

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this day of , Two Thousand Twenty-Four (2024):

BETWEEN

1. SMT. JHARNA CHAKRABORTY (PAN- ANVPC7153J, Aadhaar No. 265861598473) wife of Late Nagesh Chandra Chakraborty, alias late Nagesh Chandra Chakraborti, by faith- Hindu, by nationality- Indian, by occupation- Household work,

2. SRI. GAUTAM CHAKRABORTY (PAN- AGRPC1045L, Aadhaar No. 993135162468) son of Late Nagesh Chandra Chakraborty, alias late Nagesh Chandra Chakraborti, by faith- Hindu, by nationality- Indian, by occupation- Business,

3. SMT. SOMA ROY (PAN- AIMPR4774J, Aadhaar No. 915757874601) wife of Amitava Roy, D/o Late Nagesh Chandra Chakraborty, alias late Nagesh Chandra Chakraborti, by faith- Hindu, by nationality- Indian, by occupation- Household work, all are residing at 313, Ramakrishna Pally, P.O.- Sonarpur, P.S. – Sonarpur now Narendrapur, Kolkata-700150, District –South 24 Parganas, hereinafter jointly called and referred to as “ **LAND OWNERS / FIRST PARTY**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** represented by her Constituted Attorney **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case

may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150 (PAN - AAQCS6468M), represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith-Hindu, by nationality- Indian, by occupation- Business, residing at Link Road, Sahebpara, P.O. & P.S.- Sonarpur, Kolkata – 700150, District – South 24 Parganas, authorized vide board resolution dated 17/09/2022 (Vide Book No. I, Volume No. 1603-2021, pages 390998 to 391067, Deed No. 160311505 for the year 2021).

AND

M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800) a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150 (**PAN - AAQCS6468M**), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H, Aadhar No. 371816392380)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation – Business, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.-

Narendrapur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) SMT. MITHU BOSE (PAN- AIZPB5961G, AADHAAR No. 242269140051)**, wife of Sri. Sanjib Bose, by faith Hindu, by occupation -Housewife, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, and **(4) SMT. BULA GAYEN (PAN- BIZPG1970R)**, wife of Sri. Debadidev Gayen, by faith Hindu, by occupation Housewife, residing at Ramakrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata-700150, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith-Hindu, by nationality- Indian, by occupation- Business, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, authorized vide board resolution dated 17/09/2022 hereinafter referred to as the “**DEVELOPER**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include, its successor(s)-in-interest, and assigns).

AND

..... **(PAN-, Aadhaar No.)**,
 son of, by faith- Hindu, by nationality- Indian, by
 occupation- Service, residing at, P.O. & P.S. -, Dist
 - (.....), Pin -, hereinafter called and referred to
 as the "**PURCHASER**" (which expression shall unless excluded
 by or repugnant to the context be deemed to repugnant to the
 context be deemed to include his heirs, executors,
 administrators, legal representatives and assigns) of the **THIRD**
PART.

DEFINITIONS

(In this Deed of Conveyance unless it shall be contrary or
 repugnant and subject to the context and terms or expression):

1. **OWNERS** shall mean **1.SMT. JHARNA CHAKRABORTY (PAN- ANVPC7153J, Aadhaar No. 265861598473)** wife of Late Nagesh Chandra Chakraborty, alias late Nagesh Chandra Chakrabarti, by faith- Hindu, by nationality- Indian, by occupation- Household work, **2. SRI. GAUTAM CHAKRABORTY (PAN- AGRPC1045L, Aadhaar No. 993135162468)** son of Late Nagesh Chandra Chakraborty, alias late Nagesh Chandra Chakraborti, by faith- Hindu, by nationality- Indian, by occupation- Business, **3. SMT. SOMA ROY (PAN-**

AIMPR4774J, Aadhaar No. 915757874601) wife of Amitava Roy, D/o Late Nagesh Chandra Chakraborty, alias late Nagesh Chandra Chakraborti, by faith- Hindu, by nationality- Indian, by occupation- Household work, all are residing at 313, Ramakrishna Pally, P.O.- Sonarpur, P.S. – Sonarpur now Narendrapur, Kolkata-700150, District –South 24 Parganas.

2. **DEVELOPER** shall mean **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150 (PAN - AAQCS6468M), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation – Business, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) SMT. MITHU BOSE (PAN- AIZPB5961G, AADHAAR No. 242269140051)**, wife of Sri. Sanjib Bose, by faith Hindu, by occupation -

Housewife, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, and **(4) SMT. BULA GAYEN (PAN- BIZPG1970R)**, wife of Sri. Debadidev Gayen, by faith Hindu, by occupation Housewife, residing at Ramakrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata-700150, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, authorized vide board resolution dated 17/09/2022, and its, executors, administrators, successor-in-office, legal representatives and assigns.

3. **PURCHASER** shall mean **(PAN-, Aadhaar No.)**, son of, by faith- Hindu, by nationality- Indian, by occupation- Service, residing at, P.O. & P.S. -, Dist – (.....), Pin –, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and

assigns) of the **THIRD PART**.

4. **LAND** shall mean **ALL THAT** piece and parcel of land measuring 5 Cottahs 1.5 Chittacks along with one storied structure measuring 997Sft. in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 32, 59, and 82, and L.R. Khatian No. 1843,1844 & 1845, R. S. Dag No. 137, 138 and 135, and L.R. Dag No. 267, Holding No. 645, R.K.Pally, Ward No. 8, under Rajpur – Sonarpur Municipality, known as Scheme Plot No. 313, Ramskrishna Pally, P.O.- Sonarpur, P.S. – Sonarpur at present Narendrapur, Kolkata – 700150, in the District of South 24 Parganas, West Bengal, more fully described in the **SCHEDULE “A”** hereunder written.

5. **BUILDING** shall mean the G + 4 storied building which the Developer has been constructing on the said Premises as per plan sanctioned by the Rajpur- Sonarpur Municipality.

5. (a). **FLAT/UNITS** shall mean the flats and/or other spaces in the said building intended to be and/or capable of being exclusively occupied but shall not include any vehicles parking space cars, two-wheeler and three wheelers) unless specified separately.

5.(b) **THE SAID FLAT/UNIT** shall mean the flat and/or other space and all fittings and fixtures as detailed in Second Schedule

herein and the Purchaser's proportionate undivided share in the Land and the common areas/portions of the Premises as set out in the Third Schedule hereinafter written.

6. **PARKING SPACE** shall mean open or covered space reserved in the land for parking of medium size motorcars or mechanized two wheelers and three wheelers if so mentioned.

7. **ARCHITECT** shall mean such person /firm/ Company whom the Developer may appoint from time to time as the Architect for the said building.

8. **THE PLAN** shall mean the plan, elevation, design, drawings, specifications of the said building as prepared by the Architect and as sanctioned by the Rajpur- Sonarpur Municipality vide Sanction Plan No. **SWS-OBPAS/2207/0942 dated 12/09/2022.**

9. **CO-HOLDERS** shall according to its context, mean all persons who have agreed to hold flats, Flat/Units in the said building including the Developer for the Flat/Units not transferred or agreed to be transferred.

10. **COMMON PORTIONS** shall mean all common areas

driveways erection, constructions and installations, comprise in the 'Building'¹ mentioned in the Third Schedule herein and expressed or intended by the Developer for the common use and enjoyment of the Co-holders.

11. **DEVELOPMENT AGREEMENT** shall mean the Agreement dated 17/11/2021 between the Owner of the One Part and The Developer of the other part.

12. **COVERED AREA** shall according to its context mean the plinth area of the said Flat/Unit or all the Flat/Units in the building including the bath room and balcony or attached terrace and also the thickness of the boundary walls internal walls, and pillars PROVIDED THAT if any wall be common between the two flats/Flat/Units, then half of the area under such wall shall be include in each such Flat/Unit and also including a proportionate share of the area of the common areas of the building.

13. **ASSOCIATION** shall mean the association by and of the holders of flats/Flat/Units of the building, promoted by the Owner to be formed under relevant law of the land for common purposes.

WHEREAS one Nagesh Chandra Chakraborti, purchased **ALL**

THAT piece and parcel of land measuring 5 Cottahs 1.5 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 32, 59, and 82, R. S. Dag No. 137, 138 and 135, known as Scheme Plot No. 313, Ramakrishna Pally, in the District of South 24 Parganas, West Bengal from Ashram Praktan Chhatra Sangha, Narendrapur, 24 Parganas by virtue of a Deed of Conveyance dated 24.06.1967 which was duly registered before Sub-Registrar Sonarpur and recorded in Book No. I, Volume No. 15, pages 271 to 274, being No. 1078 for the year 1967.

AND WHEREAS said Nagesh Chandra Chakraborti mutated his name in the B.L. & L.R.O. being L.R. Khatian No. 230 and L.R. Dag No. 267, and paid taxes regularly to the concern authority.

AND WHEREAS said Nagesh Chandra Chakraborti constructed one storied pucca structure measuring 997Sft. and enjoy the property with free from all sorts of encumbrances.

AND WHEREAS said Nagesh Chandra Chakraborti died on 18/02/1995 leaving behind his wife Smt. Jharna Chakraborty, one son Sri. Gautam Chakraborty and one married daughter Smt. Soma Chakraborty as his legal heirs and successor.

AND WHEREAS said Smt. Jharna Chakraborty, Sri. Gautam

Chakraborty, Smt. Soma Chakraborty mutated their name in Rajpur-Sonarpur Municipality being holding no. 645, R.K.Pally in ward no. 8, and mutated their name in B.L & L.R.O being L.R. Khatian No. 1843,1844&1845 and paid taxes regularly and also are enjoying the property with free from all sorts of encumbrances.

AND WHEREAS the Owners being desirous of developing and exploiting commercially the said premises entered into a registered Agreement dated 17/11/2022 Registered as document being No. 1603011505 for the year 2021, Book No. – I, Volume No. 1603-2021, Pages from 390998 to 391067 at the office of the D.S.R. III, Alipore, South 24 Parganas with Developer by demolishing the existing structure and by constructing a new building thereon accordance with the building plan to be sanctioned by the Rajpur - Sonarpur Municipality.

AND WHEREAS the Developer has prepared a Building plan for the said premises and has submitted the same to the Rajpur - Sonarpur Municipality for sanction and the Rajpur- Sonarpur Municipality accorded its sanction Plan No. **SWS-OBPAS/2207/0942 dated 12/09/2022.**

AND WHEREAS owners herein the **First Party / LAND OWNERS** has represented that they are desirous of developing

the land for construction of a G + IV storied Residential cum Commercial building but are at present due to short of funds to initiate the process of doing the same. The First Party stated inter alia that they are desirous of constructing the above said building for his own residential purpose but do not possess the financial means to do the same. The Owners are now desirous that the said land be developed by constructing a residential cum Commercial Building thereon by the Developer in accordance with the Plan and to which the Developer has agreed to develop the same on the terms and conditions hereinafter appearing.

AND WHEREAS the Developer has prepared a Building plan for the said premises and has submitted the same to the Rajpur - Sonarpur Municipality for sanction and the Rajpur- Sonarpur Municipality accorded its sanction Plan No. **SWS-OBPAS/2207/0942 dated 12/09/2022** and constructed a G+IV storied building over the said land in accordance with the said plan.

AND WHEREAS the Developer herein executed a Deed of Declaration on 13th September, 2023 and declared that in 10th Line of page No.4 being No. **“1078”** should be read as **“1018”**. The Said Deed of Declaration has been duly registered before D.S.R.-III, Alipore, South 24 Parganas and recorded in Book

No.IV, Volume no. 1603-2023, pages from 11665 to 11675, being no. 160300674 for the year 2023.

AND WHEREAS the Purchaser is desirous of owning **ALL THAT** Flat No., on the (..... side) of the Floor measuring Super Built - up area of sq. ft. (carpet area, - sq.ft., and built up area sq.ft.) consisting of 2 Bed Rooms, 1 living cum dining cum drawing room, 1 Kitchen, 1 Toilet, 1 W.C. and 2 balcony at the said premises fully described in Second Schedule as mentioned and described hereunder written and herein after referred to as the said Unit.

AND WHEREAS being approached by the Purchaser the Land owner and Developer herein have agreed to sell and the Purchaser have agreed to purchase the said Unit along with undivided proportionate share in the said land fully described in Second Schedule herewith along with the proportionate undivided share in common areas as detailed in the Third Schedule hereunder written at the total consideration amount of **Rs...../- (Rs.) only** and an Agreement for Sale has been executed by and between the parties herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale and in consideration of the sum of total **Rs...../- (Rs.) only** towards the

cost of land and the cost of construction of flat to the Vendor before the execution of these presents (the receipt whereof the Vendor do hereby and also by the received here under written admit and acknowledge) and the Vendor do hereby absolutely and indefeasibly grant, sell, conveys, transfer assign and assure **ALL THAT** Flat No. ..., on the(.... side) of the Floor measuring Super Built - up area of sq. ft. (carpet area, - sq.ft., and built up area sq.ft.) consisting of 2 Bed Rooms, 1 living cum dining cum drawing room, 1 Kitchen, 1 Toilet, 1 W.C. and 2 balcony of the newly constructed building namely **“UDBODHAN”** together with right, title, interest in undivided proportionate share in land attributed to the flat in a newly constructed building lying within the limits of the Rajpur Sonarpur Municipality Holding No. 645, Mission Pally Road, Ward No.08 known as Scheme Plot No. 313, Ramakrishna Pally, under Rajpur Sonarpur Municipality, P.S.- Sonarpur, Kolkata 700150 in the District of South 24 Parganas, West Bengal, together with proportionate share of and interest in the said land and the common portions areas in common with other co Owner of flat in the said building more fully and particularly described in the Second Schedule hereto and the Vendor and developer confirms and reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the said

undivided share in the said land and the said flat and all the estate, right, title and interest, property claim and demand whatsoever of the Vendor into out of or upon the said undivided share in the said land and the said flat and all other benefits, rights, herein comprised and hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part or parts thereof respectively **TOGETHER WITH** his and every of his respective rights, liberties and appurtenances whatsoever to the unto the purchase free from all encumbrances, trusts, charges, liens and attachments whatsoever **AND ALSO** **TOGETHER WITH** all easement or quasi easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the undivided share in the said land and the said flat including those which are more particularly mentioned in the fifth schedule hereto and in common with other co-Owner of the building **TO HAVE AND TO HOLD** the said undivided share in the said land and the said flat and all other benefits, privileges and rights hereby granted, sold, conveyed, transferred, assigned and assured and every part or parts thereof absolutely and forever and subject to the Purchaser covenant contained hereunder written **AND ALSO** subject to the Purchaser paying and discharging all taxes and impositions on the said flat wholly and the common expenses proportionately and all other outgoing

in connection with the said flat wholly and the said building and the said land in particular and the common portions proportionately with effect from the date of possession.

**THE VENDOR AND DEVELOPER DO HEREBY COVENANT
WITH THE PURCHASER AS FOLLOWS:-**

1) The interest which the Vendor and developer both thereby profess to transfer subsists and that the Vendor had good right, full power absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure unto the Purchaser the said undivided share of the land together with the benefits and rights in the manner aforesaid and the Vendor have not any time hereto before done omitted, committed knowingly suffered or been partly to any act deed or thing whereby the said unit or any part thereof may be impeached and encumbered or whereby the Vendor may be prevented from granting selling conveying transferring assigning or assuring the said unit together with the benefits and rights hereby granted unto the Purchaser.

2) It shall be lawful for the Purchaser from time to time and at all times hereafter to quietly enter into and upon and to hold use and enjoy the said flat and every part thereof and to receive, rents, issues and profits thereof without any interruption disturbances claim or demand whatsoever from or by the Vendor

and developer or any person or persons claiming through under or in trust for them or any of them and freed discharged and cleared from or otherwise by the Vendor and developer stated harmless and indemnified against all manner or encumbrances whatsoever created occasioned or made by the Vendor save only these as are expressly mentioned therein.

3) The Vendor and developer and every person or persons having or lawfully claiming any estate, right, title or interest into or upon the said land through under or in trust for them or any of them shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser made do acknowledge execute and perfect all such further and or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said unit and rights hereby granted and sold unto the Purchaser and in the manner aforesaid.

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

1) To observe fulfill and perform the covenants hereunder written including those for the common purposes mentioned and described in the third Schedule hereunder written and shall regularly and punctually pay and discharge all taxes and

expenses and all other outgoings in connection with the said land and the building and in particularly the common portions proportionately from the date of possession.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring piece and parcel of land measuring 5 Cottahs 1.5 Chittacks along with one storied structure measuring 997Sft. in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 32, 59, and 82, and L.R. Khatian No. 1843, 1844 & 1845, R. S. Dag No. 137, 138 and 135, and L.R. Dag No. 267, Holding No. 645, R.K.Pally, Ward No. 8, under Rajpur – Sonarpur Municipality, known as Scheme Plot No. 313, Ramaskrishna Pally, P.O.- Sonarpur, P.S. – Sonarpur at present Narendrapur, Kolkata – 700150, in the District of South 24 Parganas, West Bengal , the said land is butted and & bounded by: -

ON THE NORTH : Scheme Plot No. 312, Ramakrishna Pally.

ON THE SOUTH : Scheme Plot No. 314, Ramakrishna Pally.

ON THE EAST : 30feet wide Road.

ON THE WEST : Scheme Plot No. 310, Ramakrishna Pally.

THE SECOND SCHEDULE ABOVE REFERRED TO
(FLAT)

ALL THAT Flat No. .., on the(.... side) of the Floor measuring Super Built - up area of sq. ft. (carpet area, - sq.ft., and built up area sq.ft.) consisting of 2 Bed Rooms, 1 living cum dining cum drawing room, 1 Kitchen, 1 Toilet, 1 W.C. and 2 balcony of the newly constructed building namely “**UDBODHAN**” together with right, title, interest in undivided proportionate share in land attributed to the flat in a newly constructed building lying within the limits known as Scheme Plot No. 313, Ramkrishna Pally, under Rajpur Sonarpur Municipality, P.S.- Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas, West Bengal, with enjoyment of common rights, benefits facilities and easement attributable to the flat. The said flat hereby delineated in border **RED** in the **MAP** or PLAN annexed herewith to be treated as a part of this Deed.

(CAR PARKING SPACE)

ALL THAT Car Parking Space being No., of the Ground Floor measuring Sft. (appx) of the newly constructed building namely “**UDBODHAN**” together with right, title, interest in undivided proportionate share in land attributed to the flat in a newly constructed building lying within the limits of the Rajpur

Sonarpur Municipality Holding No. 645, Mission Pally Road, Ward No.08 known as Scheme Plot No. 313, Ramakrishna Pally, under Rajpur Sonarpur Municipality, P.S.- Sonarpur, Kolkata 700150 in the District of South 24 Parganas, West Bengal, with enjoyment of common rights, benefits facilities and easement attributable to the flat.

THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON AREAS)

1. Staircase on all floors, staircase landing on all floors, lift & Lift well.
2. Common passage from the main road to the Building.
3. Water pump, water tank and other plumbing installation and overhead tank.
4. Drainage and sewers and septic tank and septic pit.
5. Boundary walls and main gates.
6. Such other fittings and fixtures which are being used commonly for the common purposes or needed for using the individual facilities/amenities.
7. Electrical Power Transformer.
8. Roof, security room, security toilet and meter room.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

1. The expenses of maintaining, repairing, redecorating, renewing the main structure roof and in particular the drainage system sewerage system, rain water discharge arrangement, water electricity supply system to all common areas in mentioned in **THIRD SCHEDULE** hereinbefore.
2. The expenses of repairing, maintaining, painting the main structure outer walls and common areas of the Building.
3. The costs of cleaning and lighting the entrance of the Building and the passage and spaces around the Building lobby, staircase and other common areas.
4. Salaries of all persons and other expenses for maintaining the said building.
5. Municipal taxes, water taxes, insurance premium and other taxes and other outgoings whatsoever as may be applicable and/or payable as the said building.
6. Such other expenses as may be necessary for or incidental in the maintenance and upkeepment of the premises and the common facilities and amenities.

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

SIGNED, SEALED & DELIVERED

By the parties at Kolkata in the
Presence of:

WITNESSES:

1.

SIGNATURE OF THE LAND OWNERS

2.

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

Drafted by me :

Advocate
Alipore Judges Court
Kolkata – 700027
Print at :

Alipore Judges Court
Kolkata - 700027

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser the within mentioned sum of **Rs...../- (Rs.) only** being the Total consideration money mentioned above as per Memo below.

MEMO				
<u>Sl. No.</u>	<u>Cheque / Draft No.</u>	<u>Dated</u>	<u>Drawn on</u>	<u>Amount (Rs.)</u>
1.			 Bank Br.	00,000.00
2.			 Bank Br.	0,00,000.00
3.			 Bank Br.	0,00,000.00
4.			 Bank Br.	0,00,000.00
5.			 Bank Br.	00,00,000.00
6.			 Bank Br.	0,00,000.00
Total:				Rs.00,00,000/-
(Rs.) only				

WITNESSES:

1.

2.

SIGNATURE OF THE DEVELOPER

