

DEED OF SALE

THIS DEED OF SALE is made on this _____ day of

_____, Two Thousand Twenty Six (2026)

BETWEEN

For JAIRAM PROJECTS PVT. LTD.

Sau Saha
Director

(1) **SMT. RINA SENGUPTA, PAN : FHVPS1950L**, wife of Late Samir Sengupta, by Nationality - Indian, by faith – Hindu, by occupation – Housewife, residing at D/31, Baghajatin, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, **AND (2) SMT. RUNA RAKSHIT, PAN : ESHPS5409G**, wife of Sri Alok Rakshit and daughter of Late Samir Sengupta, by Nationality - Indian, by faith – Hindu, by occupation – Housewife, residing at 55, Ananda Pally, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, hereinafter jointly called and referred to as the **OWNERS/LAND OWNERS**, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**; being represented by their Constituted Attorney namely **SRI SALIL SAHA, PAN : AMAPS2207F**, son of Late Chittaranjan Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at P-158, Regent Estate, Post Office – Regent Estate, Police Station – Jadavpur, Kolkata – 700092, one of the Directors of **JAIRAM PROJECTS PRIVATE LIMITED, PAN : AALCS4130K**, a Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 'TRINITY', 226/1, A.J.C. Bose Road, Space No. 4B, 4th Floor, Post Office – Lala Lajpat Roy Sarani, Police Station – Ballygunge, Kolkata – 700020, appointed by a Supplementary Development Agreement along with Development Power of Attorney, executed on 23/12/2025 and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No.

1603-2025, Pages from 631105 to 631134, being No. 160323992, for the year 2025.

AND

(1) **SRI**, **PAN :**, **Aadhaar No.**, son of Sri, by Nationality – Indian, by faith –, by occupation -, **AND (2) SMT.**, **PAN :**, **Aadhaar No.**, wife of Sri, by Nationality – Indian, by faith –, by occupation -, both are residing at, P.O., P.S., District :, Pin Code –, hereinafter jointly called and referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the subject or

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context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

JAIRAM PROJECTS PRIVATE LIMITED, PAN : AALCS4130K, a Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 'TRINITY', 226/1, A.J.C. Bose Road, Space No. 4B, 4th Floor, Post Office – Lala Lajpat Roy Sarani, Police Station – Ballygunge, Kolkata – 700020, represented by its one of the Directors namely **SRI SALIL SAHA, PAN : AMAPS2207F**, son of Late Chittaranjan Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at P-158, Regent Estate, Post Office – Regent Estate, Police Station – Jadavpur, Kolkata – 700092, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, representatives, successors-in-interest, successors-in-office and assigns) of the **THIRD PART**.

WHEREAS after the partition of India, a large number of residents of former East Pakistan, now Bangladesh crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control;

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal;

AND WHEREAS one Sri Samir Sengupta, s/o Late Nripendra Chandra Sengupta, of Baghajatin, Kolkata – 700032, was such person who displaced from East Pakistan, now Bangladesh, and had come to use and occupy a piece and parcel of homestead land measuring 3 (three) Cottahs 10 (ten) Chittacks 00 (zero) Sq.ft. more or less in E/P No. 485, S.P. No. 300, in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas and as a refugee, approached the Government of West Bengal for a plot of land for his rehabilitation with his family;

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan now Bangladesh acquired land in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, Police Station – Jadavpur, in

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Director

the Urban area under the provision of L.D.P. Act, 1948 / L.A. Act 1 of 1894 including the plot under the occupation of said Sri Samir Sengupta;

AND WHEREAS the State of West Bengal decided to make a gift of the aforesaid plot of land in occupation of said Sri Samir Sengupta, so as to confer absolute right, title and interest to Sri Samir Sengupta in the said land;

AND WHEREAS in pursuance of the said decision, the Governor of the State of West Bengal by a registered Deed of Gift dated 17/11/1988 gave, granted and transferred absolutely to said Sri Samir Sengupta ALL THAT the land measuring about 3 (three) Cottahs 10 (ten) Chittacks 00 (zero) Sq.ft. more or less in E/P No. 485, S.P. No. 300, in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas. The said deed was registered in the Office of the Additional District Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 47, Pages 257 to 260, being No. 3515, for the year 1988;

AND WHEREAS thereafter said Sri Samir Sengupta mutated his name in respect of the aforesaid gifted property with the Kolkata Municipal Corporation (K.M.C.). The said property subsequently came to be known and numbered as the K.M.C. Premises No. 30, Baghajatin Block 'D', Assessee No. 31-102-02-0030-7, within K.M.C. Ward No. 102, Police Station – Jadavpur, Kolkata – 700032, under the Kolkata Municipal Corporation;

AND WHEREAS said Sri Samir Sengupta, since deceased, became absolute lawful sole owner of a homestead land measuring about 3 (three) Cottahs 10 (ten) Chittacks 00 (zero) Sq.ft. more or less and a structure standing thereon, lying and situated in E/P No. 485, S.P. No. 300, in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), within the K.M.C. Ward No. 102, being the K.M.C. Premises No. 30, Baghajatin Block 'D', Assessee No. 31-102-02-0030-7, and postal address D/31, Baghajatin, P.O. Jadavpur University, Kolkata – 700032, and entire this property hereinafter referred to as the **said land/said premises** which is morefully described in the **Schedule 'A'** hereunder written;

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Director

AND WHEREAS said Land Owner Sri Samir Sengupta was very much desirous to construct a straight G+III storied building on the **said land** but he had no experience in this matter and so he approached the Developer herein to make construction of a new G+III storied building as per building plan to be sanctioned by The Kolkata Municipal Corporation at the Developer's cost on the **said land/said premises** on which he had free clear and marketable and free from all encumbrances, and they entered into a **Development Agreement along with Development Power of Attorney**, executed on **17/05/2024** and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2024, Pages from 205331 to 205360, **being No. 160308193, for the year 2024**, under certain terms and conditions mentioned therein, by which the Land Owners and the Developer herein shall get some flats/units, etc. with proportionate undivided share of the **said land / said premises** more fully described in the Schedule 'A' and for smooth construction of the proposed building therein and sell out the Developer's allocation and also executed a **General Power of Attorney** which was executed on **17/05/2024** and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2023, Pages from 205265 to 205280, **being No. 160308194, for the year 2024**, in respect of the **said land / said premises** more fully described in the **Schedule 'A'** for obtaining the K.M.C. sanctioned building plan; and the Developer herein has obtained building plan being **Building Permit No. 2024120310** dated **29/10/2024** sanctioned by The Kolkata Municipal Corporation at his own cost;

AND WHEREAS said Samir Sengupta **died** intestate on 24/05/2025, leaving behind his wife namely Smt. Rina Sengupta and one daughter namely Smt. Runa Rakshit, the Land Owners herein, as his only legal heirs and successors, who jointly inherited the aforesaid property, by virtue of inheritance under the Hindu Succession Act, 1956 and there is no other legal heirs, successors and claimants except them. That said Samir Sengupta's parents predeceased long before ago;

AND WHEREAS in pursuance of the aforesaid facts, Smt. Rina Sengupta and Smt. Runa Rakshit, became absolute lawful joint owners, seize and possess of a plot of homestead land measuring about 3 (three) Cottahs 10 (ten) Chittacks 00 (zero) Sq.ft. more or less and an asbestos shed structure measuring about 400 Sq.ft. standing thereon, lying and situated in E/P No. 485, S.P. No. 300, in C.S. Plot Nos.

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Director

9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), within the K.M.C. Ward No. 102, being the K.M.C. Premises No. 30, Baghajatin Block 'D', Assessee No. 31-102-02-0030-7, and postal address D/31, Baghajatin, P.O. Jadavpur University, Kolkata – 700032, and entire this property hereinafter referred to as the **said land/ said premises** which is morefully described in the **Schedule 'A'** hereunder written, on which they have free clear and marketable title free from all encumbrances;

AND WHEREAS Smt. Rina Sengupta and Smt. Runa Rakshit, the Land Owners herein, were still very much desirous to construct a G+III storied building on the **said land** and they approached the Developer herein to make construction of a new G+III storied building on the **said land/said premises**; and both the parties herein to avoid any future complication they enter into a **Supplementary Development Agreement along with Development Power of Attorney**, executed on **23/12/2025** and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2025, Pages from 631105 to 631134, **being No. 160323992, for the year 2025**, under certain terms and conditions mentioned therein, by which the Land Owners and the Developer herein shall get some flats/units, etc. with proportionate undivided share of the **said land / said premises** more fully described in the **Schedule 'A'** and for smooth construction of the proposed building therein and sell out the Developer's allocation and also executed a **General Power of Attorney** which was executed on **23/12/2025** and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2025, Pages from 631135 to 631152, **being No. 160323993, for the year 2025**, in respect of the **said land / said premises** more fully described in the **Schedule 'A'** hereunder written;

AND WHEREAS the Developer herein **completed** a new G+III storied building at the above mentioned premises vide the K.M.C. Premises No. 30, Baghajatin Block 'D', within the K.M.C. Ward No. 102, P.S. Jadavpur, Kolkata – 700032, more fully mentioned in the Schedule 'A' hereunder written, as per building plan being **Building Permit No. 2024120310** dated **29/10/2024** sanctioned by The Kolkata Municipal Corporation Borough No. XII at his own cost under terms and conditions of the said Development Agreement along with Development Power of

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Attorney dated 17/05/2024 and the said Supplementary Development Agreement along with Development Power of Attorney dated 23/12/2025 and obtained Completion Certificate vide No.dated

AND WHEREAS after examination of deeds, Development Agreement along with Development Power of Attorney, Supplementary Development Agreement along with Development Power of Attorney, documents and sanctioned plan of the Kolkata Municipal Corporation, being satisfied, the Purchasers herein decided to purchase one self contained residential flat, being Flat No., measuring (..... hundred and) Sq.ft. carepet area more or less, consisting of Two Bed Rooms, One Dining cum Kitchen, One Living, One Toilet, One W.C. and One Balcony, on the floor at the side of the said building, hereinafter called and referred to as the **said flat**, together with undivided proportionate share of land mentioned in the Schedule 'A' hereunder written and one open car parking space measuring an area of (one hundred and) Sq.ft. more or less on the ground floor of the said building together with proportionate undivided share of land mentioned in the Schedule 'A' hereunder written, and all common rights and services, fixtures and fittings, common electrical installations, underground water reservoir and overhead water tank, water pipe, sanitary works, sewerage and drainage system, etc. mentioned in the Schedule 'C' hereunder written and common expenses as described in the Schedule 'D' hereunder written, which is in the Developer's Allocation as per the said Development Agreement along with Development Power of Attorney dated 17/05/2024 and the said Supplementary Development Agreement along with Development Power of Attorney dated 23/12/2025 and the **said flat** and car parking space is situated at the K.M.C. Premises No. 30, Baghajatin Block 'D', within the K.M.C. Ward No. 102, P.S. Jadavpur, Kolkata – 700032, mentioned in the **Schedule 'B'** hereunder written and the Purchasers herein offered to the Developer herein to purchase the **said flat** and car parking space;

AND WHEREAS the Developer herein accepted the above proposal of the Purchasers herein and they entered into a verbal Agreement for Sale for the **said flat** and car parking space morefully described in the Schedule 'B' hereunder written in favour of the Purchasers herein at and for a total consideration of Rs.....,00,000/- (Rupees Lakhs) only under terms and conditions mentioned therein and the Purchasers herein have paid the total consideration price to the Developer herein;

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AND WHEREAS the Developer herein with the Land Owners/ Vendors herein doth hereby sell, transfer, convey, demise and assign the **said flat** and car parking space more fully described in the Schedule 'B' hereunder written together with undivided proportionate share of land mentioned in the Schedule 'A' hereunder written along with all easement rights therein and the **said flat** and car parking space is/are situated at the K.M.C. Premises No. 30, Baghajatin Block 'D', within the K.M.C. Ward No. 102, P.S. Jadavpur, Kolkata – 700032, in favour of the Purchasers herein.

NOW THIS DEED OF INDENTURE WITNESSES as follows: -

1. That in pursuance of the aforesaid facts and in consideration of the said sum of Rs.....,00,000/- (Rupees Lakhs) only well and truly paid by the Purchasers to the Developer and the Developer in respect of value of construction and in respect of value of proportionate share of land with consent of the Land Owner/ Vendors herein doth hereby admit, acknowledge of and from the same and every part thereof hereby acquit, release and forever discharge the Purchasers the **said flat** and car parking space, morefully described in the Schedule 'B' hereunder written together with proportionate undivided share of land mentioned in the Schedule 'A' hereunder written and all common rights, services, fixtures and fittings of electrical installations, overhead water tank, underground water reservoir, common water pipe, sanitary works, sewerage and drainage system, etc. mentioned in the Schedule 'C' hereunder written and common expenses as described in the Schedule 'D' hereunder written at the K.M.C. Premises No. 30, Baghajatin Block 'D', within the K.M.C. Ward No. 102, P.S. Jadavpur, Kolkata – 700032, together with all easements rights, benefits, facilities unto and in favour of the Purchasers absolutely and forever and free from all encumbrances whatsoever, together with the right to use common areas in common with the Vendors and the Developer herein and the other co-owners and lawful occupiers of the other flats/units of the said building and/or parts thereof.

2. The Purchasers hereby agree that the Vendors and the Developer herein at their liberty can sale remaining unsold flats, units, car parking spaces, etc. to any third person/persons as their choice. The Purchasers further agree that they shall not create any obstructions or interruption of use and enjoyment of those flats, units, car parking spaces, etc. by any third person/persons.

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Director

THE VENDORS AND THE DEVELOPER DOTH HEREBY COVENANT WITH THE PURCHASERS as follows :-

1. That interest which the Vendors and the Developer herein do hereby possess to transfer subsist and that the Vendors and the Developer herein have good marketable title, absolute right, full power and absolute authority to sell, grant, transfer, assign and assure the **said flat** and car parking space with the undivided proportionate share of land pertaining to the **said flat** and car parking space along with common areas, parts, and passage in the said building unto the Purchasers herein in the manner aforesaid.
2. It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and hold possess and enjoy the **said flat** and car parking space mentioned in the Schedule 'B' hereunder written together with proportionate undivided share of land mentioned in the Schedule 'A' hereunder written and all common rights, services, fixtures and fittings electrical installments, etc. in the said building and every part thereof and to receive the rents issues and profit thereof without any interruption, disturbances, claims or demands whatsoever from or by the Vendors and the Developer herein or any person or persons claiming through the trust for them.
3. The Vendors and the Developer herein shall from time to time and at all times hereafter, upon every reasonable request, shall make the title of the **said flat** and car parking space perfect at the cost of the Purchasers and execute and perfect all such further and other lawful and reasonable acts, deeds, things and matters whatsoever for further or more perfectly and assure in respect of the **said flat** and car parking space together with undivided proportionate share of land and common rights mentioned in the Schedules hereunder written may be reasonable required.
4. The Purchasers shall be entitled to all rights, privileges, easements rights, whatsoever belonging to or in any way appertaining to the **said flat** and car parking space usually hold used occupied or enjoyed or reputed so to be or known as part and parcel thereof or appertaining thereto. The Purchasers shall have the right to use and enjoy the common areas in the building with the other flat owners without obstructions or interruption.

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Director

5. The Purchasers and their agent/s, nominee/s and invitee/s are also to be entitled to common rights and facilities as aforesaid at all reasonable times and for all purposes connected with the reasonable use and enjoyment of the **said flat** and car parking space in the said building and the Purchasers or any person deriving title under the Purchasers and/or persons and/or nominee/s shall not obstruct the common area, passages, etc. in any way.
6. The Purchasers shall have the right of protection and to be kept safe the **said flat** and car parking space.
7. The Vendors and the Developer shall have full right to enjoy and to sell their other residential flats, units, car parking spaces, etc. in the said building along with all common areas, benefit, fittings and fixtures, etc. and the Purchasers shall not create any obstruction.
8. The Purchasers shall have full right and absolute authority to sell, transfer, convey, mortgage, lease, gift and otherwise deal with or dispose of their **said flat** and car parking space to the transferee who shall agree in writing to observe and perform the covenants herein contained and rules and Bye-laws relating to the said building to be framed by the Apartment Owners' Association.
9. The Purchasers shall have right to carry out the necessary repair works, which may be pointed out by the Apartment Owners' Association to extent of their **said flat** and car parking space.
10. The Purchasers shall not use or caused to be used the **said flat** and car parking space or any part thereof in such manner which may likely to cause nuisance annoyance of the occupants of other flats, units, etc. of the said building or to the owners or occupiers of adjoining or neighbours properties nor shall use the same for any illegal or immoral purposes.
11. Save and except the **said flat** and car parking space sold herein, the Purchasers shall have the right to use such common space and lobbies, staircase and roof of the building in common with other flats owners of the building.

THE PURCHASERS DOTH HEREBY COVENANT WITH THE VENDORS AND THE DEVELOPER as follows :-

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Director

1. The Purchasers shall pay the K.M.C. property taxes, rents imposition and other outgoings in respect of the **said flat** and car parking space proportionately as may be imposed by the competent authorities and shall also pay all such betterment fees or developments charges or any other taxes or payment of similar nature from the date of execution of the Deed of Sale and/or taking possession of the **said flat** and car parking space, which ever date is earlier.
2. The Purchasers shall contribute and pay from time to time and at all times hereafter the proportionate share towards the maintenance etc. of the building in respect of the common amenities and common expenses for the said building as specified by the Apartment Owners' Association, from the date of execution of the Deed of Sale and/or taking possession of the **said flat** and car parking space, which ever date is earlier.
3. The Purchasers shall maintain the **said flat** and car parking space at their own cost in good condition state and order and maintain regulation of the competent authorities and also particularly to observe and maintain such rules Bye-Laws framed by the Apartment Owners' Association of the building for the protection of the building.
4. The Purchasers herein doth hereby covenant to keep their **said flat** and it's inner walls, drains, pipes and other fittings, fixtures and appurtenances belonging thereto in good working order conditions and by good repair and particularly in such so as to support, shelter and protect other parts of the said buildings as also their own **said flat**.
5. The Purchasers shall not make any such construction or structural alteration of the building causing any damages to other flats, units, car parking spaces, etc. in the said building.
6. The Purchasers shall not bring, keep or store in or any part of the **said flat** and car parking space inflammable or combustible substances or articles or things or any other combustible articles, thinks likely to injure, damage or prejudicially affect the **said flat** and car parking space or any part thereof, except cooking gas cylinder, gas stove, kerosene stove and kerosene for cooking purpose but only in their **said flat**.

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Sauri Saha
Director

THE PURCHASERS DO TH HEREBY FURTHER COVENANT WITH THE VENDORS AND THE DEVELOPER AS FOLLOWS:-

It shall be obligation of the Purchasers from the date of possession/ execution of this deed in favour of the Purchasers, which will be earlier;

1. Not to do or cause to be done any act, deed or things by virtue of which the construction at the said portion or of the **said flat** and car parking space or of the said building is hampered or disturbed.
2. To co-operate with the Developer in the management and maintenance of the new building and formation of the Association hereinafter referred to as the Apartment Owners' Association and the Purchasers herein and other co-owners of the building shall become members of such Apartment Owners' Association and undertake to pay the share(s) of deposits, subscription and such fees and charges as may be levied and decided by the Apartment Owners' Association and to observe and confirm to all regulations and restrictions made by the Apartment Owners' Association (upon its formation) from time to time for the proper management and maintenance of the said building.
3. Not to use the **said flat** or permit the same to be used for any purpose whatsoever other than for residential purpose and shall not use for the purpose which may or is likely to cause nuisance or annoyance to occupiers of the other portions of the said building or to the owners and occupiers of the neighboring premises or for any illegal or immoral purpose or as a boarding house, guest house, club house, nursing home, amusement or entertainment center, eating or catering place, dispensary or a meeting place or for any industrial activities whatsoever.
4. The exterior of the **said flat** shall not be decorated or redecorated and not to put any neon sign or other boards on the outside of the **said flat** otherwise than in the manner agreed to with the Apartment Owners' Association in writing and in accordance with the general scheme of the building.
5. Not to throw any rubbish save to such extent and at such place or places as be permitted and specified by the Apartment Owners' Association.

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Director

6. Not to do anything whereby the other co-purchasers or the co-transferees of other flats, units, car parking spaces, etc. are obstructed in or prevented from enjoying their respective flats, units, car parking spaces, shops, etc. quietly and exclusively.
7. Not to put any articles including nameplate and letter box save at the place approved or provided therefore by the Apartment Owners' Association.
8. Not to make any hole either to the beams or to the pillars nor put any weight/load on the beams and pillars.
9. That the car parking spaces are back to back position on the Ground Floor of the building. The Purchasers of car parking spaces will bound to cooperate to each other for ingress and egress of their cars. However at the time of parking who will come first, he/she/they park his/her/their car at rare side of the car parking spaces, thereafter next car parking owners will park his/her/their car; simultaneously when rare parking car will exit then the front parking (before the main gate) car owners will be accompanying by shift/move his/her/their car to egress of the rare parking car. The said car parking space shall be used only for parking purpose of car and not to use the same for any other commercial or semi-commercial purpose whatsoever.

THE SCHEDULE 'A' REFERRED TO ABOVE

(Description of the **said premises/land**)

ALL THAT piece and parcel of land measuring about 3 (three) Cottahs 10 (ten) Chittacks 00 (zero) Sq.ft. more or less and a G+III storied building standing thereon, known as "Jairam", lying and situated in E/P No. 485, S.P. No. 300, in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, **Police Station – Jadavpur**, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), within the **K.M.C. Ward No. 102**, being the **K.M.C. Premises No. 30, Baghajatin Block 'D'**, Assessee No. 31-102-02-0030-7, and **postal address D/31, Baghajatin**, P.O. Jadavpur University, **Kolkata – 700032**, together with all easement rights including right of egress and ingress and right to take water connection, sewer and drainage connection, electric, gas, telephone line connection, etc. over and beneath the

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Savitri Saha
Director

adjacent roads. The boundary of the four sides of the entire property presently is as follows:

ON THE NORTH : E/P No. 484;

ON THE SOUTH : E/P No. 486;

ON THE EAST : D/47, Baghajatin;

ON THE WEST : K.M.C. maintained Road.

THE SCHEDULE 'B' REFERRED TO ABOVE

(Description of the **said flat** and car parking space)

ALL THAT piece and parcel of one self contained residential flat being **Flat No.**, measuring about (..... **hundred and**) **Sq.ft. carpet area** with **Sq.ft. Balcony / Verandah area**, corresponding to (..... **hundred and**) **Sq.ft. covered area** corresponding to (..... **hundred and**) **Sq.ft. saleable area** including service area more or less, consisting of Two Bed Rooms, One Dining cum Kitchen, One Living, One Toilet, One W.C. and One Balcony / Verandah on the **floor** at the **side** of the said G+III storied building, together with proportionate undivided share of land mentioned in the Schedule 'A' herein above and covered car parking being no. & space **(135 Sq. ft.)** more or less at the **side** on the **ground floor** of the said building in back to back position, with amicably right to ingress and egress therein, together with proportionate undivided share of land mentioned in the Schedule 'A' herein above, along with all common rights and services, facilities, fixture, common fittings of electrical installation mentioned in the Schedule 'C' and common expenses mentioned the Schedule 'D' hereunder written and the **said flat** and car parking space are situated within the area of the Kolkata Municipal Corporation, at the **K.M.C. Premises No. 30, Baghajatin Block 'D'**, within the **K.M.C. Ward No. 102, P.S. Jadavpur**, and postal address **D/31, Baghajatin, P.O. Jadavpur University, Kolkata – 700032**. The **said flat** and **car parking space** are particularly shown and delineated with the **RED** border line in the maps or plans annexed herewith, which are part of this Deed.

For JAIRAM PROJECTS PVT. LTD.

Sai Sato
Director

THE SCHEDULE 'C' REFERRED TO ABOVE

(Common area, facilities and services)

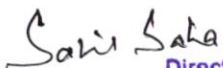
(1) The foundation columns, beams, supports, stair, staircase landings, stair-ways, corridors in between the stair-case and the flat, entrance, top roof, side space, back space, front spaces, horizontal & vertical support of the building. (2) Electrical fittings in the common area, electrical meter board place, electric in the common area and in the main gate and main electric lines, electrical fittings in the common staircases. (3) Common passage, water pump, overhead water tank, underground water reservoir, common water pipe line, outside plumbing installations. (4) Drainage and sewerage system, rain water pipes, all sewerage lines and soil lines septic chamber and underground sewerage line and soil line and drainage out left from the building to the main duct. (5) Lift and lift machine room of the building. (6) Such other common parts, areas, equipments, installations fittings, fixtures, covered and open space, used as common in the said building as are necessary for the passages or to the use of the occupancy of the flat in common and/or are easements of the building and the premises.

THE SCHEDULE 'D' REFERRED TO ABOVE

(Common expenses)

(1) The proportionate expenses of maintaining, repairing, redecorating, etc. of the main structure and in particular the gutter fresh, rain water pipes, drains and sewerage and water storage tanks and electric wires, motors and other appliances. (2) The proportionate costs of cleaning and lighting the passage, landing staircase and other parts of the building as enjoyed or used by the co-owners in common with the other occupiers of the apartments as aforesaid. (3) The proportionate cost of maintaining and decorating the exterior of the building. (4) The proportionate cost of the salaries/wages of clerks, chowkidars, sweepers and caretakers etc. to be maintained by the Flats Owners Association. (5) Common proportionate rates and Taxes. (6) Such other or further proportionate expenses as may be necessary or incidental for the proper maintenance and/or upkeep of the said building, decided by the Flats Owners Association time to time.

For JAIRAM PROJECTS PVT. LTD.


 Director

IN WITNESSES WHEREOF the parties have hereto set and subscribed their respective hands and signatures and seal in this indenture here in Kolkata on the day, month and year first above written.

SIGNED SEALED AND DELIVRED

in Kolkata in the presence of :

WITNESSES :

1.

For JAIRAM PROJECTS PVT. LTD.

SaWi Saha

Director

As Constituted Attorney of Smt.
Rina Sengupta and Smt. Runa
Rakshit.

Signature of the Vendors

2.

1.

2.

Signature of the Purchasers

For JAIRAM PROJECTS PVT. LTD.

SaWi Saha

Director

Signature of the Developer

*Drafted and prepared by me in my chamber
as per the parties' instructions and
documents; read over, explained in the
vernacular, and to be signed by them after
their acceptance of its correctness.*

**SHRI SURYA PRASAD DATTA ROY
ADVOCATE**

Enrollment No. WB/753/2002
Alipore Judges' Court, Kolkata – 700027.
Mob. No. 9831832151.

For JAIRAM PROJECTS PVT. LTD.

SaWi Saha

Director

MEMO OF CONSIDERATION

RECEIVED the full and final total consideration money of Rs.....,00,000/- (Rupees Lakhs) only against within mentioned the **said flat** and car parking space which are mentioned in details in the Schedule 'B' hereinabove, situated at the K.M.C. Premises No. 30, Baghajatin Block 'D', within the K.M.C. Ward No. 102, P.S. Jadavpur, and postal address D/31, Baghajatin, P.O. Jadavpur University, Kolkata – 700032, in the following manner :-

Date	Bank Name & Branch	Cheque No.	Amount
		TOTAL :	Rs.....,000/-

(Rupees Lakhs and Thousand only)

WITNESSES :

1.

For JAIRAM PROJECTS PVT. LTD.

Sai Sahg
Director

Signature of the Developer

2.