors through Developer to sale **Flat being No.-, on the Floor, Facing, having measurement of sq. ft. Carpet area more or less, equivalent to sq. ft. Super built up area more or less,** together with undivided proportionate share of underneath land and other common amenities and facilities attached with the newly constructed Multi-storied building at Municipal **Holding No.- 10(5), Premises No.- 10(5), M.B. Road,** P.O.- Rajbari, Kolkata- 700 081, under Ward No.-17 of North Dum Dum Municipality, under A.D.S.R.O. Bidhanangar, under P.S.- Airport, in the District of North 24-Parganas, fully described in the "B" Schedule herein below, and the Owners accepted the proposal of the Purchaser(s) and agreed to sale out the said **Flat [hereinafter referred to as the Unit(s)]** in the newly constructed building in fee simple and free from all encumbrances together with undivided proportionate share of underneath land and other common amenities, facilities and services **attached with the Ground & Upper Floors** of the newly constructed building, fully described in the Schedule-'B' below, at or for a total consideration of **Rs./- (Rupees)** **only** and to that effect the parties hereto on executed an Agreement for Sale.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement amongst the Purchaser(s) and the Vendors as well as the Developer and in consideration of the said Unit(s) a sum of **Rs./- (Rupees)** **only** paid by the Purchaser(s) to the Developer and the receipt whereof is accepted and acknowledged by the Developer as per Memo of Consideration mentioned herein below and the Vendors through Developer doth hereby admitting and acknowledging the same and every part thereof and doth hereby acquit, release and discharge forever unto and in favour of the Purchaser(s) **ALL THAT** piece and parcel of a self contained independent residential **Flat being No.-, on**

the Floor, Side, having measurement of sq. ft. Carpet area more or less, equivalent to sq. ft. Super built up area more or less, together with undivided proportionate share of underneath land and other common amenities and facilities attached with the newly constructed building and other common utilities on the Ground Floor & upper floors for better enjoyment of the said Unit(s) in the said Building hereby sold, conveyed & transferred and the Vendors and Developer doth hereby sell, grant, convey, transfer, assign and assure in favour of the Purchaser(s) **ALL THAT** piece and parcel of a self-contained residential **Flat being No.-, on the Floor, Side, having measurement of sq. ft. Carpet area more or less, equivalent to sq. ft. Super built up area more or less,** together with undivided proportionate share of underneath land and other common amenities and facilities attached with the newly constructed building, for better enjoyment of the said Unit(s), fully described in the **“B” schedule** herein below lying over **ALL THAT** piece and parcel of **Bastu/homestead** land measuring about **04 Cottahs 04 Chittaks 25 sq. ft.** more or less, together with Multi-storied Building standing thereon, situated at Mouza- Gouripur, J.L. No.-6, in E/P No.- 243B, comprising in C.S. Dag No.- 310(Part) & 311(Part), having **L.R. Dag No.-513** (07 Decimals), under **L.R. Khatian No.-2464** (04 Decimals of Bastu land recorded in the name of Madhuri Aditya) and **2465** (03 Decimals of Bastu land recorded in the name of Pranab Kumar Aditya), having **Municipal Holding No.- 10(5), M.B. Road,** P.O.- Rajbari, Kolkata- 700 081, under Ward No.-17 of North Dum Dum Municipality, under A.D.S.R.O. Bidhanagar, under P.S.- Airport, in the District of North 24-Parganas, fully described in the **Schedule ‘A’** herein below, together with benefits of common user of all the common parts or common installation of the said building being together with common partition wall, common electric meter room, common staircase, common entrance and exit for the residential flat Owners of the building **TOGETHER WITH** all fixtures, walls, sewers, drains, passages, water courses and all manner of former or other rights, liberties, easements, quasi-easements, privileges, advantages with all right in common and amenities, facilities and benefits attached with the building for **residential** purpose as the **COMMON PARTS AND/OR COMMON PORTION** for the beneficial use and better enjoyment of

the said Unit(s), fully described in the **SCHEDULE-‘C’** herein below along with all the right, title, interest, claim and demand whatsoever exclusively relating to the said Unit(s) **TO HAVE AND TO HOLD** the same unto and in favour of the Purchaser(s) absolutely and forever free from all encumbrances together with all Xerox copy of the Deeds, Pattas, hereditaments and Muniments of title and every part thereof which now are or is and hereafter shall or may be in the custody power or possession of the Vendors and the Developer through its Partners or any persons or agent of the vendors and the Developer in the form of duplicate or Xerox of the original duly authenticated/true copy of the Original without any action or suit or proceedings in law and equity and to hold the said Common Space, messuage and hereditaments muniments of title and undivided proportionate share of land hereby conveyed and transferred unto and to the use of the Purchaser(s) and Purchaser’s/Purchasers’ successors, legal representatives, and assigns absolutely forever and the Vendors doth hereby bind themselves or their legal heirs, representatives and assigns that **NOTWITHSTANDING THAT** any act, deed or thing whatsoever the Vendors executed or done or knowingly suffered or to the contrary the Vendors have good right, full power and absolute authority and indefeasible title and interest to grant, convey, sell and transfer the said Unit(s) hereby granted, sold, conveyed and assigned unto and to the use of the Purchaser(s) in the manner aforesaid according to the true intent and meaning of these presents in fee simple and free from all encumbrances and liabilities and without any hindrance eviction disturbance claim or demand whatsoever from the Vendors or any other person or persons lawfully or equitably claiming from or under in trust for the Vendors and that the Vendors absolutely acquired and discharge and sufficiently saved defended kept harmless and indemnified of or from and against all defects in title, lispendens, attachments and liabilities whatsoever made or suffered by the Vendors and all materials times hereafter Vendors and the Developer hereby jointly and severally undertake that at the request and cost of the Purchaser(s) will execute and cause to be done and executed all such deed, matter petitions for the betterment of the Purchaser’s/Purchasers’ title as well as betterment of the said Unit(s) and also for and thing whatsoever for more perfectly and effectually and granting and assuring the said Unit(s) and also for the better enjoyment of the said Unit(s) and for proportionate share in undivided land together with all benefits and rights hereby transferred as shall as may be reasonably required, the Vendors doth

hereby further covenant with the Purchaser(s), that the Purchaser(s) shall have every right to transfer the said Unit(s) with undivided proportionate share of land by way of sale gift mortgage lease assign etc. with terms and conditions set down herein below.

AND THIS INDENTURE FURTHER WITNESSETH THAT THE VENDORS, DEVELOPER AND PURCHASER(S) jointly hereby covenant with each other that the following covenants would run in respect of the aforesaid Unit(s) of the building and all the parties doth hereby declare to abide by the same: -

- 1) With the effect from the date of taking possession Purchaser(s) shall/should pay proportionate share of all Municipal rates and taxes and other outgoings and impositions and other common expenses and maintenance charges mentioned in the **Schedule 'C'** hereunder written now payable or become payable in future in respect of the said Unit(s) in the said building till assessment of the said Unit(s) as and when due and payable and the Purchaser(s) shall pay all municipal rates and taxes and other outgoings and impositions that will be payable in respect of the said Unit(s) by the Purchaser(s) on the basis of separate and independent assessment of taxes made by the North Dum Dum Municipality as and when payable.
- 2) The Purchaser(s) shall be entitled to mutate his/her/their name(s) as sole/joint owner(s) of the said Unit(s) in the record of the North Dum Dum Municipality and other authorities, after receiving copy of C.C./O.C. from the Developer, at his/her/their own cost and expenses.
- 3) The Purchaser(s) shall apply jointly with the other Owners or occupiers to the appropriate authority to form an Association under the provisions of the West Bengal Apartment Ownership Act, 1972, if applicable or as per present rules and customs within the locality as applicable for due up keep and maintenance of the external portion of the said building including the rain water pipes, electrical wiring, water pump and lighting of common passage on the ground floor and upper floors of the Building and also for using the Unit(s) for residential purpose and also for all other common amenities and facilities attached thereto and shall pay proportionate costs and expenses for the same as may be decided by the Association of the Owners thereof.

- 4) In the event of installations in respect of residential purpose in common use for ground floor and upper floors being required to be replaced then the Purchaser(s) shall pay proportionate share towards costs of such replacement and installations charges for essential services as and when demanded by the said Association according to the necessity thereof from time to time.
- 5) In the event of any amount becoming payable in respect of said property and/or said building constructed thereon by way of Insurance premium of the Building, taxes levies or in any account whatsoever to the Government or Municipality or any Competent Authority or for any betterment fees/charges, Development taxes including GST and any other taxes or payment of similar nature, the Purchaser(s) shall pay proportionate share towards the same to said Association as and when required.
- 6) The Purchaser(s) at his/her/their own costs and expenses, shall keep and maintain the inside of the said Unit(s) along with electricity and every part thereof hereby purchased, and shall in good condition state and order and abide by all rules, laws and regulations of the Association, Government, Municipality and all other authorities and local bodies and shall attend to answer and be responsible for all deviation and violations of regulations in respect thereof.
- 7) That the Purchaser(s) shall keep the said Unit(s) together with its walls, partitions walls, sewers, drains and sanitary connection, pipes, fittings and fixtures, installations and all other fitting and fixture in good working and tenantable condition and shall not to make or carry out any act high loaded stone or material so as to prejudice or affect or hamper support stability and protection of other parts of the said building.
- 8) The Purchaser(s) shall not at any time demolish or cause to be demolished or damage the said Unit(s) or any part thereof nor will make or cause to be made any addition and alteration of whatsoever nature to and in the said Unit(s) or any part thereof, which may cause any damage or injure or is likely to affect stability and protection of the building including said Unit(s).
- 9) After the possession of the said Unit(s) is/are delivered to the Purchaser(s), if any, additions or alteration or deviations in or about or relating to the said building

including the said Unit(s) is/are required to be carried out that will be done at the instance of the Central Government, State Government, Municipality or any other statutory body or authority and all such additions or deviations shall be made with due consent of the said Association and to be carried out by the Purchaser(s) subject to the terms and conditions herein contained and in co-operation with the Purchaser(s) or the owners /occupiers in the said building and the vendors as well as the Developer shall not be in manner liable or responsible for the same.

- 10) The Purchaser(s) shall not throw or accumulate dirt, rubbish, rags or other refuse or permit the same to be thrown or accumulated in the staircase or in any other common areas or the said building, but entitled to accumulate the same in a dust tub for the time being and shall keep clean the same day to day.
- 11) The Purchaser(s) shall be entitled to use the said Unit(s) and every part thereof for **residential** purpose only, but without creating any nuisance or annoyance to the other occupants/ other flat owners of the building or the people residing in the neighborhood but no circumstance shall be entitled to run any Restaurant or Hotel Business or Hostel and also not be entitled to store any inflammable or combustible articles which may be cause damage the building except kerosene and L.P.G. Gas for the domestic use.
- 12) In addition to the rights and privileges to which the Purchaser(s) shall be entitled to enjoy according to the law for the time being in force in respect of the said Unit(s) in the said Building and the Purchaser(s) shall be entitled to enjoy use and inter aila, the common amenities and facilities set out in the **Schedule 'C'** hereunder written and also liable to pay common expenses for the same as mentioned in the **Schedule 'D'** herein below.
- 13) So long as each flat in the building is not separately assessed till then the Purchaser(s) agree(s) to pay and contribute from time to time and at all times in respect of proportionate share towards rates, taxes, and surcharges, expenses and outgoing specified in the schedule hereto. The proportionate charge shall be fixed by the Association and shall be exclusively binding upon all the Purchasers including the Purchaser(s) herein.
- 14) From the date of possession, the Purchaser(s) shall abide by the rules and regulations, conditions and covenants for management, maintenance and for common enjoyment shall do and use in the following manner: -

- (a) To co-operate with the Association in the management and maintenance of the Buildings and / or the premises.
 - (b) To observe the rules and regulations framed from time to time by the Association for the common expenses.
 - (c) To deposit and pay the amounts reasonably required by the Association towards the Purchaser's/Purchasers' liability for common expenses, more fully described in **Schedule 'D'** hereto (hereinafter called Common expenses) and the taxes and other outgoings.
 - (d) To pay for electricity and other utilities consumed in or relating to the said Unit(s) wholly and for the common portions proportionately to the Association.
- 16) The Purchaser(s) shall have the right to subjacent and lateral support and protection from the other parts of the building with free uninterrupted passage to the flat in question and running water through the sewers, drains and water sources. The Purchaser(s) shall not at any time demolish or cause to be demolished damage or cause to be damaged the said Unit(s) or any part thereof which prejudicially affect the safety, security and beauty of the said premises or cause any nuisance to the owner(s) and/or occupier(s) of any portion of the said premises and the Purchaser(s) shall not make any deviation or alterations in the elevation or in the outside colour scheme of the said building or portion thereof to be possessed by the Purchaser(s) and also not allowed to claim any partition in the Common areas and facilities.

THE SCHEDULE "A" ABOVE REFERRED TO
(Description of the Entire Land and Building)

ALL THAT piece and parcel of Bastu/Homestead land measuring about 04 Cottahs 04 Chittaks 25 sq. ft. of land more or less, along with 300 sq. ft. R.T. Shed structure, lying and situated at Mouza- Gouripur, J.L. No.-6, in E/P No.- 243B, comprising in C.S. Dag No.-310(Part) & 311(Part), having **L.R. Dag No.-513** (07 Decimals), under **L.R. Khatian No.-2464** (04 Decimals of Bastu land recorded in the name of Madhuri Aditya) and **2465** (03 Decimals of Bastu land recorded in the name of Pranab Kumar Aditya), having **Municipal Holding No.- 10(5), M.B. Road**, P.O.- Rajbari, Kolkata- 700

081, under Ward No.-17 of North Dum Dum Municipality, under A.D.S.R.O. Bidhanagar, under P.S.- Airport, in the District of North 24-Parganas and butted and bounded by:

ON THE NORTH : - 38 Feet Wide Birati M.B. Road

ON THE SOUTH : - Land of Others

ON THE EAST :- E/P No. - 243A

ON THE WEST : - E/P No. – 237 & E/P No. - 239

THE SCHEDULE ‘B’ ABOVE REFERRED TO -
[DESCRIPTION OF THE UNIT(S)]

ALL THAT piece and parcel of a demarcated self-contained residential **Flat being No.-, on the Floor, Facing, having measurement of about sq. ft. Super built up area more or less and having Carpet Area more or less sft.** in of **“DCS HEIGHTS”,** consisting of **..... Bed Rooms, 01 Living cum Dining Room, 01 Kitchen, Toilets & 01 Balcony, from the Developer’s Allocation within the Ground plus Upper-storied Building,** together with undivided proportionate share of underneath land and other common amenities and facilities including easement and quasi-easement rights along with restrictions and reservations as stated aforesaid as attached with the Multi-storied Building at **Municipal Holding No.- 10(5), Premises No.- 10(5), M.B. Road, P.O.- Rajbari,** Kolkata- 700 081, under Ward No.-17 of North Dum Dum Municipality, under A.D.S.R.O. Bidhanagar, under **P.S.- Airport,** in the District of North 24-Parganas, fully described **“A” SCHEDULE** herein above written along with other common amenities and facilities allotted thereto from better enjoyment of the said **Unit(s).**

Annexed Plan(s) attached herein will be treated as part and parcel of this Deed.

THE SCHEDULE “C” ABOVE REFERRED TO -
[The Common portions]

1. Entrance and exists internal roads, and footpath.

2. Common durwans space (if any),
3. Boundary walls and main gates.
4. Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any unit and/or exclusively for its use).
5. Staircases lobbies on all the floors and vacant area of the ultimate roof of the proposed building (Roof right will not be available for Garage and Shop, but rights attached to the Ground Floor will be available only).
6. Tube well (if any) and water supply system, water pumps, overhead tank, septic tank together with all common plumbing installation for carriage of water (save only those as are exclusively within for the use of any unit.)
7. Lighting fixtures and fittings in common area from common use.
8. Lift, Lift Duct, Lift Pit, Lift Room etc.
9. All other areas meant for Common use within the Building.

THE SCHEDULE "D" ABOVE REFERRED TO –
[Common expenses of flat/unit owners]

01. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating and rebuilding, reconstructing, lighting the common portions and common areas in the proposed building including the outer walls.
02. The salary of all persons employed for the common purposes including security personnel, sweepers, plumbers, electricians, telephone operators, generator operator, Lift operators etc. **(if any)**.
03. The insurance premium for insuring the proposed buildings, if any.
04. All charges and deposits for supplies of common utilities to the co-owners in common.
05. Ground rent, municipal tax, water tax and other levies in respect of the land and the proposed building save those separately assessed in favour of the Purchaser/Purchasers.
06. Costs/expenses of constitution and operation of the association.

07. Costs of running, maintenance, repairs and replacement of pumps.
08. Electricity charges for the electrical energy consumed for the operation of the common services including common area Lightings, water pumps, Lift etc.
09. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
10. The expenses incurred for maintain in office for common purposes.
11. All other expenses, including rent, rates and taxes if any payable to local bodies and other levies etc. as are deemed by the Vendors or Govt. authority concern to be necessary or incidental or liable to be paid by the co-owners in common including such amounts as may be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.

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

SIGNED, SEALED AND DELIVERED

At Kolkata in the presence of following

Witnesses: -

1.

As constituted Attorney of the Vendors

SIGNATURE OF THE OWNERS

2.

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER(S)

Drafted by me as per instructions and information supplied by the parties and Prepared in my office: -

Pabitra Biswas,

Advocate, Bidhan Nagar,

A.C.J.M. Court

DERATION

.....) **only** from
 nal payment of the total consideration

money in the following manner; -

MEMO

Mode of Payment Ch./Draft No.	Bank	Date	Amount (Rs.)
23.06.2024	Indian Bank	23.06.2024	100000

Total Rupees			

Witnesses: -

1.

2.

SIGNATURE OF THE DEVELOPER