

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the Day of, Two Thousand Twenty Five (2025)

B E T W E E N

(1) HUMAYUN BUKSH, (PAN AKHPB3941L) (AADHAAR NO. 2495 4288 2245), by occupation - Business **(2) SK.EMANUR BUKSH** (PAN AOMP3526L) (AADHAAR 4147 6582 5074), by occupation - Business **(3) REAZ BUKSH**, (PAN BHWPB6170L) (AADHAAR NO. 9827 3083 5082), by occupation - Service, all are sons of Late Imam Buksh **(4) ANISUR BUKSH** (PAN BHWPB6171M) (AADHAAR NO. 2280 4051 4041), Son of Late Kader Buksh, by occupation - Service and **(5) SAHIDA BUKSH** (PAN CJEPB3611B) (AADHAAR 7784 7650 4246), Wife of Hazi Mahamdded Piyada, by occupation - Housewife, all are by faith - Hindu, and all are residing at 22, Biswas Para Lane, P.S. Charu Market, P.O. Tollygunge, Kolkata - 700033, (hereinafter collectively referred to as the '**OWNERS**' (which expressions on terms shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, successors, heiresses, nominees and assigns) of the **FIRST PART**, being represented by their Constituted Attorney **M/S. SRI BALAJI TECH**, of 114A & B, Prince Anwar Shah Road, Kolkata - 700095, P.S. Jadavpur, P.O. Golf Green, represented by its Sole Proprietor **SRI SHIB SANKAR BANERJEE** (PAN ADRPB2490H), Son of Late Hari Pada Banerjee, by faith - Hindu, by occupation - Business, residing at 1/51, Rajendra Prasad Colony, P.S. Jadavpur, P.O. Tollygunge, Kolkata - 700033, (by way of a registered Development Power of Attorney in the office of D.S.R.-IV, Alipore, recorded in Book No. I, Vol. No. 1604-2021, Page from 399474 to

SRI BALAJI TECH

Shib Sankar Banerjee
Proprietor

399510, Being No. 160410062, for the year 2021) hereinafter referred to as the **OWNERS/VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, representatives, administrators and assigns) of the **FIRST PART.**

AND

.....hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, representatives, administrators and assigns) of the **SECOND PART.**

AND

M/S. SRI BALAJI TECH, of 114A & B, Prince Anwar Shah Road, Kolkata - 700095, P.S. Jadavpur, P.O. Golf Green, represented by its Sole Proprietor **SRI SHIB SANKAR BANERJEE** (PAN ADRPB2490H) (AADHAAR NO. 522053115064), Son of Late Hari Pada Banerjee, by faith - Hindu, by occupation - Business, residing at 1/51, Rajendra Prasad Colony, P.S. Jadavpur, P.O. Tollygunge, Kolkata - 700033, hereinafter referred to as the **DEVELOPER/CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, representatives, administrators and assigns) of the **THIRD PART.**

WHEREAS by virtue of a decree and order passed by the Ld. 3rd Sub-judge at Alipore on 5.4.1982 in T.S. No. 161/1981, one Rabea Bibi alias Rabeya Bibi got the exclusive title and possession of all that piece and parcels of 4

Cottahs 13 Chittacks and 16 Square Feet of land along with structure erected thereon being Premises No. 22, Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata - 700033, being the part of dag No. 578, 588, 585, 586, 589 in Khatian No. 113, 114 and 115 lying and situate in Mouza - Kankulia appertaining to J.L. No.40 together with all easements, quasi-easements, rights benefits, liberties, facilities appertaining thereto and the said property / premises is shown in the sketch Map/plan annexed in the solenama Decree as the Plot No. E1 and bordered by Pink colour. The said Rabea Bibi alias Rabeya Bibi in the said solenama Decree also got another Plot being Plot No. E2 which is shown in the sketch map/plan annexed in the solenama decree.

AND WHEREAS the said Rabea Bibi alias Rabeya Bibi used to reside in plot no. E2 and transferred the right, title and interest of the 50% share in the said E1 property being Premises No. 22, Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata - 700033 in favour of Anwara Box, and 50% share thereof in favour of (1) Kader Buksh alias Kader Box since deceased, son of Late Yeasin Buksh and herein the father of Humayun Box, Reaz Buksh alias Rayaz Box and Emanur Box, all sons of Late Md. Imam Box by way of Heba on 10.3.83 in presence of the local respectable persons and relatives and transferred the possession thereof and the said Heba was duly accepted by the said persons whose favoured the Heba was made. But unfortunately thereafter certain disputes had been cropped up amongst the said Rabea Bibi alias Rabeya Bibi and Anwara Buksh alias Anwara Box, Kader Buksh alias Kader Box, Humayun Buksh alias Humayun Box, Reaz Buksh alias Rayaz Box and Emanur Box in title and possession of the said premises being premises no. 22, Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata - 700033 causing which the said Anwara Buksh

alias Anwara Box, Kader Buksh alias Kader Box, Humayun Buksh alias Humayun Box, Reaz Buksh alias Rayaz Box and Emanur Box jointly filed a Title Suit being T.S. No. 307/1989 before the Ld. 3rd Civil Judge (Jr. Division) At Alipore for the decree for declaration of title and possession of them in the said premises, therein described as the Suit Property, against the said Rabea Bibi alias Rabeya Bibi and the said suit was subsequently decreed and ordered on compromise on 7.2.1990 in terms of the Compromise Petition dated 22.12.1989 which has been formed the part of the decree.

AND WHEREAS by virtue of the said decree and order passed by the Ld. 3rd Civil Judge (Jr. Division) at Alipore on 7.2.1990 in T.S. No. 307/1989 the said Anwara Buksh alias Anwara Box, got undivided 50% share of the premises being Premises No. 22, Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata - 700033 whereas (1) Kader Buksh alias Kader Box since deceased, (2) Humayun Buksh alias Humayun Box (3) Emanur Box and (4) Reaz Buksh alias Rayaz Box jointly got undivided 50% share of the Premises No. 22, Bizwas Para Lane, P.S. Tollygunge now Charu Market, Kolkata - 700033.

AND WHEREAS the said Kader Buksh alias Kader Box died intestate on 20.07.2006 leaving behind his wife namely Sahida Buksh and only son namely Anisur Buksh as his only heirs and successors.

AND WHEREAS thereafter the said Anwara Buksh alias Anwara Box, Anisur Buksh @ Anisur Box, Humayun Buksh alias Humayun Box, Reaz Buksh alias Rayaz Box and Emanur Box alias Enasur Buksh have been jointly owned, seized and possessed of or otherwise well and sufficiently entitled to the said premises being premises no. 22, Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata

700033 within the limits of Kolkata Municipal Corporation Ward No. 89, in the District of South 24 Parganas along with the tiles shaded brick built structure.

AND WHEREAS while they seized and possessed of the aforesaid property the said Anwara Buksh alias Anwara Box by natural love and affection gifted her 50% share of the said premises 22, Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata - 700033 within the limits of Kolkata Municipal Corporation Ward No. 89, in the District of South 24 Parganas to Humayun Buksh alias Humayun Box, Reaz Buksh alias Rayaz Box and Anisur Buksh, by way of a registered Deed of Gift dated 24th day of October, 2017 and the said deed was registered in the office of D.S.R. I Alipore, recorded in Book No. I, Volume No. 1601-2017, Page from 112363 to 112403, Being No. 160103587 for the year 2017.

AND WHEREAS the said (1) HUMAYUN BUKSH, (PAN AKHPB3941L) (AADHAAR NO. 2495 4288 2245), by occupation - Business (2) SK.EMANUR BUKSH (PAN AOMP3526L) (AADHAAR 4147 6582 5074), by occupation - Business (3) REAZ BUKSH, (PAN BHWPB6170L) (AADHAAR NO. 9827 3083 5082), by occupation - Service, all are sons of Late Imam Buksh (4) ANISUR BUKSH (PAN BHWPB6171M) (AADHAAR NO. 2280 4051 4041), Son of Late Kader Buksh, by occupation - Service and (5) SAHIDA BUKSH (PAN CJEPB3611B) (AADHAAR 7784 7650 4246), Wife of Hazi Mahamdded Piyada, by occupation - Housewife, all are by faith - Hindu, and all are residing at 22, Biswas Para Lane, P.S. Charu Market, P.O. Tollygunge, Kolkata - 700033 became the absolute joint owners of a bastu homestead land measuring more or less 4 (four) Cottahs 13 (thirteen) Chittaks 16 (sixteen) Sq.ft. which is lying at K.M.C. premises no. 22, Biswas Para Lane, Ward No. 89, and mutated their name in the record of the

Assessment-Collection Department of K.M.C. being Assessee No. 210890100247.

AND WHEREAS while thus the said Land Owners have been jointly possessing, enjoying and occupying the aforesaid property measuring more or less 4 (four) Cottahs 13 (thirteen) Chittaks 16 (sixteen) Sq.ft. with structures thereon as an absolute owners, decided to construct G+IV storied building with Lift on the aforesaid plot of land as per sanction Building Plan and specification to be sanctioned by the Kolkata Municipal Corporation, after demolishing the existing structures thereon. But they were unable to construct the G+IV storied building on the aforesaid plot of land due to financial inconvenience, were in search of a Developer who will be able to implement of such scheme of construction work on the aforesaid plot of land by constructing a new G+IV storied building on the said property of the owners with its own financial resources and man power.

WHEREAS M/S. SRI BALAJI TECH, of 114A & B, Prince Anwar Shah Road, Kolkata - 700095, P.S. Jadavpur, P.O. Golf Green, represented by its Sole Proprietor **SRI SHIB SANKAR BANERJEE** (PAN ADRPB2490H), Son of Late Hari Pada Banerjee, by faith - Hindu, by occupation - Business, residing at 1/51, Rajendra Prasad Colony, P.S. Jadavpur, P.O. Tollygunge, Kolkata - 700033 the party of the OTHER PART herein, mentioned as Promoter / Developer, have entered into a Deed of Agreement on 13.12.2021 with (1) HUMAYUN BUKSH, (2) SK.EMANUR BUKSH (3) REAZ BUKSH (4) ANISUR BUKSH and (5) SAHIDA BUKSH jointly mentioned therein as "OWNERS" for developing the landed property lying and situated at 22, Biswas Para Lane, P.S. Charu Market (previously Tollygunge) Kolkata - 700033, within the limits of Kolkata Municipal Corporation Ward No. 89, being Assessee No. 210890100247, by constructing G+IV storied building thereon after

demolishing the existing structure standing thereon. And the Development Agreement was registered in the office of D.S.R.-IV, Alipore, recorded in Book No. I, Volume No. 1604-2021, Page from 399615 to 399671, Being No. 160410053 for the year 2021.

AND WHEREAS the Land Owners herein also executed a Development Power of Attorney in favour of the Developer/Third Part herein for construction of the said G+IV storied building and the said Power of Attorney was registered in the office of D.S.R.-IV, Alipore, recorded in Book No. I, Vol. No. 1604-2021, Page from 399474 to 399510, Being No. 160410062, for the year 2021.

AND WHEREAS as per the said registered Development Agreement and Power of Attorney, the Developer has been almost completed the said G+IV storied residential building at and being K.M.C. Premises No. 22, Biswas Para Lane, P.S. Charu Market (previously Tollygunge) Kolkata - 700033, within the limits of Kolkata Municipal Corporation Ward No. 89, being Assessee No. 210890100247 and handed over the Land Owners' Allocation as written in the said development agreement dated 13.12.2021.

AND WHEREAS the Purchaser herein, being in search of a **Flat** had inspected the construction site at the said property and perused the papers and documents relating to the said property and the G+IV Storied Building standing thereupon and having been satisfied about the marketable title, has approached and offered the Developer/Confirming Party herein to sell it/him/her/them a **Flat** falling under **DEVELOPER'S ALLOCATED PORTION** and the Developer herein being satisfied with the approach of the Purchaser in every respect had agreed to sell and the Purchaser had also agreed to purchase and acquire **ALL THAT** one self contained Flat,

being Flat No., measuring **an area of** sq. ft. more or less super built up area of the **Floor** (..... **side**), (hereinafter for the sake of brevity referred to and called as the "**said Flat**") and the same is morefully and particularly described in the **SECOND SCHEDULE** herein below and delineated in **RED** Border Lines in the Map/Plan attached hereto, which shall be treated as indivisible part of this Deed of Conveyance) of the said G+IV Storied Building, (hereinafter for the sake of brevity referred to and called as the "**said Building**"), lying and situated in the "**said Property**" which is morefully and particularly described in the **FIRST SCHEDULE** herein below **TOGETHERWITH** rights of enjoyment of Common Areas and Facilities as mentioned in the **THIRD SCHEDULE** hereunder written **ALONG WITH** the liability of payment of Common Expenses as mentioned in the **FOURTH SCHEDULE** hereunder written and observing the common restrictions as enumerated hereinbelow **TOGETHERWITH** all necessary easements rights attached thereto and also the undivided proportionate impartible share in the land at the said premises/property attributable to the "**said Flat**" at the said premises/property at or for the total consideration of **Rs...../-** (**Rupees**) **only** free from all encumbrances.

AND WHEREAS as per verbal discussion, the Purchaser herein has/have now requested the Developer/Confirming Party as also the Owners/Vendors hereinto execute and register Deed of Conveyance in favour of the Purchaser in respect of the "**said Flat**" in the said building together with undivided proportionate share in land attributable to the "**said Flat**" fully described in the **SECOND SCHEDULE** hereunder at the said Premises/Property and also together with right of use and occupation

of Common Areas and Facilities (fully described in the **THIRD SCHEDULE** hereunder) in the said building at the said Premises/Property and thus the Owners/Vendors and the Developer/Confirming Party are completing the sale/transfer of the "**said Flat**" free from all encumbrances in favour of the Purchaser(s) herein by these presents.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs./- (**Rupees**) **only** well and truly paid by the Purchaser(s) to the Developer herein (the receipt whereof the Developer do hereby as well as the receipt hereunder admit and acknowledge) and of and from the payments of the same and every part thereof, the Owners/Vendors as well as the Developer herein do hereby release acquit and forever discharge the Purchaser as also the "**said Flat**" (which is described in the **SECOND SCHEDULE** herein below) of the said G+IV Storied Building, named; "**TULTUL ABAS**", lying and situated in the "**said Property**" (described in the **FIRST SCHEDULE** hereunder written) alongwith the undivided proportionate share or interests in the land of the said premises hereby conveyed, the Owners/Vendors as well as the Developer doth hereby grant, sell, convey, transfer, assure, assign and confirm unto and to the use and benefit of the Purchaser free from all encumbrances whatsoever **ALL THAT** the undivided proportionate impartible share or interests in the land of the said premises fully described in the **FIRST SCHEDULE** hereunder written in proportion to the "**said Flat**" and the Owners/Vendors as well as the Developer/Confirming Party also hereby grant, sell, transfer, convey, assign and assure unto and to the use of the Purchaser free from all encumbrances whatsoever all that the "**said Flat**" (described in the **SECOND SCHEDULE** hereunder written) **OR**

HOWSOEVER OTHERWISE the "**said Flat**" are or is hereto before were or was situated, butted, bounded called known numbered described or distinguished **TOGETHERWITH** all benefits and advantages of ancient and other lights, ways, paths, common or other passages, drains, water courses and all manner of former and other rights liberties easements privileges profits appendages and appurtenances whatsoever to the "**said Flat**" belonging to or in anywise appertaining or with the same or any of them or any part thereof now or at any time heretofore held and used occupied or enjoyed with their and every of their appurtenances **AND** the right of use in common with the other occupiers in the said building, the Common Areas and Facilities(described in the **THIRD SCHEDULE** hereunder written)**AND TOGETHER WITH** responsibility and liability to pay the Common Expenses (described in the **FOURTH SCHEDULE** hereunder written) **AND** the reversion or reversions or remainder or remainders, rents issues and profit of and in the said piece or parcel of the property hereditaments and premises and every part and parcel thereof **AND** all the estate, right, title, interest, inheritance, reversion use trust possession property claim and demand whatsoever both at law and in equity of the Owners/Vendors as well as the Developer upon the "**said Flat**" and every part thereof **TOHAVE AND TO HOLD** the "**said Flat**"(described in the **SECOND SCHEDULE** hereunder written), hereby granted, transferred, sold, conveyed and confirmed or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances subject only to the assessments, rates and taxes payable in respect of the same and subject to the covenants, stipulations herein contained and the Owners/Vendors as well as the Developer do hereby confirm and covenant with the Purchaser that **NOTWITHSTANDING** any act deed or thing by the Owners/Vendors as well as the Developer made, done or executed or

knowingly suffered to the contrary, the Owners/Vendors as well as the Developer has/have good right full power and absolute authority to grant, transfer, release and confirm the **"said Flat"** hereby granted, sold, transferred, conveyed, released and confirmed or expressed or intended so to be unto and the use of the Purchaser in the manner aforesaid **AND THAT** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the **"said Flat"** and each and every part thereof and receive the rents and profits thereof without any lawful eviction, interruption, claims or demands from or by the Owners/Vendors or Developer or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free from all encumbrances whatsoever made or suffered by the Owners/Vendors or Developer or any person or persons lawfully or equitably claiming under them **AND FURTHER** that the Owners/Vendors as well as the Developer and all persons having or lawfully or equitably claiming any estate or inheritance in the **"said Flat"** or any part thereof from or under or in trust for them the Owners/Vendors as well as the Developer shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be done and executed all such further and other acts, deeds and things for further and more perfectly assuring the **"said Flat"** and every part thereof unto and to the use of the Purchasers, its/his/her/their successors, heirs, administrators, legal representatives and assigns in the manner aforesaid as shall or may be reasonably required **AND** it is agreed between the parties that the Purchaser shall not be entitled to claim for partition of the said undivided share of the land attributable of the **"said Flat"** **AND** it is hereby further agreed and declared and the Vendor and/or Developer do hereby covenant with the Purchaser that they shall and will unless prevented by fire or some other inevitable

accident from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser produce or cause to be produced through their Agent, Attorney the original title deed or documents for the purpose of showing title to the said premises or any part thereof **AND ALSO** at the like requests and costs of the Purchaser deliver or cause to be delivered unto the Purchaser such attested or other copies or abstracts or extracts from the said deeds or documents as may be required **AND** shall and will in the meantime unless prevented as aforesaid keep the said deeds safe, unobliterated and uncancelled as far as possible.

The Purchaser has/have and shall have full right and authority to sell, transfer, convey, mortgage, charge, lease out, gift or in any way encumber or deal with or dispose of the **"said Flat"** and/or its/his/her/their possession in the **"said Flat"** or assign, let out or part with its/his/her/their interests, possessions, benefit of this Deed or any part thereof, as full payment of consideration of sale has been made without any objection whatsoever of the Owners/Vendors and/or the Co-Owners and/or the Developer.

The physical possession of the below **SECOND SCHEDULE** mentioned **"said Flat"** has been handed over to the Purchaser by the Developer herein and the Purchaser has/have duly accepted delivery of physical possession of the **"said Flat"**.

AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS/VENDORS AND DEVELOPER & PURCHASER(S) AS FOLLOWS:-

- (a) The **"said Flat"** hereby conveyed to the Purchaser shall be heritable and transferable as other immovable properties save and subject to the extent elsewhere herein contained.

- (b) The Purchaser shall apply for and have the "**said Flat**" separately assessed for the purpose of assessment of Kolkata Municipal Corporation property taxes and shall also apply for and obtain mutation in its/his/her/their name(s) as Owner(s) of the "**said Flat**" in the records of the Municipal Authority.
- (c) The Purchaser shall not carry any obnoxious, offensive, illegal or immoral trade or activity in the "**said Flat**" and shall not cause any nuisance, annoyance, obstruction or hazards to the Co-Purchaser/Owners and/or occupants of the other portions of the building and/or to the Occupants of the building in the neighbourhood.
- (d) The Purchaser shall pay and discharge regularly and punctually all taxes, impositions, common expenses and all other out goings in connection with the "**said Flat**" wholly and in particular Common Areas proportionately.
- (e) No party shall demolish or permit to demolish any wall or other structure in their respective portions or any part thereof or make any structural alteration therein without the consent of all other co-owners and without obtaining necessary permission from the concerned statutory authorities.
- (f) All the parties shall abide by all laws, bye-laws, rules and regulations of the Government and/or Local Bodies and shall be responsible for any violation and/or breach of any of the laws, bye-laws, rules and regulations in their respective portions.

- (g) All the parties shall keep their interior walls, sewers, drains, pipes and other fittings and fixtures, floor and ceiling etc. in their respective portions/allocations in good condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the others indemnified from and against the consequences of any breach.
- (h) No party or person(s) claiming through any of the parties herein shall keep or store anything in any of the common areas nor shall otherwise cause any hindrance in any manner whatsoever to the use of the common areas and the common utilities by the co-owners for the purpose they are meant.
- (i) No party shall throw or accumulate any filth, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the building or in the compound, corridors or any other portion of the common areas of the building and the premises.
- (j) In the event of any transfer being made by the parties of their respective portions/allocations, the above conditions shall be made applicable to and binding upon the transferee(s).

THE SCHEDULE "A" ABOVE REFERRED TO
SCHEDULE OF PROPERTY

ALL THAT the piece and parcel of plot of land measuring about 4 (four) Cottahs 13 (thirteen) Chittaks 16 (Sixteen) Square feet a little more or less with G+IV storied building comprised in Premises No. 22, Biswas Para Lane, P.S. Charu Market (previously Tollygunge) Kolkata - 700033, within the limits of Kolkata Municipal Corporation Ward No. 89, being Assessee

No. 210890100247, the part of dag No. 578, 588, 585, 586, 589 in Khatian No. 113, 114 and 115, Mouza - Kankulia appertaining to J.L. No. 40, in the District South 24 Parganas, which is butted and bounded in the manner following:

ON THE NORTH : Other's Portion
 ON THE EAST : 16'-6" wide K.M.C. Road
 ON THE SOUTH : 16'-6" wide K.M.C. Road
 ON THE WEST : Foot Path and Road

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of Flat)

ALL THAT piece and parcel of one Tiles Flooring Floor Flat (.....) with Lift facility of the G+IV storied building, measuring about Sq.ft. more or less super built up area, consisting of bed rooms, drawing-cum-kitchen, toilet, w.c. and verandah, lying and situated in the above **FIRST SCHEDULE** mentioned Land, being Premises No. 22, Biswas Para Lane, P.S. Charu Market (previously Tollygunge) Kolkata - 700033 of the Kolkata Municipal Corporation **TOGETHERWITH** undivided proportionate share or interest in land attributable to the "said Flat" **ALSO TOGETHERWITH** right over the Common Areas and facilities as described in the **THIRD SCHEDULE** hereunder written **ALONGWITH** liability to pay proportionate Common Expenses as described in the **FOURTH SCHEDULE** hereunder written **ALSOALONGWITH** all necessary easements right appurtenant thereto.

The "said Flat" area is shown and/or delineated in **RED** Border Lines in the Map/Plan attached hereto, which shall be treated as indivisible part of this Deed of Conveyance.

THIRD SCHEDULE ABOVE REFERRED TO
(Common area, common parts, installation, facilities and amenities)

1. Stair cases, Lift Lobby and landings and roof top floor of the said Building.
2. Electrical wiring in conductors and fittings and fixtures for lighting the stair cases, landings and other electrical installations.
3. Overhead tank with distribution pipes connecting to different units and from the underground water reservoir to the overhead tank.
4. Water waste and sewerages evacuation pipes from the units to drains and sewerages to the Building.
5. Roof and each building for the use and enjoyment in common by the occupation of the respective building and flat owners.
6. Main gate to the building and entrance of the premises.

THE FOURTH SCHEDULE ABOVE REFERRED
(Common Expenses)

- i) All expenses for maintenance, operating, white washing, painting, repairing, reconstruction, replacing, re-decorating and lighting the common portions including boundary walls and other walls of the building.
- ii) The salaries of all persons including sweepers, durwans, watchman employed for the common purpose.
- iii) Insurance premium for insuring the building against earth-quake, fire, lighting, mob, damage, civil commotion etc.

- iv) All charges and deposits for supply of common utilities and amenities to all the flat owners/shop owners.
- v) Municipal rates and taxes, out goings save those separately assessed on the Purchaser or other Flat/Unit Owners.
- vi) Cost of establishment and operations of the association of the Flat/Unit Owners/shop owners upon its formation relating to the common purposes.
- vii) The office expenses incurred by the Association for maintaining the building/premises for common purposes.

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

SIGNED, SEALED AND DELIVERED

By the PARTIES at Kolkata

In the presence of :

1.

2.

**SIGNATURE OF THE OWNERS/
FIRST PARTIES**

Drafted by :

Advocate
Alipore Police Court
Kolkata – 700027

**SIGNATURE OF THE PURCHASER/
SECOND PARTY**

Computer Print :

Jadavpur C.I.T. Bldg.
Kolkata – 700032.

**SIGNATURE OF THE DEVELOPER/
THIRD PARTY**

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the sum of Rs.
/- (Rupees) only in full of
 the consideration money as per memo below.

PAYMENT DETAILS

DATE	CHEQUE NO.	BANK & BRANCH	AMOUNT (RS.)

(Rupees only)

WITNESSES :

1.

2.

SRI BALAJI TECH

Shib Balaji Tech
 Proprietor

**SIGNATURE OF THE DEVELOPER/
 SECOND PARTY**