

DEED OF CONVEYANCE

P.S. SHIBPUR, DISTRICT – HOWRAH

SETFORTH VALUE – Rs. /- ONLY.

THIS INDENTURE made this day of June, Two Thousand Twenty
Five (2025)

B E T W E E N

MESSRS MANGLA GOURI CONSULTANTS PRIVATE LIMITED (PAN-AABCM7670E, a Registered Private Company Limited by shares incorporated under the Indian Companies Act, having its Registered Office at 46A/33/3, Shibpur Road, Police Station Shibpur, District Howrah, represented by one of its Directors- SRI AVIJIT GHOSH (PAN-ADRP5982D Aadhaar No.), son of Late Gopal Chandra Ghosh, by faith- Hindu, by occupation- Business, residing at 59, Dharmatala Lane, P.O. & Police Station- Shibpur, District- Howrah, Pin- 711102, hereinafter referred to as the **OWNER/VENDOR** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

A N D

hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and/or assigns) of the **S E C O N D P A R T**.

WHEREAS, one Probodh Bala Debi, wife of Amulya Bandopadhyay was the owner and occupier of the properties comprised within Howrah Municipal Corporation Ward No. 32, Holding no. 67, Shibpur Road; 69, Shibpur Road, 70, Shibpur Road and 71, Shibpur Road, all within Police Station- Shibpur, District- Howrah.

AND WHEREAS originally all the said properties comprised within a single holding and the said Probodh Bala Debi purchased the same by means of two separate Deeds of Sale, the first of them having been executed on 5th

May 1915 and registered in Book I, Volume No. 22, Pages- 68 to 73, Being No. 1869 for the year 1915 of the office of the District Sub-Registrar, Howrah and the other one having been executed on 21st August 1921 and registered in Book No. I, Volume No. 2412, Pages- 251 to 255, Being No. 3094 for the year 1921 of the office of the District Registrar, Howrah on 23rd August 1921 of the office the District Sub-Registrar of Assurance, Howrah

AND WHEREAS while possessing the said properties overtly on exercising of all lawful rights, the said Probodh Bala Debi had the said properties mutated in her name in the then Howrah Municipality and the total property was sub divided in four separate holdings, viz. 67, Shibpur Road containing land measuring about 09 Cottahs 06 Chhataks and 40 Square feet including structures and a tank, 69, Shibpur Road containing land measuring about 01 Cottah 03 Chhataks and 08 Square feet and structures standing thereon, 70, Shibpur Road containing land measuring about 08 Cottahs 07 Chhataks and 33 Square feet and structures standing thereon and 71, Shibpur Road containing land measuring about 02 Cottahs 07 Chhataks and 40 Square feet and structures standing thereon.

AND WHEREAS the said Probodh Bala Debi thereafter passed away and as her husband had predeceased her, her three sons viz. Haradhan Banerjee, Amarnath Banerjee and Biswanath Banerjee and four daughters viz. Annapurna Mukherjee, Angshumala Mukherjee, Aparna Chattopadhyay and Aruna Chattopadhyay

AND WHEREAS the said Biswanath Banerjee thereafter passed away intestate surviving his wife, namely- Mrs. Katyani Banerjee, one son namely- Sri Samir Kumar Banerjee and five daughters, namely- Mrs. Jolly Banerjee, Mrs. Manjushree Mukherjee, Mrs. Polly Banerjee, Mrs. Lily Bhattacharya and Mrs. Shelly Roy.

AND WHEREAS amongst the daughters of the said Probodh Bala Debi, the said Annapurna Debi and her husband Sudhir Mukherjee, both passed away intestate and issueless and her share in the properties of her mother reverted back to the other heirs of her mother.

AND WHEREAS the second daughter of Probodh Bala Debi namely- Smt. Angshumala Mukherjee also passed away intestate and her husband Shyama Charan Mukherjee both died intestate and her share in the property of her mother devolved upon her four sons namely- Sri Akshay Kumar Mukherjee, Sri Achintya Kumar Mukherjee, Sri Amitava Mukherjee and Ananta Kumar Mukherjee, and five daughters namely- Smt. Purnima Banerjee, Smt. Meghamala Banerjee, Smt. Sanghamitra Seal, Smt. Paromita Ghatak and Amiya Roy Chowdhury.

AND WHEREAS the said Ananta Kumar Mukherjee's share in the said property was inherited by his wife Smt. Rita Mukherjee and only son Sri Sumalya Mukherjee, respectively and the share of the said Amiya Roy Chowdhury was inherited by her husband Sri Kshitindra Roychowdhury and only son namely- Sri Kaushik Roychowdhury respectively.

AND WHEREAS the said Aparna Chattopadhyay also died intestate and as her husband Sambhunath Chattopadhyay was also dead, her share was inherited by her two sons Sri Triptimoy Chattopadhyay and Banikanta Chattopadhyay and on the demise of the said Banikanta Chattopadhyay, his share had devolved upon his wife namely- Smt. Sanghamitra Chattopadhyay and only daughter namely- Smt. Sanchayita Dey.

AND WHEREAS the said Aruna Chattopadhyay also died intestate and as her husband Harish Chandra Chattopadhyay was also dead, her share was inherited by her daughter Smt. Indira Bandopadhyay and son namely- Sri Tanmoy Chattopadhyay.

AND WHEREAS thus becoming the owners of the said properties, the aforesaid legal heirs of Probodh Bala Debi were enjoying and possessing the same jointly and overtly by exercising all sorts of indefeasible right, title and interest thereon.

AND WHEREAS thereafter due to need of money the aforesaid Sri Haradhan Banerjee, Sri Amarnath Banerjee, Mrs. Katyani Banerjee, Sri Samir Kumar Banerjee, Mrs. Jolly Banerjee, Mrs. Manjushree Mukherjee, Mrs. Polly Banerjee, Mrs. Lily Bhattacharya, Mrs. Shelly Roy, Sri Akshay Kumar Mukherjee, Smt Rita Mukherjee, Sri Sumalya Mukherjee, Sri Achintya Kumar Mukherjee, Sri Amitava Mukherjee, Sri Kshitindra

Roychowdhury, Sri Kaushik Roychowdhury, Smt. Purnima Banerjee, Smt. Meghamala Banerjee, Smt. Sanghamitra Seal, Smt. Paromita Ghatak, Sri Triptimoy Chattopadhyay, Smt. Sanghamitra Chattopadhyay, Smt. Sanchayita Dey, Smt. Indira Bandopadhyay, Sri Tanmoy Chattopadhyay, sold, transferred and conveyed the aforesaid and Schedule mentioned property totally measuring about 12 Cottahs 08 Chittaks 02 Sq.ft. Bastu land together with structure in favour of the Vendor herein by three separate registered Deeds of Sale which were duly executed on 12th day of October, 2007 and registered on 15.10.2007 before District Sub-Registrar, Howrah and recorded in (i) Book No. I, CD Volume No. 3, Page from 1440 to 1456, Being No. 06288 for the year 2007, the property measuring about 04 Cottahs 06 Chittaks 03 Sq.ft. situated at holding No. 70, Shibpur Road, P.S. Shibpur, District- Howrah, (ii) Book No. I, CD Volume No. 3, Page from 1407 to 1424, Being No. 06290 for the year 2007, the property measuring about 01 Cottah 03 Chittaks 08 Sq.ft. situated at holding No. 69, Shibpur Road, P.S. Shibpur, District- Howrah and the property measuring about 03 Cottahs 04 Chittaks 43 Sq.ft. situated at holding No. 70(Part), Shibpur Road, P.S. Shibpur, District- Howrah and (iii) Book No. I, CD Volume No. 3, Page from 1325 to 1341, Being No. 06307 for the year 2007, the property measuring about 01 Cottah 01 Chittak 43 Sq.ft. situated at holding No. 67, Shibpur Road, P.S. Shibpur, District- Howrah and the property measuring about 02 Cottahs 07 Chittaks 40 Sq.ft. situated at holding No. 71, Shibpur Road, P.S. Shibpur, District- Howrah and gave physical possession in favour of the Vendor herein.

AND WHEREAS in the aforesaid by the strength of three separate Purchase Deed the Vendor herein became the absolute owner and occupiers of the First Schedule mentioned property totally measuring about 12 Cottahs 08 Chittaks 02 Sq.ft. and thereafter the Vendor herein amalgamated its purchased plots into one and compact plot by a registered Deed of Amalgamation which was registered on 08.08.2012 before Additional District Sub-Registrar, Howrah and recorded in Book No. I, CD Volume No. 12, Page from 846.... to 8480, Being No. 0615 for the year 2012.

AND WHEREAS after amalgamated his purchased plots of land the Vendor herein have also mutated his name in the records of Howrah Municipal Corporation, within the ambit of Howrah Municipal Corporation

Ward No. 32 and got new Holding Number being 69, Shibpur Road and it has also mutated its name in the records of L.R. Settlement Department and after mutation the Vendor has been allotted new L.R. Khatian No. 384.

AND WHEREAS the Vendor herein while seized and possessed of the said property desirous to invest its aforementioned property in a profitable manner by constructing multi-storied buildings in two Blocks viz. Block- 'A' & Block- 'B' therein and accordingly it has got a Plan sanctioned from the Howrah Municipal Corporation vide BRC No. 117/22-23 dated 22.08.2022 and the Vendor herein commenced construction of a multi-storied building over the said property consisting of several flats, Flats and other Units which is already constructed.

AND WHEREAS the Vendee of the Second Part hereto have inspected the Title Deeds of the property situated at Howrah Municipal Corporation Amalgamated Holding No. 69, Shibpur Road comprised within Mouza-Shibpur, J.L. No. 01, L.R. Dag Nos. 83 and 85 under L.R. Khatian No. 384, Howrah Municipal Corporation Ward No. 32, P.S. Shibpur District-Howrah, along with all easement rights of 8'-0" feet wide common passage in the Western side of the property under the Additional District Sub-Registry Office and District Sub-Registry Office at Howrah, i.e. of the First Schedule noted Property and after satisfied himself with the terms and conditions as laid down in the Deed of Agreement executed by the Vendor on and being satisfied with the title entered into an Agreement for Sale with the Vendor of the First Part.

AND WHEREAS the Vendee has taken inspection of all the documents of title of the Vendor and its allied papers and being satisfied about the non-encumbrance position of the land and premises the Vendee has approached to the Vendor for purchase of a self-contained Flat on the floor, measuring about Sq.ft. Carpet Area (..... Sq.ft. Covered area and Sq.ft. including Super built-up area) and the Vendor has agreed to sale the said FLAT as more fully described in Second Schedule hereunder written and depicted and delineated within RED border line in the annexed Map or Plan hereto at a total consideration of Rs...../- only for Flat and the Vendee has agreed to the said consideration amount.

AND WHEREAS the Vendor has agreed to sale and the Vendee has agreed to purchase the said Unit/Flat as referred to in the Second Schedule below free from all encumbrances, charges and liens.

AND WHEREAS in consideration of the above, the Vendor herein agreed to execute the Deed of Conveyance in favour of the Vendee herein in respect of the proportionate share or interest in the land comprised in the said Premises pertaining to the said Flat at or for the total consideration of Rs..... only for Flat paid by the Vendee to the Vendor as per Memo below.

AND WHEREAS the Vendor has no right, title, interest, claim and demand whatsoever or howsoever into or upon the said Unit/Flat and in any event the Vendor do hereby release, relinquish, disclaim, transfer and assign all his respective title, interest, claim or demand whatsoever or howsoever over and in respect of the said Unit unto and in favour of the Vendee herein.

NOW THIS INDENTURE WITNESSETH as follows :-

In pursuance of the said Agreement for Sale and in consideration of the said sum of Rs...../- only for acquiring the said Second Schedule noted Flat and G.S.T. will be paid as per Govt. Norms by the Vendee as and when required and undivided proportionate impartible share in the land underneath of the said premises and attributable to the said Unit paid by the Vendee to the Vendor (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admits and acknowledges to have received of and from the same and every part thereof the said Vendor do hereby forever acquit, release and discharge the said Vendee and the said undivided, impartible, proportionate share or interest in the land comprised in the said premises and attributable to the said **UNIT** hereby intended to be sold, transferred and conveyed) the said Vendor doth hereby grants, conveys, transfers, assigns and assures and the said Vendor doth hereby confirms and disclaims and disowns his respective rights **UNTO AND IN FAVOUR OF THE SAID VENDEE ALL THAT** the entirety of the Vendor's right, title, interest into or upon **ALL THAT** undivided impartible proportionate share or interest in the land underneath the Building comprised in the **SAID PREMISES** (more fully described in the First Schedule hereunder written and herein before and

hereinafter referred to as the said undivided share) and attributable and/or allocable to the said Flat more fully described in the Second Schedule hereunder written and the said Vendor doth hereby grants, transfers, releases and assures and the said Vendor doth hereby transfers, confirms, releases, disclaims and disowns all rights **UNTO AND IN FAVOUR** of the said Vendee in respect of **ALL THAT** the said Flat more fully described in the Second Schedule hereunder written and herein before and hereinafter called the said Flat unto and in favour of the Vendee herein **TOGETHER WITH** sewers, drains, water courses, passages, rights, lights, liberties, privileges, easements, appendages whatsoever thereto belonging or in any way appertaining thereto or with the same or any part thereof usually held, used, enjoyed or accepted or reputed or known to be a part or parcel or member or members thereof or appurtenant thereto **AND** all the estate, right, title, interest, property, claim and demand whatsoever or howsoever of the Vendor into or upon or in respect of the said undivided share in the said Flat **AND** the reversion or reversions, remainder or remainders and rents, issues and profits thereof, **TO HAVE AND TO HOLD** the said undivided proportionate share in the land and the said Flat and every part thereof and all other properties and rights hereby sold, granted, conveyed, transferred, assigned and assured or expressed intended so to be unto and in favour of the Vendee herein absolutely and forever from all encumbrances, charges, liens, lispendens and attachments of whatsoever or howsoever nature **TOGETHER WITH** the right of use of the common areas, portions and common parts comprised in the said building **AND** also the right of free ingress in and egress out from the said Flat **SUBJECT HOWEVER** to the Vendee making payment of the proportionate share of maintenance and other charges and expenses to be paid by the Vendee in respect of the maintenance and management of the common services (more fully and particularly mentioned and described in the Fourth Schedule hereunder written) **SUBJECT NEVERTHELESS** to the Vendee's covenant and observance, fulfillment and performance of all the restrictions, terms and conditions covenants and obligations herein stated **AND TOGETHER WITH** all the easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said undivided share and the said Flat belonging to the Vendee (more fully and particularly described and mentioned in the Fifth Schedule hereunder written) **EXCEPTING AND RESERVING** unto Vendor all the other persons deriving title under the

Vendor all the easements or quasi-easements and other rights and privileges (more fully and particularly mentioned and described in the Sixth Schedule hereunder written) **BUT OTHERWISE** free from all encumbrances and charges and as a transferable estate of inheritance absolutely and forever according to the nature of the said undivided share in the Said Flat.

THE VENDEE DOTH HEREBY COVENANT WITH THE VENDOR as follows :-

a) **THAT** the Vendee shall not be entitled for partition of the said property by means and bounds. It is agreed that the area mentioned in the Deed is including super built-up area comprised in the said Flat.

b) **THAT** the Vendee shall be liable to pay directly to the authority or contribute in proportion to the Floor area of the Flat hereby conveyed to the Vendee towards payment of Corporation Taxes and other outgoings i.e. payment of Government Revenue payable in respect of the property till the Co-operative Society has been formed among the Vendee and when the Co-operative to be formed then the same shall be made by the Vendee to the co-owners of the Flat/Flats/Garage in the Building represented by the Co-operative Society of the Vendees of the Flats/Shops/ Garage of the Building for said purpose.

c) **THAT** the Vendee also be entitled to sale, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Vendor or any other co-Owners who may have acquired and who may hereafter acquired any right, title, interest to those acquired by the Vendee under the terms of this conveyance.

d) **THAT** the Vendee shall not in any way obstruct the common passage, drive ways, landed area, roof or stair cases of the said property, not store thereto any rubbish or other materials, goods or furniture nor

shall do anything whereby the use or enjoyment of the said premises be in any way prejudicially affected or vitiated.

e) **THAT** the Vendee shall not demolish or remove any structure walls, doors, window, shutters in or over the said premises.

f) **THAT** the Vendee shall maintain at his own costs the said Flat in the same good conditions, state and order as being delivered to him and shall abide by all rules and regulations of the Society or any other authorities.

g) **THAT** the Vendee shall not make any structural addition or alteration in the said Unit or erect brick partition and keep heavy articles. The Vendee shall not keep or store any inflammable or combustible articles in the said Unit nor shall the Vendee do anything which may constitute any nuisance or annoyance to the occupiers of the other Unit/Flat in the said building.

h) **THAT** the Vendee shall not use the said unit for any illegal or immoral purposes. The Vendee may dispose of the Flat to any person in future.

i) **THAT** the Vendee shall not throw or accumulate any dirt, rubbish, rags or refuse in the Vendor's property or in the compound or any portion of the said building.

j) **THAT** the Vendee shall pay his proportionate share towards all outgoings in respect of the said property and also towards monthly service and maintenance charges for maintenance of common parts for common easements etc. and shall also separately pay the proportionate share of and other taxes in respect of the said property.

k) **THAT** until formation of Society or an Association amongst the Vendees, Flat Owner shall pay the proportionate share of the Corporation rates, taxes, sur-charges and water charges including multi-storied

building tax, charges if any assessed on the said property and the Building thereat.

l) **THAT** in the event of a Society or an Association being formed and registered by the Vendees of all Units in the said building the power and authorities of the Society or association so to be formed of the Vendee herein and other Vendees of the different Flats and Units shall be subject to overall authority and control of the Vendor as per existing law.

m) **THAT** notwithstanding anything to the contrary herein before contained if the Vendee failed to pay the common expenses, service charges and the charges for electricity consumed by him and or any amount becoming payable by the Vendee the Association or Co-operative Society shall be entitled to disconnect or otherwise to stop the supply of electricity, water in the said Unit until such time as the Vendee make full payment of the same.

n) **THAT** the Vendor shall have the conclusive right to possess, use and dispose of the roof and parapet walls as mentioned in the Second Schedule written hereunder.

o) **THAT** the Vendee shall arrange for the installation of separate electric meter in his own name and at his own costs for which purpose the Vendor shall bound to give no objection, if require, for arrangement of separate electric meter. The Vendor shall supply electricity temporarily in the said Flat on the floor and the Vendee shall pay the Bills proportionately as per his consumption till the electric line is installed in his name. The Vendee shall not be entitled to get supply of electricity from the Vendor if he fails to pay the electricity charges for two consecutive months.

p) **THAT** the Vendor shall arrange for installation of transformer at the cost of the Vendee in Vendee's Unit/Flat from the Corporation Authority or available service, but the Vendee shall pay the proportionate share of the electric charges to the Unit/Flat and cost of installation of transformer.

q) **THAT** the Vendee shall have to keep the said Flat in good substantial repair and to keep the said Flat in the Building in good repair to ensure supports and protection to the other parts of the Building in

good repair to ensure support and protection to the other parts of the said building as he now enjoy.

r) **THAT** the Vendee shall not do any kinds of damage in the main pillars/columns in which the Building stands on.

s) **THAT** the Vendor doth hereby indemnify the Vendee in this behalf and keep them sufficiently harmless against all such claim, question or demand.

t) The Vendor further covenant with the Vendee that the First Schedule property is not hit by any lien, lispence or Debutor or charge or attachment or acquisition or requisition or any scheme whatsoever and that the title of the Vendor in the said Flat as also proportionate share or interest in the land that is being conveyed to the Vendee by this instrument does not suffer from any latent or patent, defect of title such that the title obtained by the Vendee on the footing of this instrument.

u) **THAT** the Vendor covenant with the Vendee that the cost of the Vendee he shall execute and register all documents as may be necessary for further rectification of the title of the Vendee in the Flat together with undivided proportionate share and/or interest of the land and the right of common work/ facilities.

v) **THAT** the Vendor further covenant with the Vendee that he shall produce or cause to be produced all documents relating to the title of the Second Schedule Flat that are retained by his as and when are required by the Vendee.

w) **THAT** if any of the statements of this Deed be found to be not true and if no account of any infirmity the title of the Vendor in the Second Schedule Flat, the Vendee suffer any loss, the Vendor shall compensate the same with interest and shall come within the purview of law.

x) The Vendee and all other person or persons deriving title from under and in trust for the Vendor shall at all material times hereafter observe

and perform the restrictions more fully and particularly mentioned elsewhere in this presents.

y) The Vendee shall at all material times hereafter regularly and punctually make payment of all the Corporation rates and taxes and proportionately the other statutory taxes, ceases and impositions and expenses attributable to and or relating to the said undivided share in the Unit and/or relating to the maintenance of the said premises in which the said Unit is situated from the date the Vendee has taken possession of the said Flat.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Land and Said Premises)

ALL THAT piece and parcel of demarcated Amalgamated Bastu land measuring about 12 Cottahs 04 Chittaks 33 Sq.ft. be the same a little more or less along with newly constructed two multi-storied buildings Block- 'A' and Block- 'B' standing thereon situated at Howrah Municipal Corporation Amalgamated Holding No. 69, Shibpur Road comprised within Mouza- Shibpur, J.L. No. 01, L.R. Dag Nos. 83 and 85 under L.R. Khatian No. 384, Howrah Municipal Corporation Ward No. 32, P.S. Shibpur District- Howrah, along with all easement rights of 8'-0" feet wide common passage in the Western side of the property under the Additional District Sub-Registry Office and District Sub-Registry Office at Howrah. The property is butted and bounded as follows:- .

On the North	: Part of Holding Nos. 67, 70 and 71, Shibpur Road.
On the South	: Property of Bisakha Debi Pandit;
On the East	: Property of Paramananda Paul;
On the West	: 8'-0" feet wide common passage.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Flat)

ALL THAT one self contained marble flooring Flat being Flat No. on the Floor in Block- , measuring more or less Sq.ft. Carpet Area (..... Sq.ft. Covered area and Sq.ft. including Super built-up area) (**having lift facility**) consisting of Bedrooms, One

Living-cum-Dinning, One Kitchen, Verandah and Toilet/s etc. of the building together with undivided proportionate share and interest of the land described in the First schedule hereinabove written lying and situated over the First Schedule mentioned property situated at Howrah Municipal Corporation Amalgamated Holding No. 69, Shibpur Road comprised within Mouza- Shibpur, J.L. No. 01, L.R. Dag Nos. 83 and 85 under L.R. Khatian No. 384, Howrah Municipal Corporation Ward No. 32, P.S. Shibpur District- Howrah, along with all easement rights of 8'-0" feet wide common passage in the Western side of the property under the Additional District Sub-Registry Office and District Sub-Registry Office at Howrah, which is butted and bounded as follows :-

On the North :
 On the South :
 On the East :
 On the West :

The Flat hereby sold is more fully and particularly described and delineated with "RED" colour border in the Plan annexed to this Deed which is called a part of this Deed.

THE THIRD SCHEDULE ABOVE REFERRED TO

Common Parts – Common to the Co-owners of the Building.

1. Stair case on all the floors pertaining to the residential sections.
2. Staircase and landings on all floors.
3. Common lobby/passage on the ground floor exclusive to the residential portion.
4. Water pumps, water tank, pipe connection and other common plumbing installations.
5. Drains, sewerages and all fittings and fixtures of sanitary matters adjoining the septic tank.
6. Pump House.
7. Meter Room.
8. Main Gate and boundary walls.
9. Electrical equipments such as Electrical wearing in the common places.
10. Antennas positions.

11. Underground water reservoir and its fittings.
12. Common user roof for fixing antenna, inspection of water reservoir.
13. Lift.
14. That the Deed for sale of our project "ASHA BRIDGE VIEW APARTMENT" is in accordance to Annexure –A of West Bengal Estate (Regulation and Development) rules 2021.
15. That none of the terms and conditions of the Agreement for sale presented by us violate the provision of the Real Estate (Regulation and Development)Act 2016 and the West Bengal Real Estate (Regulation and Development rules 2021.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(The Common Expenses)

1. All costs of maintenance, operations, repairs, replacements, services and white washing, painting, rebuilding, reconstructing, decorating and redecorating of all the common areas/parts. The fixtures, fittings, electrical wiring and equipment in, under or upon the building enjoyed by or used in common by the occupiers of the building.
2. The salaries and other expenses incurred for and payable to any person employed for common purposes including security, electrician,

maintenance, plumber, administration of the building, accountant, clerks, gardeners, sweepers, liftman etc.

3. Insurance premium for insuring the said Building and every part thereof against earthquake, damage by fire, lightning, mob violation, civil commotion, etc. if insured.
4. Expenses for supplying common utilities including electricity water charges, etc. payable to the concerned authorities and or organization and payment of all charges including incidental charges thereto.
5. Corporation and all other taxes and levies and all other outgoings save those which could be separately assessed or incurred in respect of any unit or portion of land.
6. Electricity expenses for lighting all the common areas and other walls of the Building and/or operation of all the common parts/ facilities.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Common Easement)

1. The Purchaser shall be entitled to all rights, privileges, vertical and lateral supports, quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said premises and the common areas of the said Building or therewith usually held, used, occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto which are hereinafter more fully specified, accepting and re-serving unto and for the Vendor and/or other co-Purchasers the right, easements, quasi-easements, privileges and appurtenances hereinafter more particularly set-forth in the Sixth Schedule hereunder written.
2. The right of access in common with the Vendor and/or other occupiers at the said building at all times and for all normal domestic purposes connected with the enjoyment of the common parts of the said Building.
3. The right of way in common as aforesaid into and upon the common passages, driveways and entrance at all times and for all purposes connected with the reasonable use and enjoyment of the said Unit with or without vehicle over and along with driveways and pathways comprised in the said Building **PROVIDED ALWAYS** and it is hereby declared that nothing herein contained shall permit the Purchaser or any person deriving title under the Purchaser and/or the Purchaser's servants,

agents, employees and invitees to obstruct in any way by vehicles, deposit of materials, rubbish or otherwise, the free passage of other person or persons including the Vendor entitled to such right of way as aforesaid along with such common passages, driveways and entrances as aforesaid.

THE SIXTH SCHEDULE ABOVE REFERRED TO

(Easements reserved for the Vendors/Developer)

The under mentioned rights, easements, quasi-easements and privileges appertaining to the said premises shall be excepted and reserved for the Vendors and other co-Purchasers and/or occupiers of the other part or parts of the said premises.

1. The right in common with the Purchaser and/or other person or persons entitled to the other part or parts of the said premises as aforesaid for the use of the common parts and facilities.
2. The right of flow in common with the Purchaser and other person or persons as aforesaid of electricity and water from and to any part (other than the said Unit) or the Other Part or parts of the said Building through pipes, wires and conduits lying or being in under, through or over the said Unit as far as may be reasonably necessary for the beneficial use, occupation and enjoyment of the other part or parts of the said premises.
3. The right of protection of other part or parts of the said Building by all parts of the said Unit as the same can or does normally protect.
4. The right as would otherwise become vested in the Purchaser by means of any of the structural alterations or otherwise in any manner to less-on or diminish the normal enjoyment by other part or parts of the said premises.
5. The right with or without workmen and necessary materials to enter from time to time upon the Said Unit for the purpose of rebuilding, repairing, replacing or cleaning so far as may be necessary such pipes, wires and conduits as aforesaid **PROVIDED ALWAYS** and save in case of emergency the Vendor and occupiers of other part or parts of the said building shall give to the Purchasers a prior 48 (forty eight) hours written notice of its or their intention for such entry as aforesaid.

6. The land for real estate project or where the project is developed in phase and registration under THE REAL ESTATE (REGULATION AND DEVELOPMENT)ACT,2016 the entire land for that phase .

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs. /- only for flat by the following manner :-

<u>Date</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount(Rs)</u>
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Total -	-----

IN WITNESSETH WHEREOF the Vendor and Purchaser above named have subscribe their respective hands hereto in presence of witnesses on the day, month and year first above written.

W i t n e s s e s :-

1.

Signature of the Vendor

2.

Signature of the Purchaser.