

DRAFT
DEED OF CONVEYANCE

THIS INDENTURE made this day of , 20 -----

Smt. CHINMAYEE BASU (PAN-BIQPB1224E) & (AADHAR NO.5662 5411 0922) ,wife of Sri Samir Kumar Basu , By Nationality- Indian, by faith- Hindu by Occupation- Housewife, residing at A/157, Survey Park, Post Office- Santoshpur ,Kolkata- 700 075, Police Station Survey Park, District- South 24 Parganas, represented by their constituted attorney **Sri RAJDEEP ROY (PAN-AFXPR8218K) & (AADHAR NO.6096 5463 0774)** son of Sri Mihir Kumar Roy AND **DREAM HOME DEVELOPERS**, a proprietorship firm represented by its proprietor **SRI SIBAJI CHATTERJEE (PAN- AHWPC7104J) & (AADHAR NO. 5878 6379 5481)** , son of Late Sashanka Sekhar Chatterjee, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, residing at 39/A, Prince Golam Mohammed Shah Road, P.O- Golf Green, P.S- Jadavpur, Kolkata- 700 095, District- South 24 Parganas, by virtue of Development Power of Attorney was duly registered in

the office of the District Sub Registrar-III at Alipur and recorded in Book No.-I, Volume No.1603-2023, Pages from 60572 to 60593, Being No.-160301807 for the year 2023. (**DEVELOPMENT POWER OF ATTORNEY**) hereinafter Called the "**OWNERS/VENDORS** " which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, heiresses, executors administrators, legal representatives and assigns) of the **FIRST PART**.

AND

Sri RAJDEEP ROY (PAN-AFXPR8218K) & (AADHAR NO.6096 5463 0774) son of Sri Mihir Kumar Roy **AND DREAM HOME DEVELOPERS**, a proprietorship firm represented by its proprietor **SRI SIBAJI CHATTERJEE (PAN- AHWPC7104J) & (AADHAR NO. 5878 6379 5481)** , son of Late Sashanka Sekhar Chatterjee, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at 39/A, Prince Golam Mohammed Shah Road, P.O- Golf Green, P.S- Jadavpur, Kolkata- 700 095, District- South 24 Parganas, hereinafter referred to as the "**DEVELOPER/BUILDER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, heiresses, executor, legal representatives, administrators and assigns) of the **SECOND PART**.

AND

1.------(PAN-----), son/wife/ daughter of -----
-----,2.----- by Nationality - Indian, by Faith - -----, by Occupation -
-----, presently residing at -----, Post Office-----, Police
Station----- Kolkata-----District-----, hereinafter referred to
as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject
or context be deemed to mean and include his heirs, heiresses, executors, administrators, legal
representatives and assigns) of the **THIRD PART**.

The Promoter and Allottee/Purchasers shall hereinafter collectively be referred to as the
"**Parties**" and individually as a "**Party**".

WHEREAS the Owners/ Vendors are the recorded owners of **ALL THAT** piece and parcel
measuring about 3 (Three) Cottachs 22 (Twenty Two) Sq. ft together with one R.T.Structures

measuring about 100 sq ft, more or less , comprised under under Mouza-Santoshpur, J.L.No.-22, R.S. Dag No.-826 , Touzi No.-151, R.S.Khatian No.-14, **Being Premises No. 909, Survey Park , Kolkata- 700 075 , under Assessee No. 31-109-13-0909-2** , under Police Station Survey Park within the limit of the Kolkata Municipal Corporation ward no.109, District South 24 Parganas and paying taxes in their names to the Kolkata Municipal Corporation regularly (herein after be referred to as the **"SAID PREMISES"** , more fully described in the **FIRST SCHEDULE** hereunder.

WHEREAS Survey Park of India Co-Operative Housing Society Limited have purchased and was the recorded owner of various plots of lands comprised under Mouza -Santoshpur, J.L.No.22, Touzi No.151, R.S.Khatian No.14, R.S.Dag No.826, under Police Station -Purba jadavpur, Kolkata- 700 099, within the local limit of the Kolkata Municipal Corporation under Ward No.109, District- South 24 Parganas.

AND WHEREAS out of the said various plot of lands, Survey Park Of India Co-operative Housing society by a registered deed of conveyance dated 15.07.1977 sold, transferred, conveyed , assigned and assured to ALL THAT piece and parcel of Bastu land measuring about 3 (Three) Cottachs 00 Chittacks 22 (Twenty Two) sq ft more or less Together with One R.T.Shed measuring about 100 sq ft more or less standing thereat, comprised under Mouza -Santoshpur, J.L.No.22, Touzi No.151, R.S.Khatian No.14, R.S.Dag No.826, Being Premises No. 909, Survey park, mailing address- A/157,Survey Park, Kolkata- 700 075, within the local limit of the Kolkata Municipal Corporation under ward No.109, Police Station- Survey Park, District- South 24 Parganas, in favour of Sri Srinath Bandapadhyaya, son of Late Aswini Kumar Bandapadhyaya, against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the Office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.170, Pages from 169 to 171, Being No. 04747 for the year 1977.

AND WHEREAS while seized and possessed of the said plot of land, the Srinath Bandapadhyaya, has mutated his name in the record of the Kolkata Municipal Corporation and paying taxes regularly.

AND WHEREAS by an exchange deed dated 7th May, 1982, the said Srinath Bandapadhyaya, son of Late Aswini Kumar Bandapadhyaya , have exchanged **ALL THAT** piece and parcel of Bastu land measuring about 01 (One) Cottachs 08(Eight) Chittacks , more or less, (Out of total bastu land measuring about 03 Cottachs 00 Chittacks 22 Sq ft), comprised under Mouza -Santoshpur, J.L.No.22, Touzi No.151, R.S.Khatian No.14, R.S.Dag No.826, Being Premises No. 909, Survey park, Mailing Address- A/157,Survey Park, Kolkata- 700 075, within the local limit of the Kolkata Municipal Corporation under ward No.109, Police Station- Survey Park, District- South 24 Pargaans, in faovur of Said Chinmayee Basu, daughter of late Aswini kumar Bandapadhaya

in exchange of his 1/8th share of undivided Property Being Premises No.67/A, Kali Tample Road, Kolkata and the deed of exchange was duly registered in the office of District Sub Registrar at Alipore and recorded in Book No.1, Being No. 6015 for the year 1982.

AND WHEREAS by a Deed Of Gift dated 3rd January, 2013, the said Srinath Bandapadhyay, gifted, bequeathed, transferred, relinquished ALL THAT piece and parcel of Bastu land measuring about 01 (One) Cottachs 08(Eight) Chitacks, 22 sq ft, (out of total land measuring about 3 Cottachs 00 Chittacks 22 sq ft) more or less, comprised under Mouza -Santoshpur, J.L.No.22, Touzi No.151, R.S.Khatian No.14, R.S.Dag No.826, Being Premises No. 909, Survey park, mailing address- A/157, Survey Park, Kolkata- 700 075, within the local limit of the Kolkata Municipal Corporation under ward No.109, Police Station- Survey Park, District- South 24 Parganas in favour of the said Chinmayee Basu against natural love and affection. The said Deed of Gift was duly registered in the Office of District Sub Registrar-III at Alipore and recorded in Book No.1, volume No.16, being No.00129 for the year 2013.

AND WHEREAS by virtue of the aforesaid Deed of Exchange and Deed of Exchange, the said Chinmayee Basu became the sole and absolute owner of ALL THAT piece and parcel of Bastu land measuring about 03 (Three) Cottachs 00 Chittacks 22 (Twenty Two) sq ft more or less Together with One R.T.Shed measuring about 100 sq ft more or less standing thereat, comprised under Mouza -Santoshpur, J.L.No.22, Touzi No.151, R.S.Khatian No.14, R.S.Dag No.826, Being Premises No. 909, Survey park, mailing address- A/157, Survey Park, Kolkata- 700 075, within the local limit of the Kolkata Municipal Corporation under ward No.109, Police Station- Survey Park, District- South 24 Parganas.

AND WHEREAS While seized and possessed of the aforesaid land, the said Chinmayee Basu have mutated her name in the record of the Kolkata Municipal Corporation in respect of of **ALL THAT** piece and parcel of Bastu land measuring about 03 (Three) Cottachs 00 Chittacks 22 (Twenty Two) sq ft more or less Together with One R.T.Shed measuring about 100 sq ft more or less standing thereat, comprised under Mouza -Santoshpur, J.L.No.22, Touzi No.151, R.S.Khatian No.14, R.S.Dag No.826, Being **Premises No. 909, Survey park**, mailing address- **A/157, Survey Park, Kolkata- 700 075**, within the local limit of the Kolkata Municipal Corporation under ward No.109, Police Station- Survey Park, District- South 24 Parganas and has obtained **Assesses No.31-109-13-0909-2** and paying taxes regularly, herein after referred to as the **"SAID PREMISES"**, more fully described in the **FIRST SCHEDULE** written hereunder.

AND WHEREAS coming to know about the intention of the Owner of the said land the Developers **M/S.-RAJDEEP ROY(PAN -AFXPR8218K)** son of Mihir Kumar Roy by Nationality Indian, by faith Hindu, by Occupation- Business residing at 45/4/4 Vivekananda Sarani, P.O- Haltu, P.S- Survey Park, Kolkata- 700 078, District- South 24 Parganas **and M/S.- DREAM HOME DEVELOPERS** a sole Proprietorship concern, represented by its proprietor **Sibaji Chatterjee (PAN- AHWPC7104J)** son of late Sashanka Sekhar Chatterjee by Nationality Indian, by faith Hindu by Occupation- Business residing at 39/ A, Prince Golam Mohammed Shah Road, P.O- Golf Green, P.S- Jadavpur, Kolkata- 700 095, District- South 24 Parganas , approached to the Owner with an offer to develop the said property as per the sanction plan as sanctioned by The Kolkata Municipal Corporation or any other competent authority at its own cost and expenses and in such a manner as to serve the purpose of the Owner in terms of its requirements and desires.

AND WHEREAS the developer has been informed by the Owner about the acceptance of the proposals for developing the said property of the owner by constructing G+III residential flats and car parking spaces on the said land and have proposed to the Developer herein upon making inspection and search become satisfied about the marketable title of the said Owner and the Developer has agreed with the proposal of the Owner under certain terms and conditions containing as follows for the said new construction on the said land as per the sanctioned plan as sanctioned by the Kolkata Municipal Corporation or any other competent authority and the parties herein final entering in to this Development Agreement with certain terms and condition as settled by and between the parties hereto for the said new building on the said Land more fully and particularly mentioned and described in the First schedule herein after written.

AND WHEREAS To develop the said premises, the owners have entered into a Development Agreement dated 27th January, 2023 with **1). Sri RAJDEEP ROY (PAN-AFXPR8218K) & (AADHAR NO.6096 5463 0774)** son of Sri Mihir Kumar Roy by Nationality Indian, by faith Hindu, by Occupation- Business residing at 45/4/4, Viverkananda Sarani, Kolkata- 700 078, Post Office & Police Station-Kasba, , District South 24 Parganas **and 2).DREAM HOME DEVELOPERS**, a proprietorship firm represented by its proprietor **SRI SIBAJI CHATTERJEE (PAN- AHWPC7104J) & (AADHAR NO.5878 6379 5481)** , son of late Sashanka Sekhar Chatterjee by Nationality Indian, by faith Hindu by Occupation- Business residing at 39/ A, Prince Golam Mohammed Shah Road, P.O- Golf Green, P.S- Jadavpur, Kolkata- 700 095, District- South 24 Parganas, herein after referred to as the Builder/Developer , herein to construct one Ground+Three Storied Buildings on the said premises under certain terms and conditions mentioned therein and the said Development agreement was duly registered in the office of the District Sub Registrar-III at Alipur and recorded in Book No.1, C.D Volume No.1603-2023, Pages from 42645 to 42679, Being No. 160301207 for the year 2023.**(DEVELOPMENT AGREEMENT)**

AND WHEREAS The owners herein have also executed one Development Power of Attorney dated 31st January, 2024 in favour of the said **1). Sri RAJDEEP ROY (PAN-AFXPR8218K) & (AADHAR NO.6096 5463 0774)** son of Sri Mihir Kumar Roy by Nationality Indian, by faith Hindu, by Occupation- Business residing at 45/4/4, Viverkananda Sarani, Kolkata- 700 078, Post Office & Police Station-Kasba, , District South 24 Parganas **and 2).DREAM HOME DEVELOPERS**, a proprietorship firm represented by its proprietor **SRI SIBAJI CHATTERJEE (PAN- AHWPC7104J) & (AADHAR NO.5878 6379 5481)** , son of late Sashanka Sekhar Chatterjee by Nationality Indian, by faith Hindu by Occupation- Business residing at 39/A, Prince Golam Mohammed Shah Road, P.O- Golf Green, P.S- Jadavpur, Kolkata- 700 095, District- South 24 Parganas, herein after referred to as the, Builder/ Developer herein delegating certain powers as mentioned in the said agreement and the said Development Power of Attorney was duly registered in the office of the District Sub Registrar-III at Alipur and recorded in Book No.-I, Volume No.1603-2023, Pages from 60572 to 60593, Being No.-160301807 for the year 2023. **(DEVELOPMENT POWER OF ATTORNEY).**

AND WHEREAS The said developer have obtained building plan/permit duly sanctioned by the Kolkata Municipal Corporation vide sanctioned and /or approved **B. S. Plan No.-2023120099 dated 18.05.2023** issued by the Kolkata Municipal Corporation, Borough-XII, the developer/builder, herein has commenced / started the construction of a straight Three storied residential building containing several self contained flats, car parking spaces, etc. at its own costs, initiation and efforts in the Building named and known as **“URBAN HEIGHTS”, Premises No.909, Survey Park, Kolkata- 700 075. (SANCTIONED BUILDING PLAN/PERMIT).**

AND WHEREAS To develop the said premises, the owners have entered into an another Supplementary Development Agreement dated 10th June, 2024 with **1). Sri RAJDEEP ROY (PAN-AFXPR8218K) & (AADHAR NO.6096 5463 0774)** son of Sri Mihir Kumar Roy by Nationality Indian, by faith Hindu, by Occupation- Business residing at 45/4/4, Viverkananda Sarani, Kolkata- 700 078, Post Office & Police Station-Kasba, , District South 24 Parganas **and 2).DREAM HOME DEVELOPERS**, a proprietorship firm represented by its proprietor **SRI SIBAJI CHATTERJEE (PAN- AHWPC7104J) & (AADHAR NO.5878 6379 5481)** , son of late Sashanka Sekhar Chatterjee by Nationality Indian, by faith Hindu by Occupation- Business residing at 39/A, Prince Golam Mohammed Shah Road, P.O- Golf Green, P.S- Jadavpur, Kolkata- 700 095, District- South 24 Parganas, herein after referred to as the Builder/Developer , herein to construct one Ground+Four Storied Buildings on the said premises under certain terms and conditions mentioned therein and the said Development agreement was duly registered in the office of the District Sub Registrar-III at Alipur and recorded in Book No.1, C.D Volume No.1603-2024, Pages from 253808 to 253824, Being No. 160309538 for the year 2024.**(SUPPLEMENTARY DEVELOPMENT AGREEMENT).**

AND WHEREAS The owners herein have also executed one Supplementary Development Power of Attorney dated 10th June, 2024 in favour of the said **1). Sri RAJDEEP ROY (PAN-**

AFXPR8218K) & (AADHAR NO.6096 5463 0774) son of Sri Mihir Kumar Roy by Nationality Indian, by faith Hindu, by Occupation- Business residing at 45/4/4, Viverkananda Sarani, Kolkata- 700 078, Post Office & Police Station-Kasba, , District South 24 Parganas **and 2).DREAM HOME DEVELOPERS**, a proprietorship firm represented by its proprietor **SRI SIBAJI CHATTERJEE (PAN- AHWPC7104J) & (AADHAR NO.5878 6379 5481)** , son of late Sashanka Sekhar Chatterjee by Nationality Indian, by faith Hindu by Occupation- Business residing at 39/ A, Prince Golam Mohammed Shah Road, P.O- Golf Green, P.S- Jadavpur, Kolkata- 700 095, District- South 24 Parganas, herein after referred to as the, Builder/ Developer herein delegating certain powers as mentioned in the said agreement and the said Development Power of Attorney was duly registered in the office of the District Sub Registrar-III at Alipur and recorded in Book No.-I, Volume No.1603-2024, Pages from 255643 to 255661, Being No.-160309541 for the year 2024. **(SUPPLEMENTARY DEVELOPMENT POWER OF ATTORNEY).**

AND WHEREAS The said developer have obtained another revised additional 4th Floor building plan/permit duly sanctioned by the Kolkata Municipal Corporation vide sanctioned and /or approved **B. S. Plan No.-2024120177 dated 02.08.2024** issued by the Kolkata Municipal Corporation, Borough-XII, the developer/builder, herein has commenced / started the construction of a Ground + Four storied residential building containing several self contained flats, car parking spaces, etc. at its own costs, initiation and efforts in the Building named and known as **“URBAN HEIGHTS”, Premises No.909, Survey Park, Kolkata- 700 075.**
(SANCTIONED BUILDING PLAN/PERMIT).

REGISTRATION OF PROJECT-

The project **“URBAN HEIGHTS”** is registered with West Bengal Real Estate Regulatory Authority (WBRERA) under **Registration No.-----** **dated-----.**

AND WHEREAS The Promoter/ Developer have undertaken development of said project by constructing Multi Storied Building/s containing various Apartments, units, commercial spaces, Car parking spaces to be developed in **ALL THAT** piece and parcel measuring about 03 (Three) Cottachs 00 (Zero) Chittack 22 sq ft together with one R.T. Structures measuring about 100 sq ft, more or less , comprised under under Mouza-Santoshpur, J.L.No.-22, R.S. Dag No.-826 , Touzi No.-151, R.S.Khatian No.-14, **Being Premises No. 909, Survey Park , Kolkata- 700 075 , under Assessee No. 31-109-13-0909-2** under Police Station Survey Park within the limit of the Kolkata Municipal Corporation ward no.109, District South 24 Parganas, herein after be referred to as the **‘SAID PREMISES’** ,more fully described in the **FIRST SCHEDULE** written hereunder.

AND WHEREAS the Owner/ Developer agreed to sell and the purchaser/s agreed to purchase **ALL THAT** a Self contained independent complete **Flat No. -----** measuring a super built up area about ----- Sq.ft. (be the same a little more or less) on the ----- Floor, ----- side, **TOGETHER WITH** One Open/Covered Car Parking Space measuring an area about ----- Sq.ft. (be the same a little more or less) Bearing No. ----- **--- ALSO TOGETHER WITH** undivided proportionate impartible and indivisible share of land underneath thereto under the project known and named as **“URBAN HEIGHTS” “being KMC Premises No. 909, Survey Park, Kolkata- 700 075, Police station- Survey Park (Previously Purba jadavpur) , District – South 24 Parganas** at or for a total consideration of Rs. ----- ---/- (Rupees -----) only, herein after referred to as the **“SAID UNIT”**. (more fully and particularly described in the **SECOND SCHEDULE** written herein below and the said flat is more clearly shown and delineated in a map or plan bordered with **RED** annexed to this indenture.

THE PARTIES TO THIS INDENTURE BOTH HEREBY AGREE DECLARE AND COVENANT AS FOLLOWS: -

1. The purchasers have verified all papers and documents and have fully satisfied themselves with the title of the said property.
2. The purchaser have satisfied about the materials used, craftsmanship, measurement of the unit and also about the construction of flat as per specification of the building visually / technically and will not raise any objection and or dispute in future unless serious defects occurs.
3. The purchaser will abide by the rules and regulations of the URBAN HEIGHTS for peaceful and betterment use of the flat for residential purposes only and will not be entitled to use and allow the said flat to be used for any illegal or immoral purposes or for any other purpose which may cause annoyance or inconveniences to the other adjoining and neighboring flat owners and will not make any addition, alteration to the flat without written permission of the Owner/ Developer and also after getting the written approval and or permission to be obtained from Kolkata Municipal Corporation at their own costs, initiation and effort. Similarly the flat owners shall not keep in parking place anything other than private Motor car / Motor cycle and shall not raise or put

up any kutchha or pucca construction, grill wall/enclosure thereon or part thereof and shall keep it always open as before.

4. The Vendor/Developer company herein shall and will at the costs and request of the purchasers do all the acts, deeds things and matters for assuring the said unit more perfectly and effectively as and when the purchaser may be reasonably required the same.
5. The Vendor/Developer company herein shall handover the possession of the said unit simultaneously upon execution and/or registration of this instrument.
6. The purchaser/s shall observe and fulfil all the terms and conditions of the Deed of Conveyance .
7. The stamp duty and registration fees and other incidental charges and expenses shall be borne by the purchasers herein for registration of this indenture.
8. The purchaser/s shall observe, fulfil and perform all the covenants for the common purpose and shall pay and discharge all taxes and impositions in respect of the said unit wholly and the common expenses of the project proportionately and all other outgoings in connection of the said unit wholly and those in connection with the common portion of the said building proportionately.
9. The flat owner/s shall directly apply to the CESC for individual connection in his/her/ their names and shall pay meter processing charges and the security deposit directly to CESC.
10. The flat owners shall directly apply before the Kolkata Municipal Corporation for mutation of the unit in his/her / their names.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. -----/- (Rupees -----) only paid by the purchaser/s to the Vendor (the receipt whereof the Vendor / Developer company doth hereby and also by the memo of consideration written hereunder admit and acknowledge) and of the payment of the same the Vendor /Developer Company for ever release, discharge and acquit the purchasers **ALL THAT** the said unit, more fully and particularly described in **SECOND SCHEDULE** hereunder and the said flat delineated in the Map or Plan annexed hereto bordered with **RED** color and the Vendor/ Developer Company doth hereby grant, sell, transfer, convey, assign and assure the said unit **TOGETHER WITH** undivided proportionate impartible and indivisible share of land underneath thereto in the said building and **ALSO TOGETHER WITH** right of enjoyment with proportionate share in the common areas, easement, facilities, assurances, hereditaments etc., as mentioned in the **THIRD SCHEDULE** hereunder and subject to

proportionate share in the common liabilities as mentioned in the **FOURTH SCHEDULE** hereto and subject to all other terms and conditions as mentioned herein and in other schedule(s) unto and to the use of the purchasers **TO HAVE AND TO HOLD** the same absolutely free from all encumbrances attachment and charges lispendences, whatsoever and howsoever and all the right, title, interest, whatsoever of the purchaser into or upon the same or any part thereof **TOGETHER WITH** the benefit of full power and authorities to appear before the Kolkata Municipal Corporation for mutating the name of purchasers and to do or act any or all as may be necessary as fully and effectually as the purchasers could do in respect of the said unit hereby demised conveyed or any part portion thereof now are or at any time hereto form or situated, butted and bounded called known, numbered, described, distinguished **ALSO TOGETHERWITH** all sewers, drains, walls, yards, ways, paths, passages, water, water courses and all other rights, liabilities, privileges, easements, profits appendages and appurtenances whatsoever to the said unit or the said building and reversion or reversions remainder or remainders and the rent, issues and profit of and in connection with the said unit and all that estate, right, title, interest, property, claim and demand whatsoever of the company unto or upon the said unit and all other benefits and rights herein comprised and hereby granted, sold, conveyed, transferred, assign and assure or intended so to be and every part or parts thereof respectively **ALSO TOGETHER WITH** the right, liberties and appurtenances whatsoever in respect

of said unit to and the unit of the purchaser free from all encumbrances, trusts, liens and attachments whatsoever **AND ALSO TOGETHER WITH** easements or quasi- easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said unit and other unit by the respective co-owners and / or occupants of the said building **TO HAVE AND TO HOLD** the said unit and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured and every part or parts thereof respectively absolutely and forever **SUBJECT TO** covenants and all subject to the purchasers regularly paying and discharging all taxes and impositions in respect of the said unit wholly and the common expenses of the project proportionately and all other outgoings in connection of the said unit wholly and those in connection with the common portion of the said building proportionately.

FIRST SCHEDULE

(Description of the Property)

ALL THAT piece and parcel of Bastu land measuring about 3 (Three) Cottahs 00 Chittacks 22 (Twenty Two) sq ft more or less Together with One R.T. Shed measuring about 100 sq ft more or less standing thereat, comprised under Mouza- Santoshpur, J.L.No.22, Touzi No.151, R.S. Khatian No.14, R.S. Dag No.826, Being **KMC Premises No. 909, SURVEY PARK**, mailing address- A/157, Survey Park, Kolkata- 700 075, within the local limit of the Kolkata Municipal Corporation under ward No.109, **ASSESSEE NO.31-109-13-0909-2** Police Station- Survey Park, District- South 24 Parganas, and butted and bounded by-

ON THE NORTH : 40 feet wide KMC Black Top Road

ON THE SOUTH : A/152, Survey Park

ON THE EAST : Building Of Sushila Das

ON THE WEST : land & building of other Owner

SECOND SCHEDULE

(Description of the Said Unit)

ALL THAT self contained, independent, finished **FLAT No. -----** on ----- Floor, ----- side measuring a super built up area of ----- Sq.ft. (be the same a little more or less), consisting of ----- Bed Rooms, ----- Living / Dining Room, ----- Kitchen, -----Toilets and ----- Balcony, at Block-1 **TOGETHER WITH** One Open /Covered Car Parking Space, measuring an area about ----- Sq.ft. (be the same a little more or less) Bearing No. -----, **ALSO TOGETHER WITH** undivided proportionate impartible and indivisible share of land underneath thereto under the Project known and named as **"URBAN HEIGHTS", KMC Premises No.909, Survey Park, Kolkata 700 075** , Police station- Survey Park (Previously Purba jadavpur) , District – South 24 Parganas.

THIRD SCHEDULE
(Common rights, facilities and amenities)

The right in common with the other co-owners and occupiers of the said building regarding common rights, facilities and amenities appurtenant thereto are as follows : -

1. Rider, beam and main supporting wall.
2. Lift, Lift Well and Lift Room.
3. Staircases, Passages, Landings, Lobbies, Compounds, ways, Paths and ingress and egress of the said building.
4. Roof and Staircase Room.
5. Pump Room, Electricity Meter Room, Pump, Septic Tank, Water Reservoir (overhead and underground).
6. Water Connections, Electricity Connections, Sewerage, Common Plumbing Installations, Common Electricity installations.
7. Roof Light, Passage Light, Stair Cases Light including Common Electrification of the said building.
8. The boundary wall and main gate of the said building.

FOURTH SCHEDULE
(Common Expenses)

1. All proportionate costs of maintenance for, operating, repairing, painting, reconstructing, decorating, redecorating and lightning of the common parts, paths, areas, intercom facilities, generator/power back-up etc. as stated hereinabove of **"URBAN HEIGHTS"** and also the boundary wall of the said building as well as said project.
2. All proportionate costs of maintaining passages, lobbies, staircases, compounds, common toilet, lift, lift well, lift room etc.
3. All proportionate cost and expenses for maintaining, repairing and replacing the passage light, roof light, staircase light, compound light, lift light, lift fan, and all common electrical fittings and installation of the said building as well as said project.
4. All proportionate costs and expenses for maintaining, repairing and replacing the common water connection, pipe, pipe line, water pump, with its fittings and fixture, rain water pipes and all other

common fittings and installation for water connection of the said building as well as said project as stated herein.

5. The salaries of Jamaders, Caretakers, Plumbers, Electricians, Guards, Men employed for water treatment, sewerage treatment, intercom facilities and other service providers of **"URBAN HEIGHTS"** to be borne by the purchasers proportionately with other co-owners and occupiers of the same.
6. All other costs, expenses and charges which are necessary and essential to protect and safeguard the interest of the said building as well as **"URBAN HEIGHTS"** to be borne by the purchasers proportionately with others.
7. That If any charges for insuring the said building against earthquake, fire, flood, rioting, lightning etc. to be borne proportionately by the purchasers.
8. That from the date of taking official possession of the said unit by virtue of the possession certificate issued /given by the Vendor/developer the purchaser/s shall bear and pay the municipal taxes, water taxes, electricity charges proportionately, till separately assessed and installed in his /her/their names.
9. The flat owner will co-operate with other co-owners of the project for betterment, beneficial use and enjoyment of the said unit in the said project.
12. The Developer Company reserves the right to maintain the project till completion of the entire project and the project will be handed over to the Flat Owners Association on completion of the entire project.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands, seals and signatures in this indenture on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the OWNER/VENDOR

At Kolkata in the presence of: -

WITNESSES: -

1)

2)

OWNER/VENDOR

SIGNED, SEALED AND DELIVERED by the DEVELOPER

At Kolkata in the presence of: -

WITNESSES: -

1)

2)

DEVELOPER

SIGNED AND ACCEPTED by the PURCHASER

At Kolkata in the presence of: -

WITNESSES: -

1)

2)

PURCHASER

Drafted by: -

Computer print by :-

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned sum of Rs.-----
 -----/- (Rupees -----) only being the full consideration
 amount by the above named vendor / developer as per memo here under written.

| Date | Ch. No. | Bank & Branch | Amount |
|------|---------|---------------|--------|
|------|---------|---------------|--------|

(Rupees -----only)

WITNESSES :-

1)

2)

VENDOR / DEVELOPER