

DEED OF CONVEYANCE

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THIS **DEED OF CONVEYANCE** is made on this the ____th day of _____, 2026 (Two thousand twenty Six) A.D.

B E T W E E N

M/s. RAKTAMBARA CONSTRUCTION PVT. LTD. (PAN- AANCR6039C) a Private Limited Company having its office at 7/D, M. M. Feeder Road, P.O+P.S- Belghoria, Kolkata- 700056, Dist- North 24 Parganas, represented by its Directors **(1) SRI SANJOY BISWAS (PAN- CBUPB0562R) (Aadhaar No. 7547 8767 9150)**, son of Late Sukhlal Biswas, by faith - Hindu, by Nationality –Indian, by Occupation- Business, residing at P-80, Sri Ramkrishna Pally, P.O- Ariadaha, P.S.- Belghoria, Kolkata- 700057, Dist- North 24 Parganas, **(2) SRI DEBASISH CHATTERJEE (PAN- AFKPC7670P) (Aadhaar No. 3168 7124 5322)**, son of Late Debi Chatterjee, by faith - Hindu, by Nationality –Indian, by Occupation- Business, residing at 100/3, Neogi Para Road, P.O. + P.S- Baranagar, Kolkata- 700036, Dist- North 24 Parganas, **(3) SRI SANDIP GHOSH (PAN- BAUPG5690R) (Aadhaar No. 4990 2828 4454)**, son of Sri Sahadev Ghosh, by faith - Hindu, by Nationality – Indian, by Occupation- Business, residing at 22, Sree Ramkrishna Pally, P.O- Ariadaha, P.S.- Belghoria, Kolkata- 700057, Dist- North 24 Parganas, **(4) SRI DEBANJAN DAS (PAN- AFKPC7670P) (Aadhaar No. 6605 1908 3491)**, son of Sri Debu Das, by faith - Hindu, by Nationality –Indian, by Occupation- Business, residing at 163, M. M. Feeder Road, P.O- Ariadaha, P.S- Belghoria, Kolkata- 700057, Dist- North 24 Parganas, hereinafter referred to as the **“Land Owner / Vendor”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives, successors-in-interest and assigns) party of the **1st PART**,

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(1) _____ (PAN NO. _____) (D.O.B- _____)
(Aadhaar No. _____), Son / Husband / Wife of _____, by faith- Hindu,
by nationality –Indian, by occupation-housewife, (2) _____ (PAN NO.
_____) (D.O.B- _____) (Aadhaar No. _____), Son /
Husband / Wife of _____, by faith- Hindu, by nationality –Indian, by occupation-
_____, both are residing at _____, Dist- _____, hereinafter referred to as the **“THE
PURCHASERS”** (which term or expression shall unless excluded by or repugnant to the context or
subject be deemed to mean and include his heirs, executors, administrators, legal representatives,
legal representatives and assignees) party of the 2nd PART.

HISTORY OF THE PROPERTY (SCHEDULE-A)

WHEREAS one **Sheo Narayan Singh**, son of Late Sita Ram Singh, was the absolute owner of a piece and parcel of Sthitiban land together with tanks and structures standing thereon admeasuring a little more or less 3 (Three) Bighas 7 (Seven) Cottahs comprised in Mouza -Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, R.S. No.12, under C.S. Khatian No. 1194, R.S. Khatian No. 340, R.S. Dag Nos. 3404, 3405 and 3406 being Municipal holding No. 340, within the jurisdiction of Kamarhati Municipality, P.S. Belghoria, in the district of North 24, Parganas.

AND WHEREAS the said **Sheo Narayan Singh**, while possessing and enjoying the aforesaid property, mutated his name in the records of the Kamarhati Municipality and the B.L.R.O. concerned and used to pay Municipal Tax and Government Rents in respect of the aforesaid property.

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AND WHEREAS the said **Sheo Narayan Singh**, while possessing the aforesaid property as absolute owner due to natural love and affection **gifted** a plot of land to his sister **Dayawanti Debi**, measuring more or less 1(One) Bigha 8 (Eight) Cottahs, along with residential structure thereon out of his total property as stated before through execution a Deed of Gift duly executed and registered in the office of the Additional District Sub- Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 52, Pages 236 to 238, being No. 4245 for the year 1968.

AND WHEREAS said **Dayawanti Debi**, on obtaining the aforesaid property as gift from her brother Sheo Narayan Singh mutated her name in the office of the Kamarhati Municipality and used to pay relevant taxes regularly.

AND WHEREAS the said **Smt. Dayawanti Debi**, while possessing and enjoying the aforesaid property constructed a kutcha office-cum- factory shed and **M/s Special Springs**, was inducted as a monthly tenant of the said office-cum-factory shed in October, 1976 under the land ladyship of the said Dayawanti Debi. Thereafter the said **M/s Special Springs**, from time to time renovated the said structure, as the situation demanded, with prior consent of the landlady, at its own cost and has been using the semi-pucca structure as its office-cum-factory since last 30 years being a monthly tenant paying monthly rent regularly month by month every month without any default.

AND WHEREAS the said **Smt. Dayawanti Debi**, while owning, enjoying the aforesaid property peacefully, uninterruptedly, absolutely by exercising full

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ownership on the same, sold a large quantum of land to different intending buyers.

AND WHEREAS the said **Smt. Dayawanti Debi**, sold, transferred ALL THAT piece & parcel of Land measuring about 4 Cottah 00 Chittak 17 sq. ft. more or less along with a Office-cum-Factory Shed (made of brick walls and partly tiled & partly asbestos roofs) thereon measuring more or less 2296.00 sq. ft. comprised in Mouza - Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, R.S. No. 12 under C.S. Khatian No. 1194, R.S. Khatian. 340, R.S. Dag No. 3404, 3405 & 3406, A.D.S.R.O. Cossipore, Dum Dum, within the limits of Kamarhati Municipality being Municipal Holding No. 321, under Ward No. 11, premises No. 3D, Feeder Road, P.O + P.S. Belghoria, Kolkata -700 056, in the district of North 24 Parganas, to **M/s Special Springs**, a Partnership Firm, having its Registered Office-cum- Factory at 3D, Feeder Road, P.S- Belgharia, Kolkata-700056 in the district of North 24 Parganas, represented by its Partners, namely **(1) Sri Ajoy Kumar Sen**, son of Late Upendra Chandra Sen, by faith-Hindu, by occupation- Business, residing at Skyline Co-operative Housing Society Ltd., Flat No. 108, 2 Bidhan Sishu Sarani, P.S. Maniktala, Kolkata- 700054, **(2) Sri Ram Krishna Sengupta**, son of Late Charu Chandra Sengupta, by faith-Hindu, by occupation- Business, residing at 110, Kabi Nabin Sen Road, P.S. Dum Dum, Kolkata: 700028, **(3) Sri Tapash Sengupta**, son of Late Charu Chandra Sengupta, by faith-Hindu, by occupation- Business, residing at Mangalam Apartment Flat-B, 58C, Becharam Chatterjee Road, P.S. Behala, Kolkata: 700061 **(4) Sri Arindam Sen**, son of Sri Ajay Kumar Sen, by faith-Hindu, by occupation- Business, residing at Skyline Co-operative Housing Society Ltd., Flat No. 108, 2 Bidhan Sishu Sarani, P.S. Maniktala, Kolkata: 700054, by virtue of registered Deed

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of Conveyance executed on dt. 31-10-2006, Registered before A.D.S.R- Cossipore Dum Dum on dt. 19-03-2013, and recorded in Book No. I, C.D. Volume No. 8, Pages from 498 to 519, being Deed No. 03201 for the year 2013.

AND WHEREAS after purchasing the same the said **M/s Special Springs** mutated its name in the records of Kamarhati Municipality and enjoying the same free from all encumbrances and paying taxes regularly.

AND WHEREAS one of the partner of M/s Special Springs, namely Ajoy Kumar Sen, died intestate on dt. 10-12-2012, leaving behind his wife namely **Smt. Shila Sen**, and one son namely **Sri Arindam Sen**, one daughter **Payel Sen**, as his surviving legal heirs & successors, herein after called the said **Confirming Party**.

AND WHEREAS the said **Smt. Shila Sen, Sri Arindam Sen, Payel Sen**, are jointly inherited the share of above said property left by Late Ajoy Kumar Sen, in respect of 1/3rd share each according to Hindu Succession Act 1956.

AND WHEREAS the said **Payel Sen** executed a General Power of Attorney, in favour of **Sri Arindam Sen**, by virtue of registered Power of Attorney on dt. 29-01-2013, which was registered in the office of A.D.S.R. Cossipore Dum Dum, and recorded in Book No. IV, CD. Volume No. 1, Pages from 1336 to 1346, being Deed No. 00127 for the year 2013.

AND WHEREAS after death of the said Ajoy Kumar Sen, the others partners of M/s Special Springs had executed a New Partnership Deed on dt. 11-12-2012 after settlement, which was Notarized by Mishree Lal Shaw, Advocate, Sealdah Court, Notary Public, Govt. of West Bengal, Regd. No. 85/07.

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AND WHEREAS the partners of **M/s. Special Springs**, got mutation from BL-LRO in L.R. Plot No. 12995, L.R. Khatian No. 10595, 10596, 10597, 10598 and the Classification of Land is Bastu.

AND WHEREAS the present vendor namely of **M/s. Special Springs** and the **confirming party** namely **Smt. Shila Sen, Sri Arindam Sen & Payel Sen**, agreed to sale, transferred and grant ALL THAT peace & parcel of Land **measuring about 4 Cottah 00 Chittak 17 sq. ft.** more or less along with a Office-cum-Factory Shed (made of brick walls and partly tiled & partly asbestos roofs) thereon measuring more or less 2296.00 sq. ft. comprised in Mouza - Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, R.S. No. 12 under C.S. Khatian No. 1194, R.S. Khatian. 340, R.S. Dag No. 3404, 3405 & 3406, L.R. Plot No. 12995, L.R. Khatian No. 10595, 10596, 10597, 10598, A.D.S.R.O. Cossipore, Dum Dum, within the limits of Kamarhati Municipality being Municipal Holding No. 321, under Ward No. 11, premises No. 3D, Feeder Road, P.O + P.S. Belghoria, Kolkata -700056, Dist- North 24 Parganas, to **M/s. RAKTAMBARA CONSTRUCTION PVT. LTD.** by virtue of a Registered Deed of Conveyance on dt. 14-06-2024, registered before ADSR-Belghoria, and recorded in Book No. I, Volume No. 1526-2024, Pages from 79942 to 79972, being Deed No. 152602661, for the year 2024 and mutated its name in local Kamarhati Municipality and paying taxes regularly and seized and possessed the said property well and sufficiently and had been enjoying the same joint owners thereof.

AND WHEREAS the vendor herein, was desired to construct a multi-storied building on the said plot of Land **which is morefully and particularly mentioned in Schedule "A" hereunder written.**

HISTORY OF THE PROPERTY (Schedule-B)

WHEREAS One **Gharbharan Singh** since deceased took settlement of the property in schedule along with other properties measuring about 6 (Six) Bighas of land more or less of Mouza Ariadaha- Kamarhati, P.S. Baranagar nor Belghoria, within the jurisdiction of Kamarhati Municipality, comprised in part of Dag No. 3404, 3405 and 3406 out of Khatian No. 1194, J.L. No. 1, R.S. No. 12, Touzi No. 173, from Zamindar namely Nabakrishna Roy Choudhury and others free from all manner and encumbrances.

AND WHEREAS while the said Gharbharan Singh was in exclusive possession and enjoyment of the said land along with structure standing thereon, unfortunately died intestate leaving behind Shew Narayan Singh son of Late Sitaram Singh and Ram Surat Sinha son of Late Keswari Sinha as his only legal heirs and successors who became the joint owners of the said property by way of inheritance.

AND WHEREAS while the said legal heirs of the deceased Gharbharan Singh were in use and enjoyment of the said property by constructed chinta bera wall tile shed room privies etc and also by paying rents and taxes regularly and punctually jointly for their convenient and for better use and enjoyment and also to avoid any future disputes or litigation and differences between them in enjoyment of the said property they amicably partition the same by way of family amicably arranged separation or partition in equal share free from all manner and encumbrances.

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AND WHEREAS through the said family arranged separation or through the said amicably partition between them the said Ram Surat Sinha got the fifty percent demarcated share of the said property and while he was in exclusive possession and enjoyment of the said allocated property free from all manner and encumbrances, unfortunately died intestate on 18-02-1993 leaving behind his only wife namely Smt. Dayawanti Devi as his only legal heirs and successors who became the absolute owner of the property in schedule along with other properties by way of inheritance.

AND WHEREAS since then the said Smt. Dayawanti Devi, seized and possessed of the said property by remodeled and reconstructed the structure standing thereon and converted it into brick built wall tile shed structure free from all manner and encumbrances, charges, liens etc and/or any claim or any interference from any other person or persons and also without any interruption from any person or persons.

AND WHEREAS the said Smt. Dayawanti Devi, sold, transferred ALL THAT piece & parcel of Land measuring about 10 Chittaks 00 sq. ft. more or less along with R.T. Shed measuring about 300 sq. ft. lying & situated at Mouza -Ariadaha Kamarhati, J.L. No. 1, R.S. No. 12, Touzi No. 173, comprising in part R.S. Dag No. 3404, Khatian. 1194, within the limits of Kamarhati Municipality being Municipal Holding No. 321, under Ward No. 11, premises No. 3D, M.M. Feeder Road, P.O + P.S. Belghoria, Kolkata -700056, in the district of North 24 Parganas, to **SMT. NIRMALA RAI** wife of Krishna Rai, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at Block L/9, Saswati Housing Estate, 87/1, A.K.

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Mukherjee Road, P.O- Nowapara, P.S- Baranagar, Kolkata 700090, District- North 24 Parganas, by virtue of registered Deed of Conveyance executed on dt. 11-08-2011, Registered before A.D.S.R- Cossipore Dum Dum, and recorded in Book No. I, C.D. Volume No. 20, Pages from 11129 to 11141, being Deed No. 06936 for the year 2011.

AND WHEREAS after purchasing the same the said **SMT. NIRMALA RAI** mutated her name in the records of Kamarhati Municipality and enjoying the same free from all encumbrances and paying taxes regularly and has every rights to transfer the same.

AND WHEREAS the said **SMT. NIRMALA RAI**, agreed to sale, transferred and grant ALL THAT peace & parcel of Land measuring about 10 Chittaks 00 sq. ft. more or less along with R.T. Shed measuring about 300 sq. ft. lying & situated at Mouza -Ariadaha Kamarhati, J.L. No. 1, R.S. No. 12, Touzi No. 173, comprising in part R.S. Dag No. 3404, Khatian. 1194, within the limits of Kamarhati Municipality being Municipal Holding No. 321/3, under Ward No. 11, premises No. 3D, M.M. Feeder Road, P.O + P.S. Belghoria, Kolkata -700056, Dist- North 24 Parganas, to **M/s. RAKTAMBARA CONSTRUCTION PVT. LTD.,** by virtue of a Registered Deed of Conveyance on dt. 16-08-2024, registered before ADSR-Belghoria, and recorded in Book No. I, Volume No. 1526-2024, Pages from 119096 to 119120, being Deed No. 152603946, for the year 2024, and they mutated their names in local Kamarhati Municipality and paying taxes regularly and seized and possessed the said property well and sufficiently and had been enjoying the same joint owners thereof.

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AND WHEREAS the vendor herein, was desired to construct a multi-storied building on the said plot of Land **which is morefully and particularly mentioned in Schedule "B" hereunder written.**

AND WHEREAS after registration of the above mentioned Deeds, the land owners applied for **amalgamation** of above mentioned two holdings and premises to be the competent authority of the said Kamarhati Municipality and **after such amalgamation new holding is _____**, under word No. 11 and new premises No. 3D, M.M. Feeder Road, P.O + P.S- Belghoria, Kolkata-700056, Dist-North 24 Parganas, **which is morefully and particularly mentioned in Schedule "C" hereunder written.**

AND WHEREAS the said vendor has developed the said land by putting up new building in accordance with the building plan duly sanctioned by the Kamarhati Municipality vide Sanction No. SWS-OBPAS/2115/2024/0523 dt. 09-01-2025 for construction of a building thereupon.

And whereas after obtaining the sanctioned building plan Vide No. SWS-OBPAS/2115/2024/0523 dt. 09-01-2025 from the competent authority of Kamarhati Municipality and **M/s. RAKTAMBARA CONSTRUCTION PVT. LTD.**, the land Owner / Vendor herein started the construction work of the aforesaid multistoried building over ALL THAT piece and parcel of a plot of Bastu Land measuring an area of **about 05 Cottah 11 Chittaks** more or less together with structure standing thereon and all easement rights over the said property which is lying and situated at Mouza - Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, R.S. No. 12 under C.S. Khatian No. 1194, R.S. Khatian. 340, R.S. Dag No. 3404, 3405 &

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3406, L.R. Plot No. 12995, L.R. Khatian No. 10595, 10596, 10597, 10598, A.D.S.R.O. Cossipore, Dum Dum, within the limits of Kamarhati Municipality being Municipal Holding No. 321, under Ward No. 11, premises No. 3D, Feeder Road, P.O + P.S. Belghoria, Kolkata -700 056, in the district of North 24 Parganas, in accordance with the above mentioned building plan duly sanctioned by the Kamarhati Municipality now the said multistoried building is completed in all respects, habitable condition in all manners and ready for use and occupation.

AND WHEREAS the Land owner / vendor hereto owing to its lawful reasons declare to sell one **Flat** (South-West facing), on the **1st Floor** for **residential** purpose measuring more or less **1138 sq. ft. Super built up area (@ 4250/- per sq. ft. on Super built up area)** equivalent to measuring more or less **910 sq. ft. Covered area** together with undivided un-demarcated impartible proportionate share of land underneath of the said Multistoried building (G+4), at a total price of **Rs. 48,36,500/-** (Rupees- Forty Eight Lakh Thirty Six thousand Five Hundred) only.

AND WHEREAS the purchasers hereinafter being fully satisfied the title of the vendors / developer in respect of the said **Flat being No.____** (South-West facing), on the **1st Floor** and after inspection relevant papers and documents (title Deeds and documents, papers of the said vendors/ Developer relating to the said plot of Land and sanctioned plan, dimensions, measurements, specifications and other details whatsoever connecting the said building, flat) has agreed to purchase the said **Flat being No.____** on the **1st Floor**, measuring about more or less **1138 sq. ft. Super built up area equivalent to measuring about ____sq. ft.**

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Cover area more or less equivalent to measuring about ____sq. ft. Carpet area more or less, which is morefully and particularly mentioned in Schedule "D" hereunder written.

AND WHEREAS the Purchasers entered into an Agreement for sale, with the Land owner / Vendor for the purchase of said Flat which was registered before ADSR-_____ on dt. _____, and recorded in Book No. I, Volume No. _____, Pages from _____, **being No. _____**, for the year _____ and thereafter the purchasers has paid the balance consideration amount through Cheque or Draft or NFFT or RTGS in favour of the Land owner / vendor.

AND WHEREAS the Purchasers has paid the full consideration money from time to time as per memo below to the Land owner / Vendor and got the possession of the said Flat and have now requested the Land owner / Vendor to transfer the said Flat in their favour by a registered Deed of Conveyance.

NOW THIS INDERTURE WITNESSETH AS FOLLOWS :

In pursuance of consideration of the said sum of Rs. /- (Rupees-
Lakh thousand Hundred) only for the flat of the lawful money paid by the purchasers to the Developer particularly described in the memo Consideration written below on or before the execution of these presents (the receipts whereof in full and the Developer do hereby admit and acknowledge and render the all earlier receipts of the said sum invalid and release, discharge and acquit the purchasers from the said amount and every part thereof as also the said flat) and the Vendors and the developer doth hereby indefeasibly grant, sell, convey, transfer, assign, assure and relinquish their all

right, title and interest and deliver possession and the developer confirm the sale and thereby release and assign its right and interest unto the purchasers, their heirs, executors, administrators, legal representatives and assigns free from all encumbrances, attachments and other defects in title ALL THAT the ownership of a self contained Flat being No. __, which **Super built up area** measuring about **1138 sq. ft.** more or less **equivalent to measuring about ____ sq. Cover area more or less equivalent to measuring about ____ sq. ft. Carpet area more or less,** with tiles flooring on the 1st floor of the said premises, morefully and particularly described in the schedule-“D” hereunder written and demarcated in the annexed plan and therein bordered in Red ink together with lateral, vertical, overhead, underneath support and supporting and inserting beams with half the depth in all joints above between its ceiling above and the floor below and with full ownership of all doors, windows, fittings, fixtures both sanitary and electrical together further with undivided proportionate impartable share or interest in the land comprising the said premises TOGETHER WITH undivided proportionate right in the common areas and facilities in the said premises marked as common areas in common with the other flat owners or lawful occupiers of the said building and the common areas as set out and described in the schedule hereunder written TOGETHER WITH all deeds, pattahs, muniments of the title whatsoever in anywise relating to or concerning the said property or any part thereof which now or hereinafter shall or may be in possession or control of the vendors or any other person or persons from whom they may procure the same without any action in law or in equity and all rights and advantages of the vendors by and under the covenant for production of relevant title deeds, relating to the entire property

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AND TO HAVE AND TO HOLD the said "Flat" hereditaments hereby granted sold, conveyed, transferred, assured, expressed so to be including the rights of way etc. as stated above unto and to the use of the purchasers absolutely and forever and free from all encumbrances AND THE vendors and the developer do hereby covenant with the purchasers THAT NOT WITH SATNDING any act, deed or think whatsoever, by the vendors and the developer or by any of their predecessor in interest or any person lawfully or equitably claiming, by form, through, under or in trust for them made, done, committed, omitted or knowingly suffered to the contrary the vendors and the developer now have in themselves good right, full power and absolute authority to GRANT, SELL, CONVEY, TRANSFER, ASSGIN AND ASSURE the said "Flat" hereby GRANTED, SOLD, CONVEYED AND ASSURED AND TRANSFERRED OR INTENDED OR EXPRESSED so to be, unto and to the use of the purchasers in the same manner aforesaid AND it shall be lawful for the purchasers from time to time and at all times hereafter peaceably and quietly to enter upon, possess, occupy and enjoy the said flat and every part thereof described in the SCHEDULE-"E" hereunder written with every right to sell, gift, bequeath or in any way transfer or alienate the said Flat and to receive all rents, issues and profits thereof and of every part thereof to and for their use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever for or by the VENDORS or the DEVELOPER or by any person or persons lawfully or equitably claiming or to claiming through, by, under or in trust for them AND THAT FREE AND CLEAR AND FREELY AND CLEARLY AND ABSOLUTELY acquitted, exonerated and forever discharged or otherwise by the vendors and the developer well and sufficient saved, defended and kept harmless and indemnified of, from and

against all former and other estates, titles, changes, and encumbrances whatsoever, had, made executed, created, occasioned or suffered by the vendors and the developer or any other person or persons lawfully equitably claiming or to claim, by , from, under or in trust from them, AND further that the vendors and all other persons having or lawfully or equitably claiming any estate or interest whatsoever in the said flat or any part thereof from under or in trust for the vendors shall and from time to time and at all time hereafter at the request and cost of the purchasers, do, execute and perform or cause to be done, executed and performed all such further and other lawful reasonable acts, deeds, things and assurances in respect of the said flat, whatsoever for the better and more perfectly assuring the said flat and every part thereof described in the schedule-“E” hereunder written unto and to the purchasers in the manner aforesaid as by the purchasers shall be reasonably required.

AND THIS INDENTURE FURTHER WITNESSETH AS FOLLOWS:-

1. The Purchasers agree to be a member of a society or an association with the owners of other flats in the building for maintenance and repairing in need in future, of the external portion of the building premises including rain water pipes, soil pipes, pump and water pipes, common electric wiring, cleaning and lighting of the common passage of the building and also remain agreed to bear the proportionate cost and expenditure of the same to be decided by the society / association of co-owners of other flats of this building.
2. The purchasers shall be entitled to effect mutation of their names as the owners of the said flat in the records of the local municipality and other

competent authorities at their own costs and the vendors / Developer agreed to give their consent for the same.

3. In the event of any amount becoming payable in respect of the said property and /or the said building constructed therein by way of taxes, levies and or any account whatsoever to the states/central government and/or Kamarhati Municipality and /or any competent authority or for any betterment fees, development charges and/or any other payments of similar nature, the purchasers shall bear and pay the proportionate share for the flat towards the same to the said association / society as and when demanded.

4. The Purchasers shall decorate and always enjoy the right of any repairing within the said flat in need, keep and maintain at their own cost the inside of the said flat and every part thereof hereby purchased by their in good ordered condition and shall abide by all rules, laws and regulations of the state/ central government or municipality and all other appropriate authorities and local bodies and shall remain answerable and responsible for all deviation and violation of regulations in respect thereof.

5. In addition to the rights and privileges to which the purchasers shall be entitled according to the law for the time being in force in respect of the said land and the said flat in the said property the purchasers shall be entitled to inter alia the all common amenities and facilities.

6. The purchasers shall be entitled to let out, lease, sell, mortgage, gift, transfer or in any deal with or dispose of the said flat in the said building together with

undivided, un-demarcated impartibly proportionate share interest and conditions herein contained.

7. The Purchasers shall use the said flat for lawful residential purpose and shall not use the same in such manner which may like to cause annoyance or nuisance to other owners of the other flats in the said building nor shall use the same for any illegal, immoral and / or for any purpose against public policy.

8. That the right of purchasers shall remain to enjoy in common to undivided proportionate share of land and properties appurtenant thereto and the open space, side space and back space in the said premises and common space portion / parts / amenities / Conveyance as described in the schedule hereunder written.

9. The said flat shall always be used by the purchaser's only purpose of residence.

10. The Purchasers shall join other owners/ occupiers of the building in the society, association or company already existing for maintaining the said building and the common areas of the said building and shall abide by all laws, bye laws, rules and regulation of such society or association pay proportionate the necessary taxes, revenue and maintenance charges of the said building and common portion / parts / amenities / conveyances thereof and shall observe and perform all rules and bye laws as such society, association or company.

11. The cost of maintaining, replacing, white washing, painting and decorating the main structure particularly the common portions of the terrace and structure of the building, rain water pipes, water tanks, motors pumps, and electrical wire,

sewerages, drains and all other common parts of the fixtures, fittings and equipments in, under or upon the building enjoyed or used in common by the purchasers and occupier thereof shall be borne by the said society or association.

12. The purchasers shall be liable and agree to make payment of the proportionate share or maintenance and service charges regularly and punctually to the said society or association.

13. In the event of any capital expenditure for repairs, maintenance etc for common purpose the purchasers shall be liable to make payment of the proportionate share as shall be determined by the said society or association.

14. The purchasers shall be liable to make payment of municipal rates, taxes and outgoings in respect of their flat in full.

15. The purchasers shall have the absolute right to mutate their name in local Municipality office and B.L.& L.R.O office, pay the taxes of their respective portion to be separately assessed by the authorities.

16. To use in common with other occupiers and owners of flats of the building, the common areas and facilities as described in the schedule hereinafter written.

17. The purchasers shall have the right of access to the ultimate top roof of the said building only for the purpose of fixing television antenna, dry clothing etc, without causing inconvenience to the other co-owners and occupiers of the building.

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SCHEDULE "A" ABOVE REFERRED TO

ALL THAT peace & parcel of Bastu Land **measuring about 04 Cottah 17 Chittaks** be the same a little more or less along with **2296 sq. ft. more or less** together with water connection and electric connection and right to use common passage attached with land along with other amenities and liabilities, easement and quasi-easement right attached with the land which is lying & situated at Mouza - Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, R.S. No. 12 under C.S. Khatian No. 1194, R.S. Khatian. 340, R.S. Dag No. 3404, 3405 & 3406, L.R. Plot No. 12995, L.R. Khatian No. 10595, 10596, 10597, 10598, A.D.S.R.O. Belghoria, within the limits of Kamarhati Municipality being Municipal Holding No. 321, under Ward No. 11, premises No. 3D, Feeder Road, P.O + P.S. Belghoria, Kolkata -700 056, in the district of North 24 Parganas, together with all easement & all other right and the land butted and bounded by following:-

ON THE NORTH : House of Smt. Jyotsna Sarkar.
ON THE SOUTH : 12 ft. wide Municipal Road.
ON THE EAST : 6 ft. wide Municipal Road.
ON THE WEST : 6 ft. wide Municipal Road.

SCHEDULE "B" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about **10 (Ten) Chittaks and 00 (Zero) Sq. ft.** be the same a little more or less along with R.T. Shed measuring about 300 sq. ft. more or less, lying & situated at Mouza -Ariadaha Kamarhati, J.L. No. 1, R.S. No. 12, Touzi No. 173, comprising in part R.S. Dag No. 3404, Khatian No. 1194, within the limits of Kamarhati Municipality being Municipal Holding No. 321/3, under Ward No. 11, premises No. 3D, M. M. Feeder Road, P.O + P.S.

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Belghoria, Kolkata -700056, in the district of North 24 Parganas, which is butted and bounded by following:-

ON THE NORTH : Purchaser's Property.
ON THE SOUTH : 11'-0" wide Municipal Passage.
ON THE EAST : 10 ft. wide Municipal Passage.
ON THE WEST : Purchaser's Property.

SCHEDULE "C" ABOVE REFERRED TO
(Amalgamated Property)

ALL THAT peace & parcel of Bastu Land **measuring about 05 Cottah 11 Chittaks** be the same a little more or less along with structure standing thereon and together with water connection and electric connection and right to use common passage attached with land along with other amenities and liabilities, easement and quasi-easement right attached with the land which is lying & situated at Mouza - Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, R.S. No. 12 under C.S. Khatian No. 1194, R.S. Khatian. 340, R.S. Dag No. 3404, 3405 & 3406, L.R. Plot No. 12995, L.R. Khatian No. 10595, 10596, 10597, 10598, A.D.S.R.O. Belghoria, within the limits of Kamarhati Municipality being Municipal Holding No. 321, under Ward No. 11, premises No. 3D, Feeder Road, P.O + P.S. Belghoria, Kolkata -700 056, in the district of North 24 Parganas, together with all easement & all other right and the land butted and bounded by following:-

ON THE NORTH : House of Smt. Jyotsna Sarkar.
ON THE SOUTH : 12 ft. wide Municipal Road.
ON THE EAST : 10 ft. wide Municipal Passage.
ON THE WEST : 6 ft wide Municipal Road.

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SCHEDULE "D" ABOVE REFERRED TO
(Description of the Workshop Convey)

ALL THAT piece and parcel of **tiles** flooring residential South-West facing **Flat being No. ____** on the **floor** measuring about **sq. ft. Super built up area** more or less equivalent to measuring about **sq. ft. Covered area** more or less, equivalent to measuring about **sq. ft. Carpet area** more or less, consisting with **_** bed rooms, **_** dining cum drawing, **_** balcony, **_** privy bathrooms, together with undivided un-demarcated proportionate share of Land in the land described in the schedule "C" herein on the said multi-storied building **including lift facility** premises at 3D, M. M. Feeder Road, P.O + P.S- Belghoria, Kolkata- 700056, within the Jurisdiction of Kamarhati Municipality Area, Dist- North 24 Parganas.

SCHEDULE "E" ABOVE REFERRED TO
(COMMON AREA & FACILITIES)

1. The common space of the said building.
2. The foundation column, girders, beams, supports main walls, main gate of the premises and the Land lying to the building.
3. The installation for common services such as the drainage systems in the premises water supply arrangements in the premises and electrical connection and other civil connection and Civil amenities of the said premises.
4. The reservoir on the roof of the top floor of the building, pump, and motor, and all apparatus and installations in the premises for the common use.
5. Total sanitary system of the said building.

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6. Ultimate roof of the said premises.
7. All other areas, facilities and amenities in the premises, which ever intended for common use.
8. Common passage leading from main road to the building to be utilized by the vendor and/or occupiers of flat of both the building constructed upon the property mentioned in the schedule hereunder.
9. Boundary wall and the main gate.
10. Such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the said building as are necessary for use of the said flat space in common.
11. Staircase & Lift of all the floors of the said building and the ultimate roof of the said premises.
12. Staircase landings & Lift on all the floors of the said building.
13. Common passage including the main entrance.
14. Water pump and water tank and water supply arrangement.
15. Electric service line and electric main line wiring electric meter for pump installation in the building and in.

SCHEDULE "F" ABOVE REFERRED TO
(COMMON EXPENSES)

1. All costs of maintenance operation, repairing, whitewashing painting reconstructing decorating re-decorating etc.

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2. All charges for supplies of common utilities for the building.
3. Municipal taxes and other outgoing save those as are separately assessed on the respectively.
4. Costs and charges of establishment for maintenance of the said building.
5. Charges for durwans, sweeper and other workers
6. All expenses referred to above shall be borne and paid proportionately by the purchasers on and from the date of making over possession.

IN WITNESS WHEREOF the Vendors, Developer and Purchasers above named have subscribe their respective hands hereto in presence of witness on the day, month and year first above written.

WITNESSES :-

1.

1.

2.

2.

3.

4.

Signature Land Owner / Vendor

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1.

2.

Signature of the Purchasers

Drafted & prepared by

(BIMAL KUMAR BAG)
ADVOCATE,
Barrackpore Court.

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MEMO OF CONSIDERATION

Received sum of **Rs.** /- (Rupees- Lakh thousand
Hundred) only from the above named purchasers towards the
consideration money in the following manner.

Cheque/D.D. No.	Date	Bank & Branch	Amount (Rs.)
TOTAL			
Rupees-	Lakh	thousand	Hundred only

WITNESSES :-

1.

1.

2.

2.

3.

4.

Signature of the Land Owner / vendor