

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the \_\_\_\_\_ **day of**  
\_\_\_\_\_, **2026 (Two Thousand Twenty Six)** of the  
Christian Era

**BETWEEN**

**M/s J. P. NIRMAN (PAN - AAIFJ5186G), (DOI : .....),** a Partnership firm having its office at 16, Kalinath Munsii Lane, P.O & P.S. Baranagar, Kolkata - 700 036, the firm being represented by its partners viz. - **(1) SRI PRASANTA GHOSH (PAN AIQPG5541A), (DOB: 13.07.1976),** son of Late Udbhab Ghosh and **(2) SMT. JHUMA GHOSH (PAN BDHPG0863L), (DOB: 20.01.1977),** wife of Sri Prasanta Ghosh, both by Faith - Hindu, both by Occupation - Business, by Nationality - Indian, both are residing at 76B, Cossipore Road, P.O Baranagar P.S. Cossipore, Kolkata - 700 036, District -24 Parganas (North), Vendor No. 2 is being represented by her constituted & lawful Attorney **SRI PRASANTA GHOSH,** son of Late Udbhab Ghosh, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 76B, Cossipore Road, P.O. Baranagar P.S. Cossipore, Kolkata - 700 036, District -24 Parganas (North), appointed by virtue of one Registered General Power of Attorney dated **24th day of May, 2018,** registered in the office of the **A.D.S.R. Cossipore Dum Dum North 24 Parganas, Vide Book No. IV, Volume No. 1506-2018, Pages 10470 to 10483, Being No. 150600380 for the year 2018,** hereinafter referred to and called as the **“VENDOR/DEVELOPER”** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its directors for this time being and his heirs and successors in its office and assigns) of the **ONE PART.**

**AND**

..... **(PAN -** ..... **),** son of ....., by Occupation - ....., by faith - Hindu, by Nationality - Indian, presently residing at ....., P.O. ....., P.S. ....., Kolkata - ....., District - ....., hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

**WHEREAS** BINOD BEHARI MONDAL & JAY KRISHNA MONDAL, jointly purchased the property of **ALLTHAT** piece and parcel of bastu land, admeasuring about **4 (four) cottah 2 (two) Chittack 8 (eight) Sq.ft.** be the same or a little more or less along with residential structure situated and lying at Mouza - Chasa Dhopa Para, Holding No. 47 & 53, under the Calcutta Municipal Corporation, Ward No. - 001, Borough No. 1, Premises No. **7, Satchasi Para Lane, P.S. Cossipore, Kolkata - 700 036,** from the then owner Rajendra Nath Mondal by virtue of a Saaf Bikray Kobala dated **3rd day of January, 1931.** The said Kobala was registered in the Office of the Sub-registrar Cossipore Dum Dum and was recorded in the **Book No.**

**I, Volume No. 164, Pages 291 to 295, Being Deed No. 1, for the year 1931.**  
Each of the above owners were possessing the undivided **1/2 share** of the aforesaid property.

**AND WHEREAS** during the enjoyment of the said property, the said **JAY KRISHNA MONDAL**, executed a Deed of Family settlement (Nirupan Patra) in the **year 1967** on his undivided 1/2 share of the said property in favour of his 4 (four) sons Haradhan Mondal, Charu Chandra Mondal, Shambhu Nath Mondal & Gurudas Mondal. The said Deed of Family settlement (Nirupan Patra) was registered in the Office of the Sub-registrar Cossipore Dum Dum and was recorded in the **Book No. I, Volume No. 60, Pages 79 to 91, Being Deed No. 3631, for the year 1967.**

**AND WHEREAS** after the demise of the said JAY KRISHNA MONDAL on **25.05.1967**, his aforesaid 4 (four) sons Haradhan Mondal, Charu Chandra Mondal, Shambhu Nath Mondal & Gurudas Mondal became the joint owners of the undivided 1/2 share of the aforesaid property left by their father.

**AND WHEREAS** the said CHARU CHANDRA MONDAL died intestate on **24.05.1990** leaving behind him his widow Smt. Ava Mondal & 2 (two) sons namely (1) Sri Subhas Mondal & (2) Sri Shyamal Kumar Mondal & 2 (two) daughters namely (1) Miss Nilima Mondal & (2) Smt. Sharmila Biswas became the joint owners of the undivided property left by the said Charu Chandra Mondal.

**AND WHEREAS** the aforesaid BINOD BEHARI MONDAL died intestate on **25.08.1959** leaving behind him his two sons namely (1) Sri Anil Kumar Mondal & (2) Sri Sunil Kumar Mondal as his legal heirs and successors and as per Hindu Succession Act, 1956, the aforesaid two sons became the joint owners of the undivided property left by BINOD BEHARI MONDAL.

**It is hereby** mentioned that the, Wife of Binod Behari Mondal was predeceased of him.

**AND WHEREAS** the said SUNIL KUMAR MONDAL died intestate on **15.02.1979** leaving behind him his widow Smt. Amiya Mondal, 6 (six) sons namely (1) Sri Tapan Kumar Mondal, (2) Sri Swapan Kumar Mondal, (3) Sri Manik Kumar Mondal, (4) Sri Jahar Kumar Mondal, (5) Sri Hiren Kumar Mondal & (6) Sri Biren Kumar Mondal and 4 (four) daughters namely (1) Smt. Sandhya Mondal, (2) Smt.

Kabita Pyne, (3) Smt. Sabita Saila & (4) Miss. Namita Mondal as his legal heirs and successors and as per the provision of Hindu Succession Act, 1956, the aforesaid persons became the joint owners of the property left by the said Sunil Kumar Modal.

**AND WHEREAS** thereafter the said ANIL KUMAR MONDAL died intestate on **02.02.1986** leaving behind him his widow Anima Mondal, 6 (six) sons namely (1) Sri Sudhangshu Mondal, (2) Sri Himangshu Mondal, (3) Sri Provat Mondal, (4) Sri Prokash Mondal, (5) Sri Sankar Mondal & (6) Sri Shyam Sundar Mondal and 2 (two) daughters namely (1) Smt. Dipali Ballav & (2) Smt. Mitali Mondal as his legal heirs and successors and as per the provision of Hindu Succession Act, 1956, the aforesaid persons became the joint owners of the undivided property left by the said Anil Kumar Modal.

**AND WHEREAS** SMT. ANIMA MONDAL, the aforesaid widow of Anil Kumar Mondal also died intestate on **18.01.1996** and after the demise of her the aforesaid persons became the joint owners of the said undivided property.

**AND WHEREAS** the aforesaid persons (1) Sri Haradhan Mondal, (2) Sri Shambhu Nath Mondal, (3) Sri Gurudas Mondal, (4) Smt. Ava Mondal, (5) Sri Subhas Mondal, (6) Sri Shyamal Kumar Mondal, (7) Miss Nilima Mondal, (8) Smt. Sharmila Biswas, (9) Smt. Amiya Mondal, (10) Sri Tapan Kumar Mondal, (11) Sri Swapan Kumar Mondal, (12) Sri Manik Kumar Mondal, (13) Sri Jahar Kumar Mondal, (14) Sri Hiren Kumar Mondal, (15) Sri Biren Kumar Mondal, (16) Smt. Sandhya Mondal, (17) Smt. Kabita Pyne, (18) Smt. Sabita Saila, (19) Miss Namita Mondal, (20) Sri Sudhangshu Mondal, (21) Sri Himangshu Mondal, (22) Sri Provat Mondal, (23) Sri Prokash Mondal, (24) Sri Sankar Mondal, (25) Sri Shyam Sundar Mondal, (26) Smt. Dipali Ballav & (27) Smt. Mitali Mondal, being the joint owners of the aforesaid property of **ALLTHAT** piece and parcel of bastu land admeasuring about **4 (four) cottah 2 (two) Chittack 8 (eight) Sq.ft.** be the same or a little more or less along with **R.T. shed** structure situated and lying at Mouza - Chasa Dhopa Para, Division - I, Sub Division - II, Holding No. 47 & 53, under the limits of Calcutta Municipal Corporation, Ward No. - 1, Premises No. **7, Satchasi Para Lane, P.S. Cossipore, Kolkata - 700 036**, by virtue of a Bengali Saaf Bikray Kobala dated **14th day of August, 1996** corresponding to Bengali Calender **29 Shraban, 1403** sold out the same in favour of **(1) SRI SHAMIT BISWAS, (2) SRI BHAJAN KUMAR DEY, (3) SMT. SUJATA DUTTA, (4) SRI SUFAL GHORAI, (5)**

**SMT. RUPA DASGUPTA & (6) SRI BASUDEB OJHA.** The said Kobala was registered in the Office of the A.D.S.R. Cossipore Dum Dum and was recorded in the **Book No. I, Volume No. 100, Pages 185 to 196, Being Deed No. 4587 for the year 1996.** Each of the above owners were possessing the undivided **1/6th share** of the aforesaid property.

**AND WHEREAS** the aforesaid **SRI SUFAL GHORAI**, by virtue of a Saaf Bikray Kobala dated **5th day of May, 2017** corresponding to Bengali Calender **21 Baisakh, 1424**, disposed of his rightful undivided 1/6th share of the aforesaid property in favour of **SRI SHAMIT BISWAS** and the said Kobala was registered in the Office of the **A.D.S.R. Cossipore Dum Dum** and was recorded in the **Book No. I, Volume No. 1506-2017, Pages 88010 to 88031, Being Deed No. 150602997 for the year 2017.**

**AND WHEREAS** the aforesaid **SMT. RUPA DASGUPTA**, by virtue of a Saaf Bikray Kobala dated **5th day of May, 2017** corresponding to Bengali Calender **21 Baisakh, 1424**, also disposed of her rightful undivided 1/6th share of the aforesaid property in favour of **SRI SHAMIT BISWAS** and the said Kobala was registered in the Office of the **A.D.S.R. Cossipore Dum Dum** and was recorded in the **Book No. I, Volume No. 1506-2017, Pages 88032 to 88053, Being Deed No. 150602998 for the year 2017.**

**AND WHEREAS** in such way the aforesaid SHAMIT BISWAS became the absolute owner of the undivided **(1/6+1/6+1/6)= 1/2** share of the aforesaid property which is morefully described in the Schedule written hereinafter.

**AND WHEREAS** the aforesaid persons **(1) SRI BHAJAN KUMAR DEY, (2) SMT. SUJATA DUTTA, (3) SRI BASUDEB OJHA, (4) SHAMIT BISWAS** being the joint owners of the aforesaid property of **ALL THAT** piece and parcel of bastu land admeasuring about **4 (four) cottah 2 (two) Chittack 8 (eight) Sq.ft.** be the same or a little more or less along with **R.T. Shed** structure measuring **300 sq.ft.** more or less standing thereon situated and lying at Mouza - Chasa Dhopa Para, Division - I, Sub Division - II, Holding No. 47 & 53, under the limits of Calcutta Municipal Corporation, Ward No. - 001, Borough No. 1, **Assessee no. 110012000080**, Premises No. **7, Satchasi Para Lane, P.S. Cossipore, Kolkata - 700 036**, within the jurisdiction of Additional District Sub -Registrar Cossipore Dum Dum, in the District of North 24 Parganas and got mutated their names in the assessment

record of the Kolkata Municipal Corporation and had been enjoying the same peacefully, freely, absolutely and without any interruption from any corner.

**AND WHEREAS** the aforesaid SHAMIT BISWAS, during the enjoyment of the said property, died intestate on **03.06.2018** leaving behind him his widow **SMT. SUNETRI BISWAS** and 2 (two) sons namely **(1) SRI SURYA BISWAS & (2) SRI SHIB NARAYAN BISWAS** as his legal heirs and successors and by virtue of inheritance and in terms of Hindu Succession Act, 1956, the aforesaid legal heirs and successors became the joint owners of the property left by the said Shamit Biswas.

**AND WHEREAS** the aforesaid persons **(1) SRI BHAJAN KUMAR DEY, (2) SMT. SUJATA DUTTA, (3) SRI BASUDEB OJHA, (4) SMT. SUNETRI BISWAS, (5) SRI SURYA BISWAS & (6) SRI SHIB NARAYAN BISWAS** being the joint owners of the aforesaid property of **ALL THAT** piece and parcel of bastu land admeasuring about **4 (four) cottah 2 (two) Chittack 8 (eight) Sq.ft.** be the same or a little more or less along with **R.T. Shed** structure measuring **300 sq.ft.** more or less standing thereon situated and lying at Mouza - Chasa Dhopa Para, Division - I, Sub Division - II, Holding No. 47 & 53, under the limits of Calcutta Municipal Corporation, Ward No. - 001, Borough No. 1, **Assessee no. 110012000080**, Premises No. **7, Satchasi Para Lane, P.S. Cossipore, Kolkata - 700 036**, within the jurisdiction of Additional District Sub -Registrar Cossipore Dum Dum, in the District of North 24 Parganas.

**AND WHEREAS** during the enjoyment of the said property, the said **(1) SRI BHAJAN KUMAR DEY, (2) SMT. SUJATA DUTTA, (3) SRI BASUDEB OJHA, (4) SMT. SUNETRI BISWAS, (5) SRI SURYA BISWAS & (6) SRI SHIB NARAYAN BISWAS**, due to urgent need of fund and other reasonable & weighty grounds, by virtue of a **DEED OF CONVEYANCE dated the 6th day of August, 2020**, jointly disposed of the said property of **ALL THAT** piece and parcel of bastu land admeasuring about **4 (four) cottah 2 (two) Chittack 8 (eight) Sq.ft.** be the same or a little more or less along with **R.T. Shed** structure measuring **300 sq.ft.** more or less standing thereon situated and lying at Mouza - Chasa Dhopa Para, Division - I, Sub Division - II, Holding No. 47 & 53, under the limits of Kolkata Municipal Corporation, Ward No. - 001, Borough No. 1, **Assessee no. 110012000080**, Premises No. **7, Satchasi Para Lane, P.S. Cossipore, Kolkata - 700 036**, within the jurisdiction of Additional District Sub -Registrar Cossipore Dum Dum, in the

District of North 24 Parganas morefully described in the **SCHEDULE** written hereinafter, in favour of the said **M/s J.P. NIRMAN**, a Partnership firm having its office at 16, Kalinath Munsii Lane, P.O & P.S. Baranagar, Kolkata - 700 036, the firm being represented by its partners viz. - **(1) SRI PRASANTA GHOSH** and **(2) SMT. JHUMA GHOSH**. The said Deed of Conveyance was registered in the Office of the A.D.S.R. Cossipore Dum Dum and was recorded in the **Book No. - I, Volume No. 1506-2020, Pages from 197701 to 197744, Being No. 150604171 for the year 2020.**

**AND WHEREAS** thus the said **M/s J.P. NIRMAN**, a Partnership firm being represented by its partners viz. - **(1) SRI PRASANTA GHOSH** and **(2) SMT. JHUMA GHOSH** became the absolute owner of the property of **ALL THAT** piece and parcel of bastu land admeasuring about **4 (four) cottah 2 (two) Chittack 8 (eight) Sq.ft.** be the same or a little more or less along with **R.T. Shed** structure measuring **300 sq.ft.** more or less standing thereon situated and lying at Premises No. **7, Satchasi Para Lane, P.S. Cossipore, Kolkata - 700 036**, and got mutated their names in the Kolkata Municipal Corpotation and have been enjoying the same peacefully, freely, absolutely and forever without any interruptions demand or claim whatsoever from any corners along with rights to sell, convey, transfer and develop the same to any intending person or persons at any consideration and/or any terms and conditions they will think fit and proper.

**AND WHEREAS** with a view to constructing a **G+3** storied brick built building an the aforesaid schedule 'A' property the Vendor/Developer herein submitted the site plan and thereafter building plan to the **Kolkata Municipal Corporation** and accordingly the Vendor/Developer has obtained the sanctioned site plan & sanctioned building plan duly sanctioned by the **Kolkata Municipal Corporation** on the said land in **Premises No. 7, Satchasi Para Lane, P.S. Cossipore, Kolkata - 700 036, District - 24 Parganas (North)**, for construction of building containing flats, shops, garages etc. vide Building Plan **Permit No.- 2021010091 dated 13.01.2022** and the Vendor/Developer have already completed the construction work for the proposed building of **G+3 storied** with a view to selling out the newly built flats etc. to the intending Purchasers.

**AND WHEREAS** relying on such representation the Purchasers approached the Developer and expressed their willingness to purchase **ALL THAT one self contained residential Flat** measuring ..... **Sq.ft.** including super built up

area be the same of a little more or less on the ..... **Floor, ..... side** of the said G+3 storied building **TOGETHER WITH** all benefits and advantages and inheritance thereof in common area in possession of the Vendor/Developer which is free from all encumbrances, liens, lispence and charges for whatsoever (hereinafter called the said Flat) **TOGETHER WITH** the undivided impartible proportionate share in the land comprised in the said building free from all encumbrances at **premises No. 7, Satchasi Para Lane, P.S. Cossipore, Kolkata - 700 036, District - North 24 Parganas**, and which is morefully described in the **Schedule "B"** hereinafter.

**AND WHEREAS** in that respect an Agreement for Sale was made by and between the parties in respect of the said property mentioned in the **"Schedule B"**.

**AND WHEREAS** the Developer hereby declare and agreed that he has not entered any agreement for sale for **"Schedule B"** Flat as mentioned hereinbelow with any Purchaser / Purchasers and after execution of the present agreement he will not enter into any agreement for sale with any other Purchaser / Purchasers in respect of **"Schedule B"** Flat. If it is done then the Vendor/Developer will face the legal Consequences.

**NOW THIS INDENTURE WITNESSETH** that in consideration of sum of **Rs. ..../- (Rupees .....)** only paid by the Purchasers to the Developer on or before the execution of these presents, the receipt whereof the Vendor/Developer doth hereby admit and acknowledge, and of and from the same and every part thereof acquit, release and forever discharge the Purchasers and the said Flat and the Vendor/Developer do hereby indefeasible grant, sell, convey transfer, assign and assure unto the Purchasers **ALL THAT one self contained residential Flat** measuring ..... **Sq.ft.** including super built up area be the same of a little more or less on the ..... **Floor, ..... side** within G+3 storied building situated and lying at **Premises No. 7, Satchasi Para Lane, P.S. Cossipore, Kolkata - 700 036, District - North 24 Parganas**, morefully and particularly described in the **"Schedule B"** out of **"Schedule A"** hereunder written **TOGETHER WITH** all benefits and advantages and inheritance thereof in common area in possession of the Vendor/Developer which is free from all encumbrances, liens, lispence and charges for whatsoever (hereinafter called the said Flat) **TOGETHER WITH** the undivided impartible proportionate share in the land comprised in the said building free from all encumbrances whatsoever and morefully described in the "Schedule C" hereunder written and

equal and the common rights over and in respect of the common facilities hereunder written **OR HOWSOEVER OTHERWISE** the Flat now are or is heretofore was or more situated, bounded, called, known numbered, described, distinguished **TOGETHER WITH** common amenities and privileges rights, easements and quasi-easements, reservation and restriction as are morefully contained applicable for sale and/or transfer of a Flat in a residential building **TO HAVE AND TO HOLD** the said Flat hereby granted, sold, conveyed and transferred or expressed and intended as to be unto the use of the Purchasers, their heirs, executors, representatives and assigns and forever free from all encumbrances but nevertheless subject to the terms and conditions hereinunder written **AND** the Vendor/Developer or any of his predecessor-in-title or executed knowingly so far as to the contrary. The Vendor/Developer now have good right, full power, absolute authority regarding the said Flat and indefeasible title to grant, sell, convey and transfer, the said Flat hereby granted, sold, conveyed and transferred or expressed or intended so to do so unto and to the use of the Purchasers or their heirs, executors, administrators, representatives and assigns shall from this day and may at all times hereafter peaceably and quietly and possess and enjoy the said Flat and receive the rents, issues and profits thereof without any lawful eviction, interruptions, hindrances claims or demand whatsoever from only the Vendor/Developer or any person or persons lawfully and equitably claiming from under or in trust from them or from or under any of their predecessor-in-title **ALL THAT** free and clear freely and clearly absolutely exonerated and released otherwise by and at the costs and expenses of the Vendor/Developer well and sufficiently secured or from against all and all manner of claims charges, debts, liens, attachments and encumbrances whatsoever made or suffered by the Vendor/Developer or any of his predecessor-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendor/Developer and all persons having and lawfully or equitably claiming any estate or interest whatsoever in the said Flat or any part thereof from under or in trust for them and the Vendor/Developer or any of his predecessors-in-title shall be from time to time and at all times hereafter at the request and at the costs of the Purchasers, their heirs, executors, administrators, representatives and assigned in the manner aforesaid as shall or may be required. The Vendor/Developer also conveyed the common areas in the said building to the Purchasers herein for common enjoyment of the same along with the other Occupier/Purchaser of the Flats, in the said building. The Purchasers also agreed to bear the common expenses relating to enjoyment of the common amenities and facilities.

It is specially mentioned herein that the **no objection from the end of the Purchasers will be entertained** if the additional floor will be constructed in the said multi-storied building by revised plan at the cost of Developer.

**COMMON PORTION COMMON TO THE CO-OWNERS OF THE SAID BUILDING :**

1. The land, open space, top roof, Lift, paths, drains, way in the said building.
2. General lighting of the common portion.
3. Sewerage drain from the building to the Municipal Connection drain and/or sewerages.
4. Common municipal water, tube well if any, water tank on the terrace in the said building.

**COMMON PARTS**

1. Land underneath the said building described in the "Schedule A"
2. Water pump, overhead water tank and distribution pipe to different units.
3. Water and sewerages pipe from units to drain and sewerage common to the said building.

**EASEMENT RIGHTS**

1. Right of common passage all the common portions in each and every part thereof the said building including the said unit and including connection for T.V. Pipes labels etc. to the extent if necessary.
2. Right of protection of each portion to each other.
3. Absolute and unencumbered right over the common parts and portions.
4. Such right in support of easement and appurtenances as usually use and occupied or enjoyed as part and parcel of the said undivided share of land and/or the said unit.
5. Right to install T. V. Antenna on the top roof of the said building and also right of user of the roof in any manner without disturbing any co-owners who is entitled to the same.
6. Right with workmen, necessary materials to enter upon the said building including the said unit and any other unit for the purpose of repairing any of the common path, common portions or any appurtenances to any units and or anything comprised in any unit in such all cases giving previous notice in writing to the co-owners, effected thereby.

### **TAXES AND IMPOSITIONS**

1. Until such time as the Flat comprised in the said Flat be separately assessed and/or mutated in respect of the municipal taxes and/or impositions the Purchasers shall from the date of its occupation of the said unit there and pay such proportionate of such municipal taxes and rates or impositions as may be deemed reasonable from time to time by the or Vendor/Developer.
2. Apart from the amount of such municipal taxes and impositions including the G+3 storied building tax, Urban Land Tax if and when necessary in respect of the said building proportionate and the said unit wholly.
3. All proportionate each maintenance operating replacing white washing, painting rebuilding constructing, reconstruction, decorating including the outer walls of the building and boundary walls and determined by the Syndicate/Association of the same.

### **MAINTENANCE**

1. The expenses of administration, maintenance and repair, replacement of the common path and accessories, common areas and facilities including white washing, painting and decorating, and exterior portion of the said building boundary walls, entrance, staircases, common rents, fixtures, fittings and equipments and under or upon the said building enjoyed and used in commonly by the Co-Purchaser or the occupiers thereof.
2. Cost of claiming maintenance and lighting the main entrance, passages, landings, staircases.
3. The costs of working repairs re-placement and maintenance pump and other plumbing works including all other service charges for service under in common to all occupiers.

**NOW IT IS FURTHER AGREED AND DECLARED BY THE PARTIES** as follows :

The Purchasers shall be entitled to sell, gift, mortgage, rent, lease or otherwise alienate to transfer, the **Schedule "B"** property hereby conveyed subject to the terms herein contained to any one without consent of the Vendor/Developer or any other who may have acquired before and who may hereafter acquire any right title or interest similar to these acquired by the Purchasers under the terms of this Conveyance.

**THE SCHEDULE "A" ABOVE REFERRED TO**  
(Description of the entire property)

**ALL THAT** piece and parcel of bastu land admeasuring about **4 (four) cottah 2 (two) Chittack 8 (eight) Sq.ft.** be the same or a little more or less along with **(G+3) storied building** standing thereon situated and lying at Mouza - Chasa Dhopa Para, Division – I, Sub Division – II, Holding No. 47 & 53, under the limits of Kolkata Municipal Corporation, Ward No. - 001, Borough No. 1, **Assessee no. 110012000080**, Premises No. **7, Satchasi Para Lane, P.S. Cossipore, Kolkata - 700 036**, within the jurisdiction of Additional District Sub -Registrar Cossipore Dum Dum, in the District of North 24 Parganas and which is butted and bounded by :

**ON THE NORTH** : Premises No. 9, Satchasi Para Lane;  
**ON THE EAST** : Premises No. 8, Satchasi Para Lane;  
**ON THE SOUTH** : Satchasi Para Lane;  
**ON THE WEST** : Premises No. 5 & 6, Satchasi Para Lane;

**THE SCHEDULE "B" ABOVE REFERRED TO**  
(Description of the Flat)

**ALL THAT one self contained residential Flat** being **Flat No ....**, measuring Carpet Area ..... **Sq.Ft.** more or less i.e. Covered Area ..... **Sq.Ft.** more or less i.e. .... **Sq.ft.** including super built up area be the same of a little more or less on the ..... **Floor**, ..... **side** consisting of .... (.....) **Bed Rooms**, ..... (.....) **Kitchen cum Dining**, ..... (.....) **Toilets & ..... (.....) Balcony TOGETHER WITH** all benefits and advantages and inheritance thereof in common area in possession of the Vendor/Developer which is free from all encumbrances, liens, lispence and charges for whatsoever **TOGETHER WITH** the undivided impartible proportionate share in the land of the Schedule - "A" and the said flat is shown on the annexed plan and bordered "**RED**" which is part of this Deed.

**THE SCHEDULE "C" ABOVE REFERRED TO**  
(Common Space and facilities)

1. Staircase, lobby, corridor.
2. Underground reservoir, overhead tank.
3. Entrance and exits, internal passages.
4. Boundary walls and main gate.

5. 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 exclusive for its use).
6. Stair case, lobbies on all the floor and roof thereof.
7. Entrance lobby.
8. Deep tube well and water supply system water pumps, water pump room's water reservoir, together with all common plumbing installations for carriage of water (save only those as are exclusive within and for use of any unit).
9. Common lift facility.

**THE SCHEDULE "D" ABOVE REFERRED TO**

(Common Expenses)

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, rebuilding, re-construction, lighting the common portions and the common areas in the G+3 storied building including their outer walls.
2. The salary of all persons employed for the common purposes including darwans, security personnel, sweepers, plumbers, electricians etc.
3. All charges and deposits for supplies of common utilities to the Co-owners in common.
4. Municipal Tax, Water tax and other levies in respect of the land and the proposed building save those separately assessed on the Purchasers.
5. Cost/Expenses of constitution and operation of the Association.
6. Cost of running, maintenance, repair and replacement of pump and other common installations, including their license fees, taxes and other levies, if any.
7. Electricity charges for the electrical energy consumed for the operation of the common services.
8. All litigation expenses incurred for the common purposes and relating to common portions.

The expenses incurred for maintaining a Flat for common purposes.

**IN WITNESS WHEREOF** the Vendor/Developer and Purchasers hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND  
DELIVERED** in the presence of  
**WITNESS:**

1.

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**SIGNATURE OF THE  
VENDOR/DEVELOPER**

2.

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**SIGNATURE OF THE  
PURCHASERS**

Drafted by me as per  
the information supplied  
by the parties.

Advocate,

Enrollment No.  
TARAKESHWAR CONSULTANCY  
Office at 42/9, N. C. Das Road,  
KOLKATA-700090  
Mobile No. 9804118770

**MEMO OF CONSIDERATION**

**RECEIVED** from within named Purchasers the sum of **Rs. ....**/-  
**(Rupees .....)** **only** being the consideration money of  
 this Deed.

**MEMO**

<b>Cheque/Draft/Cash</b>	<b>Date</b>	<b>Bank &amp; Branch</b>	<b>Amount</b>
		<b>Total</b>	<b>Rs...../-</b>

**(Rupees .....)** **only**.

**WITNESSES:**

1)

2)

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**SIGNATURE OF THE  
 VENDOR/DEVELOPER**