

## **DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the ..... day of ..... 2024  
(Two Thousand Twenty Four).

**BETWEEN**

**DEEKSHA DEVELOPER**  
*Sawata Gulra*

**Partner**

**(1) SRI TAPAS BHARADWAJ**, (PAN- BECPB9605M, AADHAAR NO. 8637 3815 3234 & VOTER ID CARD NO. WB/20/135/621265) son of Late Birendra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation – Retired Person, residing at A/257, H. B. Town Road 6, P.O. - Sodepur, P.S. – Khardah now Ghola, District- North -24- Parganas, Kolkata - 700110, **(2) SRI ARUP BHARADWAJ**, (PAN- GVGPB2763C, AADHAAR NO. 9626 1983 4949 & VOTER ID CARD NO. WB/18/112/417172) son of Late Phanindra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation – Retired Person, residing at 1/78, Paschim Putiari, P.O. - Paschim Putiari, P.S. - Haridebpur, District- Kolkata, Kolkata - 700041, **(3) SRI BHASKAR BHARADWAJ**, (PAN- ADKPB1952H, AADHAAR NO. 3520 9210 7798 & VOTER ID CARD NO. WB/18/112/417491) son of Late Phanindra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation - Service, residing at Dakshinayan Apartment, Flat No. 4C, Rare Block, 337, N. S. C. Bose Road, Tetultala, P.O. - Garia, P.S. - Narendrapur, District- South -24- Parganas, Kolkata - 700084, **(4) SRI ASHIM BHARADWAJ**, (PAN- ACWPB9093N, AADHAAR NO. 7719 8698 1953 & VOTER ID CARD NO. WB/22/157/309597) son of Late Dhirendra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation - Business, residing at 41F, R. N. Das Road, P.O. - Dhakuria, P.S. - Garfa, District- South -24- Parganas, Kolkata - 700031, **(5) SRI SUBHRO BHARADWAJ**, (PAN- AHMPB5428J, AADHAAR NO. 9361 2181 7914 & VOTER ID CARD NO. WB/22/157/309637) son of Late Dhirendra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation - Business, residing at 3, K. B. Sen Street, Kalutala, P.O. - Chittaranjan Avenue, P.S. - Jorasanko, District- Kolkata, Kolkata - 700073, **(6) SMT. BIVA DASGUPTA**, (PAN- CMGPD1087A, AADHAAR NO. 5604 9334 2969 & VOTER ID CARD NO. WB/37/265/816219) wife of Sri Diptimoy Dasgupta & daughter of Late Birendra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation - House Wife, residing at Bhimpalashree, 2C, Bidhannagar,

Durgapur, P.O. - No. 12, Durgapur, P.S. - Kamsa-Durgapur, District- Barddhaman, Pin - 713212, **(7) SMT. RITA DATTA**, (PAN- ADQPD7995J, AADHAAR NO. 3476 2208 7097 & VOTER ID CARD NO. DKN4373924) wife of Sri Biplab Kumar Dutta & daughter of Late Dharendra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation - Business, residing at DA 176, Salt Lake, Sector-I, P.O. – CC Block, P.S. – Bidhannagar North, District- North - 24- Parganas, Kolkata – 700064 and **(8) SMT. RUHITA DOSHI**, (PAN- AISPD5568J, AADHAAR NO. 4048 9871 4483 & Passport No. V7715361) daughter of Late Jitu Doshi, by Faith : Hindu, by Nationality : Indian, by Occupation - Business, residing at C-5/5, Mahabir Vikash, Salt Lake, Sector-III, P.O. – Bidhannagar IB Market, P.S. – Bidhannagar East, District- North -24- Parganas, Kolkata – 700106 hereinafter jointly called and referred to as the **“LAND OWNERS/VENDORS”** (which terms and/or expression shall unless excluded by or repugnant to the context or subject or deemed to mean and included their heirs, executors, legal representatives, administrators and/or assigns etc.) of the **“FIRST PART”**.

**“THE OWNERS/VENDORS”** are represented by their Lawful Constituted Attorney:=

**“DEEKSHA DEVELOPER”** (PAN- AAVFD2958D), a partnership firm having its registered office at Holding Premises No. 125/A, C. K. Sen Road, Saktipur, P.O. - Agarpara, P.S. - Ghola, District - North 24 Parganas, Kolkata – 700109, in Ward No. 27 under Panihati Municipality, represented by its partners **(1) SRI BISWANATH KUMAR**, (PAN- BRFPK4846M, AADHAAR NO. 3428 4853 1086 & VOTER ID CARD No. BHR3065190), son of Sri Sitaram Kumar, by Faith-Hindu, by Nationality - Indian, by occupation - Business, residing at C. K. Sen Road, Saktipur, P. O. - Agarpara, P. S. - Ghola, District - North 24 Parganas, Kolkata – 700109 and **(2) SRI SASWATA GUHA**, (PAN- AQGPG3086N, AADHAAR NO. 9037 7648 4001 & VOTER ID CARD No. RXC0439984), son of Late Sasanka Guha, by faith : Hindu, by Nationality : Indian, by occupation :

Business, residing at 203, Bhagini Nivedita Sarani, P.O. - Bediapara, P.S. - Dum Dum, District - North -24- Parganas Kolkata - 700077, by a registered Development Power of Attorney registered on 27<sup>th</sup> June 2023 & executed on 4<sup>th</sup> July 2023, registered in Book No. I, Volume No. 1524-2023, Pages from 168171 to 168202, Being No. 152404876 for the year 2023, which was registered at Additional District Sub-Registrar Office of the A.D.S.R. Sodepur, District - North 24 Parganas, West Bengal.

**AND**

**“DEEKSHA DEVELOPER”** (PAN- AAVFD2958D), a partnership firm having its registered office at Holding Premises No. 125/A, C. K. Sen Road, Saktipur, P.O. - Agarpara, P.S. - Ghola, District - North 24 Parganas, Kolkata – 700109, in Ward No. 27 under Panihati Municipality, represented by its partners **(1) SRI BISWANATH KUMAR**, (PAN- BRFPK4846M, AADHAAR NO. 3428 4853 1086 & VOTER ID CARD No. BHR3065190), son of Sri Sitaram Kumar, by Faith-Hindu, by Nationality - Indian, by occupation - Business, residing at C. K. Sen Road, Saktipur, P. O. - Agarpara, P. S. - Ghola, District - North 24 Parganas, Kolkata – 700109 and **(2) SRI SASWATA GUHA**, (PAN- AQGPG3086N, AADHAAR NO. 9037 7648 4001 & VOTER ID CARD No. RXC0439984), son of Late Sasanka Guha, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at 203, Bhagini Nivedita Sarani, P.O. - Bediapara, P.S. - Dum Dum, District - North -24- Parganas Kolkata - 700077, hereinafter called and referred to as the **“DEVELOPERS”** (which terms and/or expression shall unless excluded by or repugnant to the context or subject or deemed to mean and included its successor in office, executors, administrators, legal representatives and/or assigns) of the **“SECOND PART”**.

**AND**

**(1)** ..... (PAN - ..... & AADHAAR NO. ....  
 .....), son/wife/daughter of ..... and **(2)**  
 ..... (PAN - ..... & AADHAAR NO. ....

.....), son/wife/daughter of ....., both are by faith - Hindu, by Nationality - Indian, by occupation - ....., both are residing at - ....., hereinafter jointly called and referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, assigns and legal representatives) of the **THIRD PART**.

**WHEREAS :-**

A) That One Nitai Chandra Dey and Pratap Chandra Dey was seized and possessed of or otherwise well and sufficiently entitled as their absolute property and as an absolute estate of inheritance receipt from their deceased father, free from all encumbrances to ALL THAT piece and parcel of respective lands as follows :- (i) Land measuring about 01.93 (One point Nine Three) Acre or 193 (One Hundred Ninety Three) Decimals comprised in C.S. Khatian No. 345, under C.S. Dag Nos. 2018 & 2019; (ii) Land measuring about 0.82 (point Eight Two) Acre or 82 (Eighty Two) Decimals comprised in C.S. Khatian No. 160, under C.S. Dag Nos. 2020 & 2027; AND (iii) Land measuring about 02.21 (Two point Two One) Acre or 221 (Two Hundred Twenty One) Decimals comprised in C.S. Khatian No. 385, under C.S. Dag Nos. 2021, 2025, 2034 & 2036; IN TOTAL land measuring an area about 04.93 (Four point Nine Three) Acre or 493 (Four Hundred Ninety Three) Decimals more or less in Eight Dags Nos. and Three Khatian Nos. situated at Mouza-Natagarh, J.L. No. 15, Re. Su. No. 101, Touzi No. 155, in the District of 24 Parganas, in the state of West Bengal.

B) Thereafter during the passage of time due to various reasons the above plot of land has become unfit for cultivation and lying Patit for a good number of years and fetch no income. Whereas the said Nitai Chandra Dey & Sri Pratap Chandra Dey have decided to dispose of their above mentioned plot of land.

C) That after to implement of their above desire the said Nitai Chandra Dey & Sri Pratap Chandra Dey subdivided their above plot of lands into different subplots and prepared a map showing the position of such subplots and the passage / road kept for egress and ingress to those different sub-plots.

D) Thereafter by virtue of a registered Saf Bikroy Kobala in Bengali language and character executed and presented on 28th day of January, 1959, One Sri. Nitai Chandra Dey and Sri. Pratap Chandra Dey, both sons of Late Krishna Chandra Dey, jointly the vendors therein, sold conveyed transferred or released ALL THAT piece or parcel of demarcated plot of land [classified as Shali Land], being Scheme Plot No. "A/22", measuring an area about 05[Five] Cottahs 00[Zero] Chittack 00[Zero] Sq. Ft., be the same a little more or less, comprised in C.S. Khatian No. 385, under C.S. Dag No. 2021 corresponding to L.R. Khatian Nos. 1016 & 1230, under R.S. & L.R. Dag No. 2021, lying and situated at MOUZA- NATAGARH, J.L. No. 15, Re. Su. No.101, Touzi No.155, within P.S.- Khardah, within the limits of Panihati Municipality and within the jurisdiction of Sub Registry Office Barrackpore, in the District of 24 Parganas, in the state of West Bengal, India unto and in favour of Smt. Sadhana Roy, wife of Bimal Chandra Roy, therein referred to as the Purchaser and the said Saf Bikroy Kobala was registered on 29th day of January, 1959 in the office of Sub Registrar Barrackpore and the same was duly recorded in Book No. I, Volume No. 7, Pages from 179 to 181, being Deed No. 387 for the year 1959, against the valuable consideration mentioned therein.

E) That during the time of L.R. Settlement Operation, the concerned Block Land & Land Reforms Office Barrackpore-II, Sodepur, duly converted the said Khatian No. 385 to L.R. Khatian Nos. 1016 [in the name of Nitai Chandra Dey] and L.R. Khatian No. 1230 [in the name of Pratap Chandra Dey], and were also paying the khajna and/or government rents to the said concerned authority regularly as the recorded RAYATS.

F) That while in absolute possession and absolute ownership over the said property, the said Sadhana Roy, wife of Bimal Chandra Roy and daughter of

Late Binod Bihari Bharadwaj and Late Santamoni Bharadwaj, died intestate on 05.03.1987 and being no- other issues/children of her, leaving behind only her husband namely Bimal Chandra Roy, as her sole legal heirs and successor in interest of the said Sadhana Roy, since deceased, by the law of succession.

G) That during the passage of time, the said Bimal Chandra Roy, was also died intestate on 25.09.1987, as he had no other children or no other legal heirs in his next to kin except his Brother-in-Laws namely (i) Birendra Lal Bharadwaj, (ii) Dhirendra Lal Bharadwaj and (iii) Phanindra Lal Bharadwaj (collectively the biological brothers of deceased Sadhana Roy) as his legal heirs and successors-in-interest to succeed and inherit the properties left by the said Bimal Chandra Roy through inheritance of his deceased wife Sadhana Roy, by the law of succession.

H) Thereafter the said Birendra Lal Bharadwaj was died intestate and his wife namely Renu Bharadwaj was also died prior of him, leaving behind the following legal heirs :-

<u>Name of Legal Heirs</u>	<u>Relationship with Deceased</u>
1. Tapas Bharadwaj	Son
2. Biva Dasgupta Married	Daughter

as his legal heirs and successors-in-interests to succeed and inherit all the estates and properties left by the said Birendra Lal Bharadwaj, since deceased as inheritance property received from deceased Sadhana Roy, by the law of Succession.

I) That subsequently another one namely Dhirendra Lal Bharadwaj died intestate on 03.07.1996 and thereafter his wife namely Malati Bharadwaj was also passed on

19.05.2006, leaving behind the following persons :-

<u>Name of Legal Heirs</u>	<u>Relationship with Deceased</u>
1. Sri. Ashim Bharadwaj	Son
2. Subhro Bharadwaj	Son
3. Rita Datta	Daughter

4. Ruma Doshi (Since Deceased)

Daughter

as his legal heirs and successors-in-interests to succeed and inherit the properties left by the said Dharendra Lal Bharadwaj, since deceased, as inheritance property received from deceased Sadhana Roy, by the law of Succession.

J) That subsequently one of the legal heir of deceased Dharendra Lal Bharadwaj namely Ruma Doshi died intestate on 27.08.2013 and her husband namely Jitu Doshi died on 22.03.2022, leaving behind as follows :-

<u>Name of Legal Heir</u>	<u>Relationship with Deceased</u>
1. Ruhita Doshi	Daughter

as her legal heir and successor-in-interest to succeed and inherit the properties left by the said Ruma Doshi, since deceased, as inheritance property received from deceased Sadhana Roy, by the law of Succession.

K) That another one namely Phanindra Lal Bharadwaj died intestate on 29.03.2004 and subsequently his wife Krishna Bharadwaj was also died on 08.03.2023, leaving behind the following legal heirs :-

<u>Name of Legal Heir</u>	<u>Relationship with Deceased</u>
1. Sri. Arup Bharadwaj	Son
2. Sri. Bhaskar Bharadwaj	Son

as his legal heir and successor-in-interest to succeed and inherit the properties left by the said Phanindra Lal Bharadwaj, since deceased, as inheritance property received from deceased Sadhana Roy, by the law of Succession.

L) Thus on the basis of the aforementioned facts events and circumstances and on the basis of inheritance received from the said Sadhana Roy (since deceased) which was purchased by her since long ago, one [1] Sri. Tapas Bharadwaj, son of Late Birendra Lal Bharadwaj, [2] Sri. Arup Bharadwaj, son of Late Phanindra Lal Bharadwaj, [3] Sri. Bhaskar Bharadwaj, son of Late Phanindra Lal Bharadwaj, [4] Sri. Ashim Bharadwaj, son of Late Dharendra Lal



Bharadwaj, [5] Sri. Subhro Bharadwaj, son of Late Dharendra Lal Bharadwaj, [6] Smt. Biva Dasgupta, wife of Diptimoy Dasgupta and daughter of Late Birendra Lal Bharadwaj, [7] Smt. Rita Datta, wife of Biplab Kumar Datta and daughter of Late Dharendra Lal Bharadwaj and [8] Smt. Ruhita Doshi, daughter of Late Ruma Doshi, the Owners/Vendors herein, were collectively became the absolute owners of ALL THAT piece or parcel of land [classified as Shali Land], being Scheme Plot No. "A/22", measuring an area about 05[Five] Cottah 00[Zero] Chittack 00[Zero] Sq.Ft., be the same a little more or less, comprised in C.S. Khatian No. 385 under C.S. Dag No. 2021 corresponding to L.R. Khatian Nos.1016 & 1230 corresponding to R.S. & L.R. Dag No. 2021 lying and situated at MOUZA- NATAGARH, J.L. No. 15, Re.Su. No. 101, Touzi No.155, lying and situated at Holding No. 85, H.B. Town Road No. 6, P.S.- Ghola (formerly Khardah), Kolkata- 700110, within the jurisdiction of Panihati Municipality within Ward No. 31, within the jurisdiction of A.D.S.R.O. Sodepur formerly under Sub Registry Office Barrackpore, in the district of North 24 Parganas, in the state of West Bengal, India.

M) The said [1] Sri. Tapas Bharadwaj, [2] Sri. Arup Bharadwaj, [3] Sri. Bhaskar Bharadwaj, [4] Sri. Ashim Bharadwaj, [5] Sri. Subhro Bharadwaj, [6] Smt. Biva Dasgupta, [7] Smt. Rita Datta and [8] Smt. Ruhita Doshi, were collectively the Owners/Vendors herein express their desires to develop the aforesaid land by constructing a multistoried building thereon and the Developer accepted the said proposal and the owners have decided to enter into registered Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written and for the smooth running of the said project have agreed to execute a Registered Development Agreement and nominated the Developer herein as their Constituted Attorneys and to avoid future contradiction and confrontation both the parties have agreed to execute a formal Development Agreement

with proper notification of the allocation shared between the Landowners and the Developer.

N) The said [1] Sri. Tapas Bharadwaj, [2] Sri. Arup Bharadwaj, [3] Sri. Bhaskar Bharadwaj, [4] Sri. Ashim Bharadwaj, [5] Sri. Subhro Bharadwaj, [6] Smt. Biva Dasgupta, [7] Smt. Rita Datta and [8] Smt. Ruhita Doshi, the Owners/Vendors herein, entered into a Registered Development Agreement in respect of their land mentioned above and morefully described in the First Schedule hereunder written, for constructing a multi storied building on the aforesaid land with the Developer namely "M/S. DEEKSHA DEVELOPER" a Partnership Firm, under certain terms and conditions mentioned in the said Development Agreement and the said Development Agreement was registered on 27th day of June, 2023, which was registered in the office of A.D.S.R.O. Sodepur and recorded in Book No. I, Volume No. 1524-2023, Pages from 176101 to 176146, being Deed No. 152404706 for the year 2023, hereinafter referred to as the "said Development Agreement".

O) The said [1] Sri. Tapas Bharadwaj, [2] Sri. Arup Bharadwaj, [3] Sri. Bhaskar Bharadwaj, [4] Sri. Ashim Bharadwaj, [5] Sri. Subhro Bharadwaj, [6] Smt. Biva Dasgupta, [7] Smt. Rita Datta and [8] Smt. Ruhita Doshi were also executed a registered Power of Attorney, appointing [1] Sri. Biswanath Kumar, son of Sitaram Kumar and [2] Sri. Saswata Guha, son of Late sasanka Guha both are the partners of "DEEKSHA DEVELOPER", a Partnership Firm, to act as Attorney to enter into any Agreement for Sale of Flat/Shop/Car Parking Space etc. with some intending Purchaser/Purchasers and other terms and conditions therein mentioned and the said power of attorney was registered on 27th day of June, 2023 which is registered in the office of A.D.S.R.O. Sodepur and recorded in Book No. I, Volume No. 1524-2023, Pages from 168171 to 168202, being Deed No. 152404876 for the year 2023, hereinafter referred to as the "said Development Power of Attorney".

P) That after as aforesaid the said [1] Sri. Tapas Bharadwaj, [2] Sri. Arup Bharadwaj, [3] Sri. Bhaskar Bharadwaj, [4] Sri. Ashim Bharadwaj, [5] Sri. Subhro Bharadwaj, [6] Smt. Biva Dasgupta, [7] Smt. Rita Datta and [8] Smt. Ruhita Doshi, were collectively recorded their names into the assessment records of Panihati Municipality, under Mutation Certificate No. PNHM/23-24/MU/004426/163745 dated 30/01/2024, being Municipal Holding No. 85, H.B. Town Road No. 6, under Ward No. "31", and since then were jointly paying the municipal taxes and/or government rents thereof regularly as the recorded Assesseees/Owners.

Q) Thereafter the said Smt. Ruhita Doshi, daughter of Late Jitu Doshi, has also recorded her respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 17.10.2023, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6598, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Sri. Arup Bharadwaj, son of Late Phanindra Lal Bharadwaj, has also recorded his respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 17.10.2023, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6603, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Smt. Rita Datta, wife of Biplab Kumar Dutta & daughter of Late Dharendra Lal Bharadwaj, has also recorded her respective name in the

records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 30.10.2023, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6606, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Sri Bhaskar Bharadwaj, son of Late Phanindra Lal Bharadwaj, has also recorded his respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 30.10.2023, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6607, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Sri Subhro Bharadwaj, son of Late Dharendra Lal Bharadwaj, has also recorded his respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 01.12.2023, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6649, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Smt. Biva Dasgupta, wife of Sri Diptimoy Dasgupta & daughter of Late Birendra Lal Bharadwaj, has also recorded her respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 14.12.2023, in respect of

the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6674, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Sri Tapas Bharadwaj, son of Late Birendra Lal Bharadwaj, has also recorded his respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 02.01.2024, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6704, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Sri Ashim Bharadwaj, son of Late Dhirendra Lal Bharadwaj, has also recorded his respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 09.02.2024, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6734, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas i.e. Smt. Ruhita Doshi, Sri. Arup Bharadwaj, Smt. Rita Datta, Sri. Bhaskar Bharadwaj, Sri. Subhro Bharadwaj, Smt. Biva Dasgupta, Sri. Tapas Bharadwaj and Sri. Ashim Bharadwaj they have also recorded their respective names in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] khatian made on 17.10.2023, 30.10.2023, 01.12.2023, 14.12.2023, 02.01.2024 & 09.02.2024, in respect of

the aforesaid total Shali Land measuring 5 (Five) Cottahs or 0.08 acre be the same or a little more or less, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian Nos. 6598, 6603, 6606, 6607, 6649, 6674, 6704 & 6734, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas, thereafter the said Smt. Biva Dasgupta, wife of Sri Diptimoy Dasgupta & daughter of Late Birendra Lal Bharadwaj, converted her the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 423/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/680 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6674 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded - Bastu and the said Sri Bhaskar Bharadwaj, son of Late Phanindra Lal Bharadwaj, converted his the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 424/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/681 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6607 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded - Bastu and the said Sri Ashim Bharadwaj, son of Late Dhirendra Lal Bharadwaj, converted his the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 425/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/699 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6734 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01

acre, land Classification as per ROR - Shali now Classification for which permission accorded – Bastu and the said Sri Tapas Bharadwaj, son of Late Birendra Lal Bharadwaj, converted his the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 426/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/679 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6704 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded – Bastu and the said Sri. Arup Bharadwaj, son of Late Phanindra Lal Bharadwaj, converted his the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 427/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/683 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6603 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded – Bastu and the said Smt. Rita Datta, wife of Biplab Kumar Dutta & daughter of Late Dhirendra Lal Bharadwaj, converted her the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 428/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/685 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6606 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded – Bastu and the said Sri Subhro Bharadwaj, son of Late Dhirendra Lal Bharadwaj, converted his the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 429/BL &

LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/651 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6649 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded – Bastu and the said Smt. Ruhita Doshi, daughter of Late Jitu Doshi, converted her the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 1071/BL & LRO/Bkp-II dated 22.11.2024/25.11.2024 & Conversion allowed vide case No. CN/2024/1509/2957 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6598 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded – Bastu as follows :-

<u>Name of Rayat</u>	<u>L.R. Khatian No.</u>	<u>L.R. Dag No.</u>	<u>Nature of Land</u>	<u>Area of Land</u>
Ruhita Doshi	6598	2021	Bastu	0.01 Acre M/L
Arup Bharadwaj	6603	2021	Bastu	0.01 Acre M/L
Rita Datta	6606	2021	Bastu	0.01 Acre M/L
Bhaskar Bharadwaj	6607	2021	Bastu	0.01 Acre M/L
Subhro Bharadwaj	6649	2021	Bastu	0.01 Acre M/L
Bibha Dasgupta	6674	2021	Bastu	0.01 Acre M/L
Tapas Bharadwaj	6704	2021	Bastu	0.01 Acre M/L
Ashim Bharadwaj	6734	2021	Bastu	0.01 Acre M/L

thereafter paying the Taxes and/or Govt. Rents to the concerned authorities regularly as recorded RAYATS.

R) With the intention of developing and exploiting the Said Property by constructing the Building/Project thereon and selling spaces therein (Units), the Developer sanctioned a building plan in the name of the land owners herein on the said plot of land, from the concerned authority of Panihati



Municipality, being Sanctioned the Building Permit No. **SWS-OBPAS/2123/2024/0161** dated **05/09/2024**, (hereinafter referred to as the "Building Plan").

S) As per terms of the said registered Development Agreement and in accordance with the aforesaid sanctioned building plan, the said Developer, namely "**M/S. DEEKSHA DEVELOPER**", a Partnership Firm, started construction of the said (G+4) multi storied Building/Project known as "**SHAKSHI APARTMENT**" a stand-alone building constructed on the said plot of land, under construction, which is morefully described in the First Schedule hereunder written.

**AND WHEREAS** that by virtue of the said agreement for development and power of attorney executed by the Present Land Owners herein in favour of the Developers, the Developers is entitled to enter into any agreement for sale, Deed of Conveyance etc. in respect of any flat or flats/shops/garages of the proposed construction in favour of any intending Purchaser/s in respect of the Developer's Allocation as mentioned in the said agreement.

**AND WHEREAS** that the Present Purchasers herein have approached to the Developers to purchase a self-contained residential Flat, upon the said proposed (G+4) multi-storied building, named as "**SHAKSHI APARTMENT**" which is described in the First Schedule hereunder written from Developer's Allocation measuring an area more or less ..... **Sq. Ft.** carpet area i.e. measuring an area more or less ..... **Sq. Ft.** super built up area on the ..... **Floor, Flat No. ....**, ..... side, inclusive of the apportioned area governed by the stair case, lobby etc. and together with the undivided proportionate impartible share and/or interest in the land comprised in the said Premises attributable to the said flat and right over the common areas, facilities, amenities and installation in the said building in common with the

other co-owners and/or occupiers of other flats in the said building, fully described in the FIRST & SECOND SCHEDULE which the Developers have agreed to sell the said a sum of total **Rs. ....../- (Rupees ..... ) only.**

**AND WHEREAS** the Purchasers hereinafter being satisfied the title of the Vendors and the Developers in respect of the said property after inspection of the relevant papers and documents, have agreed to purchase a self-contained residential flat, identified by **Flat No. ....**, measuring more or less ..... **sq. ft.** Carpet area i.e. measuring more or less ..... **sq. ft.** Super built-up area located at ..... side on the ..... **Floor** of the premises, named as **“SHAKSHI APARTMENT” TOGETHER WITH** undivided proportionate share in the land comprised in the said property **TOGETHERWITH** proportionate share in common areas at price of **Rs. ....../- (Rupees ..... ) only**, Under the terms and conditions hereinafter appearing to which the Developers have agreed.

**AND WHEREAS** the vendors and the Developers herein have agreed with the proposal of the purchasers herein to sell the said flat for a total consideration of **Rs. ....../- (Rupees ..... ) only** in respect of the said flat to the Developers herein and the Developers herein have acknowledged the same as per memo of consideration mentioned below.

**AND WHEREAS** After completion the construction the Developers handover complete residential flat mention in the second Schedule. And the purchasers paying remaining amount as per memo of consideration.

**NOW THIS INDENTRUE WITNESSETH AS FOLLOWS :-**



Station - Ghola, under Additional District Sun-Registry office Sodepur, in the District of North 24 Parganas, Kolkata - 700110, details of which have been described in the FIRST SCHEDULE hereunder written and delineated in the map or plan hereto annexed and hereon bordered in RED (hereinafter referred to as the undivided, undemarkated, impartible,

proportioned share in the said land and the said flat) OR HOWSOEVER OTHERWISE the said undivided, undemarkated, impartible, proportioned share of the underneath land And the said Flat now are or is or at any time to times heretofore were or was situated, butted and bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all boundary walls, areas, sewers, drains, paths, passages, water, water sources and all manner of ancient and other lights, easements, privileges, advantages, emolument, appendages and appurtenances, whatsoever standing and being into or upon or belonging thereon or any part thereof with which the same now are is or at any time or time heretofore were or was held, used, occupied, enjoyed, accepted, reputed, deemed taken or known as part parcel or member thereof and all the estate, right, title, interest, claim use inheritance trust, possession property or demand whatsoever of the Vendors and the Developers doth at law or in equity into and upon the said undivided , undemarkated, impartible, proportionate share of the said underneath land and the said flat **TOGETHER WITH** their and every of their respective right, liberties and appurtenances, trusts and lispences, attachments whatsoever unto the Purchasers free from all encumbrances trust and lispens, attachments, whatsoever **AND TOGETHERWITH** easements or quasi easement and other stipulations and provisions in connection with the beneficial use and enjoyment of the said undivided, undemarkated, impartible, proportionate share in the said land and the said flat **TO HAVE**

**AND TO HOLD** the said undivided, undemarkated, impartible, proportionate share in the said land and the flat and all other rights, hereby granted, sold, conveyed, transferred, assigned and assured as every part thereof respectively absolutely and forever.

**THE VENDORS AND THE DEVELOPERS DO AND EACH OF THEM DO TH**  
**HEREBY COVENANT WITH THE PURCHASERS :**

(a) That notwithstanding any act deed or thing whatsoever heretofore done committed or Knowingly suffered by the Vendors and the Developers to the contrary the Vendors and the Developers are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said undivided, undemarkated, impartible, proportionate share in the said land and the said flat hereby sold, granted, transferred, conveyed, assigned and assured as an absolute and indefeasible testate or an estate equivalent or analogous thereto and free from all encumbrances whatsoever.

(b) That the Vendors and the Developers have good rightful power and absolute and indefeasible authority to sell, grant, transfer and convey the said undivided, undemarkated, impartible, proportionate share in the said land and the said flat and every part thereof unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.

(c) That it shall be lawful for the purchasers at all times hereafter peace fully and quietly to enter into and upon and hold occupy and enjoy the said flat and receive the rents issues and profits thereof without any lawful eviction, interruption, hindrance, disturbance, claim or demand, whatsoever from or by the Vendors or the Developers or any person or persons having or lawfully or the Developers or any person or persons

having or lawfully or equitably claiming any estate , right , title and interest whatsoever in the said undivided , undemarkated , impartible , Proportionate share in the said land and the said flat from under through or in trust for the Vendors and the Developers and free clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendors and the Developers well and sufficiently saved , defended, kept harmless and indemnified or from the against all charges lispens and encumbrances, whatsoever made done executed or Knowingly suffered by the vendors and the Developers.

(d) That the vendors and the Developers all Persons having of lawfully or equitably claiming any estate, right, title or interest whatsoever in the said undivided, undemarkated, impartible, proportionate share in the said flat from through under or in trust of the Vendors and the said flat from through under trust for the Vendors and the Developers shall and will from time to time and all time hereafter at the request and cost of the purchasers do make acknowledge and execute or cause to be done made acknowledge and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said undivided, undemarkated , impartible, proportionate share in the said land and the said flat hereby sold, granted, transferred, conveyed, assigned and assured and every part thereof unto and to the use of the purchasers as shall or may be reasonably required.

**THE PURCHASERS DOTH HEREBY COVENANTS WITH THE VENDORS AND THE DEVELOPERS AS FOLLOWS :**

(a) That the purchasers shall maintain at their own cost the unit hereby sold and conveyed in good condition.

(b) The Purchasers of different flats in the said building shall form the flat owner's association or Society and all the purchasers including the Purchasers herein agree to observe and comply with all rules, regulations and bye laws of such Association.

(c) The purchasers shall keep at their own expenses inside portion of the said flat, drains, pipes, cable wires, swears etc. in good tenable repair and conditions. The repairing of the outside cables, pipes, drain, water pump etc. should be undertaken by the flat Owner's Association or Society from common service charges.

(d) upon taking possession of the said Flat the Purchasers shall be entitled to occupy the said flat and use the same only for residential purpose. The Purchasers shall at their own costs keep the same in a proper condition and shall observe and comply with all rules and regulations of the government bodies.

(e) That the Purchasers further agreed with the Developers and through the Developers with the occupiers of other Flats in the said building that the purchasers shall not demolish the said flat nor shall the Purchasers make any addition or alteration in the said flat without the previous consent in writing of the Developers or the Owner's Association of the Purchasers as the case may be, except addition/alteration is inside the flat without disturbing the main structure of the said building.

(f) The Common areas which the Purchasers is entitled to utilize and the common expenses which the purchasers have to be born and/or shared have been described in the Third and Fourth Schedules written hereunder.

(g) Upon taking possession of the said flat the Purchasers shall have no claim against the Developers in respect of any type of work in the said flat which may alleged not to have been carried out or completed in accordance

with the agreement unless the Purchasers have at or before taking possession communicated the same in writing to the Developers.

(h) The purchasers shall at no time be entitled to demand partition of their interest in the said building and/or the said land or portion of flat and it is being agreed that the purchasers interest therein is impartible.

(i) All the purchasers/owners of the said building shall be liable to bear all the taxes, charges in respect of the said premises and in respect of the said land and the building thereon and common areas, services and facilities thereof proportionately after taking possession of their respective flat. The Developers shall provide main electric connection of the said building, and all the Purchasers/owners of the said building shall pay the proportionate share of the charges for the same unto the Developers. Moreover all the Purchasers/Owners of the said building will arrange their individual Electric Meter by paying the necessary charges to the W.B.S.E.D.C.L. but all electric meter shall be fitted to the place to be provided by the Developers. But the Developers in its own cost shall provide lift facility in the said newly constructed building.

(j) So long separate arrangement is not made the Purchasers shall pay charges for water and electricity for their use and occupation as per demand of the Developers or the owner's Association as the case may be.

(k) The purchasers shall be entitled to use the roof, staircase, Lift and other common areas of the said building mentioned in the Third Schedule written hereunder like other flat owners of the said building.

(l) The Purchasers shall bear all Municipal taxes and other taxes that may be assessed for their flat from the date of notice by the Developers intimating the Purchasers to take possession of the same irrespective of the fact whether



the Purchasers take possession of the same or get registration of their flat or not.

(m) The Developers reserves it's right to fix tower etc. or raise further story upon the roof of the said Multi-storied building in future, if the same is permitted by the Municipality and in that case the right of the purchasers and the owners/vendors in respect of roof will be shifted upon the ultimate open roof of the newly constructed floor. But the purchasers, their heirs, executors, administrators, representatives, assigns shall not claim any right for further construction on the roof of the said building for any purpose.

(n) The purchasers shall be allowed to install or affix any name plate, signboard in the place specified for the purpose in the said building.

(o) That the purchasers have absolute right to sell, mortgage, gift, lease or any kind of transfer the said hereby sold, conveyed, granted, transferred including the super built up area.

(p) That the Purchasers shall not throw or accumulate dirt, rubbish, rags or other refuses or permit the same to be thrown or allow the same to be accumulated in their flat or in the compound or any portion of the said building.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of the total Property of all Owners No. 1 to 8 hereby agreed)**

**ALL THAT** peace and parcel of Bastu land admeasuring about **5 (Five) Cottahs** or 0.08 acre be the same or a little more or less along with (G+4) multi-storied building named as "**SHAKSHI APARTMENT**" standing thereon, which is lying and situated at **Mouza - Natagarh**, J.L. No. 15, Re. Su. No. 101,

Touzi No. 155, comprised & contained in Khatian No. 385, L.R. Khatian Nos. 1016 & 1230 under **R.S. & L.R. Dag No. 2021 (Two Thousand Twenty One)** corresponding to **new L.R. Khatian Nos. 6598 (Six Thousand Five Hundred Ninety Eight), 6603 (Six Thousand Six Hundred Three), 6606 (Six Thousand Six Hundred Six), 6607 (Six Thousand Six Hundred Seven), 6649 (Six Thousand Six Hundred Forty Nine), 6674 (Six Thousand Six Hundred Seventy Four), 6704 (Six Thousand Seven Hundred Four) & 6734 (Six Thousand Seven Hundred Thirty Four)** under Scheme Plot No. A/22, being Municipal Holding No. 85 of H. B. Twon Road No. 6, under ward No. 31 within the limits of Panihati Municipality under the Jurisdiction of Police Station - Ghola, under Additional District Sun-Registry office Sodepur, in the District of North 24 Parganas, Kolkata - 700110. The entire property which is butted and bounded by the following manners:

ON THE NORTH : House of Subhasini Apartment.  
 ON THE SOUTH : 30'-0" wide H. B. Town Road No. 9.  
 ON THE EAST : 30'-0" wide H. B. Town Road No. 6.  
 ON THE WEST : House of Mr. Lahiri.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**("SAID FLAT" here by sold)**

**ALL THAT** the said self - contained residential **Flat being No. "....."** on the ..... **Floor (.....) side** having a carpet area of ..... **(.....) Sq. ft.** more or less i.e. having a super Built up area of ..... **(.....) Sq. ft.** more or less with **Tiles**

**Floor** consisting ..... (.....) bed room/s, ..... (.....) Dining cum Drawing, ..... (.....) kitchen, ..... (.....) toilet/s & ..... (.....) balcony of the (G+4) storied building namely **“SHAKSHI APARTMENT”** (which includes the area of the said flats, proportionate share of the area of common portion e.g., stair case, overhead water reservoir, septic tanks, pump room/space, electric room/space, **Lift** etc.) together with undivided impartible proportionate share of land as mentioned in the **first schedule** and all other common utilities amenities and facilities as mentioned in the Third schedule and fourth schedule hereunder. butted and bounded by:

On the North :

On the South :

On the East :

On the West :

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(The common Areas and facilities)**

The Purchasers herein shall they enjoy and access to the following common benefit facilities in the premises and duties and obligations as Apartment owner.

1. Entrance and exit.
2. Boundary walls, open spaces by and between the said Building and the boundary walls, open spaces surrounding the building of the said premises, main gate, office gates, if any, of the said premises.

3. Drainages, rain water pipes, and sewerage lines/systems and other installations for the same except those areas of any Flat and/or exclusively for its use.)
4. Electrical wiring including meter and main switches and other fittings and fixtures (excluding those as are installed within the exclusively area of any flat and/or exclusively for its use)
5. Lift, stairs, staircases, lobbies, staircase landing from the ground Floor upto the roof of the said Building.
6. Entrance, entrance passage, lobbies, common space surrounding the building walls including outer portion, foundation , columns, beams, supportors etc. underground reservoir, overhead water tank, septic tank, electric room, pump room and the office room to be used by the Association and/or Society.
7. Water supply system, including tap water, drainage and sewerage system. The ultimate roof of the said building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(Common Maintenance Expenses)**

1. The expenses of maintain, repairing, redecorating etc of the said structure and in particular the roof, gutter and rainwater pipes of the building, water pipes and electric wires in under or upon the building and enjoyed or used by the Purchasers in common with the other occupiers of the other flats and main entrance, passages and landings, staircases of the building as enjoyed by the Purchasers or used by them in common as aforesaid and the boundary walls of the building compounds, terraces etc.
2. The costs of cleaning and lighting the passages, landings staircase, lift and other parts of the building as enjoyed or use by the Purchasers in common as aforesaid.

3. The cost of decorating the exterior of the building.
4. The costs of the salaries of clerks, Chowkidars, sweepers etc., engaged for the security and other common services of the premises.
5. The costs of working and maintenance of light and service charges for the relating to the common areas and the common utilities.
6. Municipal taxes, levies etc. if levied on the premises for common services and/or under common heads.
7. Such other expenses as may from time to time be deemed necessary or incidental for the maintenance and upkeep of the building.

**IN WITNESS WHEREOF** Vendors, the Purchasers and the Developers have subscribed their respective hands on the day, month and year first above written.

**SIGND , SEALED AND DELIVERED**

In presence of :-

**WITNESSES :**

1.

As constituted attorney for and on behalf of vendors (1) Sri Tapas Bharadwaj, (2) Sri Arup Bharadwaj, (3) Sri Bhaskar Bharadwaj (4) Sri Ashim Bharadwaj, (5) Sri Subhro Bharadwaj, (6) Smt. Biva Dasgupta, (7) Smt. Rita Datta and (8) Smt. Ruhita Doshi.

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**SIGNATURE OF THE VENDORS**

2.



**DEEKSHA DEVELOPER**  
*Sarwata Gukha*

**Partner**

2.

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**SIGNATURE OF THE DEVELOPERS**