

DRAFT
DEED OF CONVEYANCE

THIS INDENTURE made this day of , 20 -----

- **SRI DIPANJAN DASGUPTA (PAN: AKUPD6411G; AADHAR NO. 6851 3172 3508)**, Son of Late Benoy Dasgupta, by Occupation- Service; by Faith- Hinduism, by Nationality Indian,
- **SRI NILANJAN DASGUPTA (PAN: AKWPD4520C; AADHAR NO. 8243 2494 4720)**, Son of Late Benoy Dasgupta, by Occupation- Service; by Faith- Hinduism, by Nationality Indian, &

MISS. MADHUSREE DASGUPTA (PAN: JPOPD7135D; AADHAR NO. 9962 0650 8310) (a person with Autism & Cerebral Palsy) daughter of Late Benoy Dasgupta represented by her legal guardian **SRI DIPANJAN DASGUPTA (PAN: AKUPD6411G; AADHAR NO. 6851 3172 3508)**, & **SMT. GAURI DASGUPTA (PAN: BFLPR3152K; AADHAR NO. 6745 4978 2057)**, all are residing at A/55, Nandan Kanan, Survey Park, P.O.- Santoshpur, P.S.- Survey Park, Kolkata- 700 075 hereinafter jointly called and referred to as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the context shall mean & include their and each of their heirs, successors, executors, administrators, legal representatives, assignees and persons, deriving title under them) of the **FIRST PART** and being represented by their

Constituted Attorney namely **M/S. POSITIVE VIBES**, a Partnership Firm, having it's Office at 173 & 174, Vivekananda Park, Post Office- Kalikapur, Police Station- Purba Jadavpur (previously Kasba), Kolkata- 700 099, District: South 24-Parganas and being represented by its Partners:

1. **SMT. KAMALIKA DEBNATH (PAN- ANBPD7552J; AADHAR NO. 7363 6358 7902 ;)** wife of Sri Manish Debnath, by Faith- Hinduism, by Occupation- Business, by Nationality- Indian, residing at 173 & 174, Vivekananda Park, P.O.- Kalikapur, P.S.- Purba Jadavpur, Kolkata- 700 099,
2. **SRI RAJDEEP ROY (PAN- AFXPR8218K; AADHAR NO. 6096 5463 0774)**, Son of Sri Mihir Kumar Roy, by Religion Hinduism, by Nationality- Indian, by Occupation- Business and residing at 45/4/4, Vivekananda Sarani, Post Office- Haltu, Police Station-Survey Park, Kolkata- 700 078, District South 24 Parganas, by virtue of a Development Agreement Together With Power of Attorney for Development dated 10.12.2024 which was registered before the Office of the District Sub- Registrar III, Alipore and recorded in Book No.- I, volume No.-1603-2024 pages from 535888 to 355937 being no.- 160320816 for the year 2024.

(DEVELOPMENT POWER OF ATTORNEY) hereinafter Called the **"OWNERS/VENDORS "** which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, heiresses, executors administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. POSITIVE VIBES (PAN- ABFFP6878H), a Partnership Firm, having it's Office at 173 & 174, Vivekananda Park, Post Office- Kalikapur, Police Station- Purba Jadavpur (previously Kasba), Kolkata- 700 099, District: South 24-Parganas and being represented by its Partners:

1. **SMT. KAMALIKA DEBNATH (PAN- ANBPD7552J; AADHAR NO. 7363 6358 7902 ;)** wife of Sri Manish Debnath, by Faith- Hinduism, by Occupation- Business, by Nationality- Indian, residing at 173 & 174, Vivekananda Park, P.O.- Kalikapur, P.S.- Purba Jadavpur, Kolkata- 700 099,
2. **SRI RAJDEEP ROY (PAN- AFXPR8218K; AADHAR NO.: 6096 5463 0774)**, Son of Sri Mihir Kumar Roy, by Religion Hinduism, by Nationality- Indian, by Occupation- Business and residing at 45/4/4, Vivekananda Sarani, Post Office- Haltu, Police Station- Survey Park, Kolkata- 700 078, District South 24 Parganas, , hereinafter referred to as the **"DEVELOPER/BUILDER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, heiresses, executor, legal representatives, administrators and assigns) of the **SECOND PART**.

AND

1.------(PAN-----), son/wife/ daughter of -----
 -----, 2.----- by Nationality - Indian, by Faith - -----, by Occupation -
 -----, presently residing at -----, Post Office-----, Police
 Station----- Kolkata-----District-----, hereinafter referred to
 as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject
 or context be deemed to mean and include his heirs, heiresses, executors, administrators, legal
 representatives and assigns) of the **THIRD PART**.

The Promoter and Allottee/Purchasers shall hereinafter collectively be referred to as the
"Parties" and individually as a **"Party"**.

WHEREAS one Uma Charan Patwari was the recorded owner of Shali land measuring about 0.2794 acres
 comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag No.706/775, R.S. Khatian No.281, L.R. Khatian
 No.124, LR. Dag No.803, in the district of 24 Parganas.

AND WHEREAS while seized and possessed of the said land, the said Uma Charan Patwari by a Bengali
 Bikroi Kobala dated 12.12.1975, sold land areas measuring about 2 Cottah 4 Chittacks more or less (being
 plot No.14) in favour of Nalini Mohan Dasgupta comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag
 No.706/775, L.R. Dag No.803, R.S. Khatian No.281, in the district of 24 Parganas, against a valuable
 consideration mentioned therein. The said deed was duly registered in the office of District Registration
 office at Alipore and recorded in Book No.1, Volume No.151, pages from 56-61, Being No.5597 for the
 year 1975.

AND WHEREAS while seized and possessed of the said land, the said Uma Charan Patwari by Bengali Bikroi
 Kobala dated 28.5.1976 sold land areas measuring about 4 Cottah 1 Chittacks 40 sq ft more or less (being
 plot No.14) in favour of Nalini Mohan Dasgupta comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag
 No.706/775, L.R. Dag No.803, R.S. Khatian No.281, in the district of 24 Parganas, against a valuable
 consideration mentioned therein. The said deed was duly registered in the office of District Registration
 office at Alipore and recorded in Book No.1, Volume No.34, pages from 230-236, Being No.1765 for the
 year 1976.

AND WHEREAS while seized and possessed of the said land, the said Nalini Mohan Dasgupta by a deed of
 gift dated 14.8.1985 Gifted land areas measuring about 4 Cottah 1 Chittacks 40 sq ft more or less (being
 plot No.14) in favour of Benoy Dasgupta comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag
 No.706/775, L.R. Dag No.803, R.S. Khatian No.281, in the district of 24 Parganas, against natural love and
 affection. The said deed of gift was duly registered in the office of District Registration office at Alipore
 and recorded in Book No.1, Volume No 190, pages from 427 to 435, Being No.11343 for the year 1985.

AND WHEREAS while seized and possessed of the said land, the said Nalini Mohan Dasgupta by a deed of
 gift dated 14.8.1985 Gifted land areas measuring about 2 Cottah 4 Chittacks more or less (being plot
 No.14) in favour of Benoy Dasgupta comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag No.706/775,

L.R. Dag No.803, R.S. Khatian No.281, in the district of 24 Parganas, against natural love and affection. The said deed of gift was duly registered in the office of District Registration office at Alipore and recorded in Book No.1, Being No.7017 for the year 1985.

AND WHEREAS by virtue of the aforesaid deeds, the said Benoy Dasgupta became the owner of ALL THAT piece and parcel of land measuring about 6 Cottah 5 Chittacks 40 sq ft more or less comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag No.706/775, L.R. Dag No.803, R.S. Khatian No.281 in the district of South 24 Parganas.

AND WHEREAS while seized and possessed of the said land, the said Uma Charan Patwari by a Bengali Bikroi Kobala dated 29.7.1975 sold land areas measuring about 2 Cottah 4 Chittacks 30 sq ft more or less (being plot No.19) in favour of Smt. Asha Dasgupta comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag No.706/775, L.R. Dag No.803, R.S. Khatian No.281 against a valuable consideration mentioned therein. The said deed was duly registered in the office of District Registration office at Alipore and recorded in Book No.1, Volume No.89, Being No. 3076 for the year 1975.

AND WHEREAS while seized and possessed of the said land, the said Asha Dasgupta by a deed of gift dated 12.11.1993 Gifted land areas measuring about 2 Cottah 4 Chittacks 30 sq ft more or less (being plot No.19) in favour of Jharna alias Rama Dasgupta comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag No.706/775, L.R. Dag No.803, R.S. Khatian No.281 against natural love and affection. The said deed of gift was duly registered in the office of District Registration office at Alipore and recorded in Book No.1, Being No. 15156 for the year 1993.

AND WHEREAS by virtue of the aforesaid deed, the said Jharna alias Rama Dasgupta wife of Benoy Dasgupta became the owner of ALL THAT piece and parcel of land measuring about 2 Cottah 4 Chittacks 30 sq ft more or less comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag No.706/775, L.R. Dag No.803, R.S. Khatian No.281 in the district of South 24 Parganas.

AND WHEREAS the said Benoy Dasgupta died intestate on 29.4.2021 and the said Jharna alias Rama Dasgupta died intestate on 14.4.2011 leaving behind them their legal heirs and successors namely **SRI DIPANJAN DASGUPTA (son), SRI NILANJAN DASGUPTA (son), Miss. MADHUSREE DASGUPTA (daughter)** who inherited the property of their parents ALL THAT piece and parcel of 08 Cottah 00 Chittacks 25 sq ft more or less which is physically inherited, measured and obtained as 06 Cottah 08 Chittacks 14 Sq. Ft. comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag No.706/775, L.R. Dag No.803, R.S. Khatian No.281, L.R. Khatian No. 1984, 1983 & 1979 in the district of South 24 Parganas.

AND WHEREAS after the death of said **Benoy Dasgupta & Smt. Jharna Alias Rama Dasgupta** said **SRI DIPANJAN DASGUPTA, SRI NILANJAN DASGUPTA, & Miss. MADHUSREE DASGUPTA**, the Land Owners herein-named have started to possess and enjoy the said property and absolutely and without any disturbance and/ or hindrance from anybody and after measuring the said property, the Land Owners have found that the net possessable land is 08 Cottah 00 Chittacks 25 sq ft more or less which is physically inherited, measured and obtained as 06 Cottah 08 Chittacks 14 Sq. Ft.

During their such absolute possession and enjoyment of the said property, the said **SRI DIPANJAN DASGUPTA, SRI NILANJAN DASGUPTA, & Miss. MADHUSREE DASGUPTA**, being the Land Owners herein-named, for the purpose of better utilization of the property and to gain something more out of their property, have mutually decided to raise a multi-storied building (**Ground + Four as per sanction plan**) over there on their Schedule mentioned landed property but not having so much man power and set-up, time to endeavor, as also with the intention to materialize their desire through a Developer, they have decided to entrust the above-named **M/S. POSITIVE VIBES**, to raise a Multi-Storied Building (Ground + Four) over there on their First Schedule mentioned landed property, under some specific terms and conditions.

AND on 30th October 2024 the Land Owners entered into a Development Agreement with Power of Attorney for Development for construction a multi storied building thereon on certain terms and condition which was registered before the Office of the District Sub-Registry Office III, Alipore, South 24 Parganas and recorded in Book No. I, Volume No.- 1603-2024, Pages from 463177 to 463227 being No.- 160318172 for the year 2024 and the Land Owners also executed a General Power of Attorney on 30.10.2024 in favour of the Developer which was registered before the office of the District Sub-Registrar Alipore and recorded in Book No.- I, Volume No.- 1603-2024 pages from 462846 to 462867 being no.- 160318161 for the year 2024.

Subsequently a typographical mistake was found in the said Development Agreement along with Power of Attorney dated 30.10.2024 that the KMC Premises No. had been wrongly incorporated as 347 Nandan Kanan in place of **KMC Premises No. 347 Survey Park** and as such on 10.12.2024 they jointly canceled the said Development Agreement with Power of Attorney for Development dated 30.10.2024 and again entered into a fresh Development Agreement With Power of Attorney for Development with the said Land Owners which was registered before the Office of the District Sub- Registrar III, Alipore and recorded in Book No.- I, volume No.-1603-2024 pages from 535888 to 355937 being no.- 160320816 for the year 2024.

AND WHEREAS after that the Developer Company at its costs and initiation has prepared a Building Plan through its deputed Engineer / Architect and thereafter with the approval of the Land Owners and under the signature of the Attorneys of all the Land Owners herein – named has submitted the same before the Competent Authority of the Kolkata Municipal Corporation and on compliance of the provisions of the Acts and Rules of the Kolkata Municipal Corporation the Competent Authority of the Kolkata Municipal Corporation has subsequently sanctioned the said **Building Plan vide Case No. 2024120607, Building Permit No. 2025120123 dated 30/06/2025** , for the purpose of construction of a G + IV Storied Building. (**SANCTIONED BUILDING PLAN/PERMIT**).

REGISTRATION OF PROJECT-

The project “**MEGH PEONER THIKANA**” is registered with West Bengal Real Estate Regulatory Authority (WBRERA) under **Registration No.**----- **dated**-----.

AND WHEREAS The Promoter/ Developer have undertaken development of said project by constructing Multi Storied Building/s containing various Apartments, units, commercial spaces, Car parking spaces to be developed in ALL THAT piece and parcel of 08 Cottah 00 Chittacks 25 sq ft more or less which is physically inherited, measured and obtained as 06 Cottah 08 Chittacks 14 Sq. Ft. more or less comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag No.706/775, L.R. Dag No.803, R.S. Khatian No.281, L.R. Khatian No. 1984, 1983 & 1979 under Police Station- formerly Kasba then Purba Jadavpur now Survey Park, KMC Premises No.- 347, Survey Park, having mailing address A/55, Nandan Kanan, within the limits of Kolkata Municipal Corporation Ward No. 109, Kolkata- 700075 District: South 24 Parganas being Assessee No.-. 311091303478 under Police Station Survey Park within the limit of the Kolkata Municipal Corporation ward no.109, District South 24 Parganas, herein after be referred to as the **'SAID PREMISES'** ,more fully described in the **FIRST SCHEDULE** written hereunder.

AND WHEREAS the Owner/ Developer agreed to sell and the purchaser/s agreed to purchase **ALL THAT** a Self contained independent complete **Flat No. -----** measuring a super built up area about ----- Sq.ft. (be the same a little more or less) on the ----- Floor, ----- side, **TOGETHER WITH** One Open/Covered Car Parking Space measuring an area about ----- Sq.ft. (be the same a little more or less) Bearing No. ----- **ALSO TOGETHER WITH** undivided proportionate impartible and indivisible share of land underneath thereto under the project known and named as **"MEGH PEONER THIKANA"** **"being KMC Premises No. 347, Survey Park, Kolkata- 700 075,** Police station- Survey Park (Previously Purba jadavpur) , District – South 24 Parganas at or for a total consideration of Rs. ---- /- (Rupees -----) only, herein after referred to as the **"SAID UNIT"**. (more fully and particularly described in the **SECOND SCHEDULE** written herein below and the said flat is more clearly shown and delineated in a map or plan bordered with **RED** annexed to this indenture.

THE PARTIES TO THIS INDENTURE BOTH HEREBY AGREE DECLARE AND COVENANT AS FOLLOWS: -

1. The purchasers have verified all papers and documents and have fully satisfied themselves with the title of the said property.

2. The purchaser have satisfied about the materials used, craftsmanship, measurement of the unit and also about the construction of flat as per specification of the building visually / technically and will not raise any objection and or dispute in future unless serious defects occurs.
3. The purchaser will abide by the rules and regulations of the MEGH PEONER THIKANA for peaceful and betterment use of the flat for residential purposes only and will not be entitled to use and allow the said flat to be used for any illegal or immoral purposes or for any other purpose which may cause annoyance or inconveniences to the other adjoining and neighboring flat owners and will not make any addition, alteration to the flat without written permission of the Owner/ Developer and also after getting the written approval and or permission to be obtained from Kolkata Municipal Corporation at their own costs, initiation and effort. Similarly the flat owners shall not keep in parking place anything other than private Motor car /Motor cycle and shall not raise or put up any kutchra or pucca construction, grill wall/enclosure thereon or part thereof and shall keep it always open as before.
4. The Vendor/Developer company herein shall and will at the costs and request of the purchasers do all the acts, deeds things and matters for assuring the said unit more perfectly and effectively as and when the purchaser may be reasonably required the same.
5. The Vendor/Developer company herein shall handover the possession of the said unit simultaneously upon execution and/or registration of this instrument.
6. The purchaser/s shall observe and fulfil all the terms and conditions of the Deed of Conveyance .
7. The stamp duty and registration fees and other incidental charges and expenses shall be borne by the purchasers herein for registration of this indenture.
8. The purchaser/s shall observe, fulfil and perform all the covenants for the common purpose and shall pay and discharge all taxes and impositions in respect of the said unit wholly and the common expenses of the project proportionately and all other outgoings in connection of the said unit wholly and those in connection with the common portion of the said building proportionately.
9. The flat owner/s shall directly apply to the CESC for individual connection in his/her/ their names and shall pay meter processing charges and the security deposit directly to CESC.
10. The flat owners shall directly apply before the Kolkata Municipal Corporation for mutation of the unit in his/her / their names.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. -----/- (Rupees -----) only paid by the purchaser/s to the Vendor (the receipt whereof the Vendor / Developer company doth hereby and also by the memo of consideration written hereunder admit and acknowledge) and of the payment of the same the Vendor /Developer Company for ever release, discharge and acquit the purchasers **ALL THAT** the said unit, more fully and particularly described in **SECOND SCHEDULE** hereunder and the said flat delineated in the Map or Plan annexed hereto bordered with **RED** color and the Vendor/ Developer Company doth hereby grant, sell, transfer, convey, assign and assure the said unit **TOGETHER WITH** undivided proportionate impartible and indivisible share of land underneath thereto in the said building and **ALSO TOGETHER WITH** right of enjoyment with proportionate share in the common areas, easement, facilities, assurances, hereditaments etc., as mentioned in the **THIRD SCHEDULE** hereunder and subject to proportionate share in the common liabilities as mentioned in the **FOURTH SCHEDULE** hereto and subject to all other terms and conditions as mentioned herein and in other schedule(s) unto and to the use of the purchasers **TO HAVE AND TO HOLD** the same absolutely free from all encumbrances attachment and charges lispendences, whatsoever and howsoever and all the right, title, interest, whatsoever of the purchaser into or upon the same or any part thereof **TOGETHER WITH** the benefit of full power and authorities to appear before the Kolkata Municipal Corporation for mutating the name of purchasers and to do or act any or all as may be necessary as fully and effectually as the purchasers could do in respect of the said unit hereby demised conveyed or any part portion thereof now are or at any time hereto form or situated, butted and bounded called known, numbered, described, distinguished **ALSO TOGETHERWITH** all sewers, drains, walls, yards, ways, paths, passages, water, water courses and all other rights, liabilities, privileges, easements, profits appendages and appurtenances whatsoever to the said unit or the said building and reversion or reversions remainder or remainders and the rent, issues and profit of and in connection with the said unit and all that estate, right, title, interest, property, claim and demand whatsoever of the company unto or upon the said unit and all other benefits and rights herein comprised and hereby granted, sold, conveyed, transferred, assign and assure or intended so to be and every part or parts thereof respectively **ALSO TOGETHER WITH** the right, liberties and appurtenances whatsoever in respect

of said unit to and the unit of the purchaser free from all encumbrances, trusts, liens and attachments whatsoever **AND ALSO TOGETHER WITH** easements or quasi- easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said unit and other unit by the respective co-owners and / or occupants of the said building **TO HAVE AND TO HOLD** the said unit and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured and every part or parts thereof respectively absolutely and forever **SUBJECT TO** covenants and all subject to the purchasers regularly paying and discharging all taxes and impositions in respect of the said unit wholly and the common expenses of the project proportionately and all other outgoings in connection of the said unit wholly and those in connection with the common portion of the said building proportionately.

FIRST SCHEDULE

(Description of the Property)

ALL THAT piece and parcel of 08 Cottah 00 Chittacks 25 sq ft more or less which is physically inherited, measured and obtained as 06 Cottah 08 Chittacks 14 Sq. Ft. more or less comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag No.706/775, L.R. Dag No.803, R.S. Khatian No.281, L.R. Khatian No. 1984, 1983 & 1979 under Police Station- formerly Kasba then Purba Jadavpur now Survey Park, KMC Premises No.- 347, Survey Park, having mailing address A/55, Nandan Kanan, within the limits of Kolkata Municipal Corporation Ward No. 109, Kolkata- 700075 District: South 24 Parganas being Assessee No.-. 311091303478

The property is butted & bounded by:

ON THE NORTH	: A/55/1, Nandan Kanan
ON THE SOUTH	: KMC 15 ft Black Top Road
ON THE EAST	: KMC 12 ft Black Top Road
ON THE WEST	: Land of Kumar Das

SECOND SCHEDULE

(Description of the Said Unit)

ALL THAT self contained, independent, finished **FLAT No.** ----- on ----- Floor, ----- side measuring a super built up area of ----- Sq.ft. (be the same a little more or less), consisting of ----- Bed Rooms, ----- Living / Dining Room, ----- Kitchen, -----Toilets and ----- Balcony, at Block-1 **TOGETHER WITH** One Open /Covered Car Parking Space, measuring an area about ----- Sq.ft. (be the same a little more or less) Bearing No. -----, **ALSO TOGETHER WITH** undivided proportionate impartible and indivisible share of land underneath thereto under the Project known and named as “**MEGH PEONER THIKANA**”, **KMC Premises No.347, Survey Park, Kolkata 700 075** , Police station- Survey Park (Previously Purba jadavpur) , District – South 24 Parganas.

THIRD SCHEDULE

(Common rights, facilities and amenities)

The right in common with the other co-owners and occupiers of the said building regarding common rights, facilities and amenities appurtenant thereto are as follows : -

1. Rider, beam and main supporting wall.
2. Lift, Lift Well and Lift Room.
3. Staircases, Passages, Landings, Lobbies, Compounds, ways, Paths and ingress and egress of the said building.
4. Roof and Staircase Room.
5. Pump Room, Electricity Meter Room, Pump, Septic Tank, Water Reservoir (overhead and underground).
6. Water Connections, Electricity Connections, Sewerage, Common Plumbing Installations, Common Electricity installations.
7. Roof Light, Passage Light, Stair Cases Light including Common Electrification of the said building.
8. The boundary wall and main gate of the said building.

FOUTH SCHEDULE

(Common Expenses)

1. All proportionate costs of maintenance for, operating, repairing, painting, reconstructing, decorating, redecorating and lightning of the common parts, paths, areas, intercom facilities, generator/power back-up etc. as stated hereinabove of **"MEGH PEONER THIKANA"** and also the boundary wall of the said building as well as said project.
2. All proportionate costs of maintaining passages, lobbies, staircases, compounds, common toilet, lift, lift well, lift room etc.
3. All proportionate cost and expenses for maintaining, repairing and replacing the passage light, roof light, staircase light, compound light, lift light, lift fan, and all common electrical fittings and installation of the said building as well as said project.
4. All proportionate costs and expenses for maintaining, repairing and replacing the common water connection, pipe, pipe line, water pump, with its fittings and fixture, rain water pipes and all other common fittings and installation for water connection of the said building as well as said project as stated herein.
5. The salaries of Jamaders, Caretakers, Plumbers, Electricians, Guards, Men employed for water treatment, sewerage treatment, intercom facilities and other service providers of **"MEGH PEONER THIKANA"** to be borne by the purchasers proportionately with other co-owners and occupiers of the same.
6. All other costs, expenses and charges which are necessary and essential to protect and safeguard the interest of the said building as well as **"MEGH PEONER THIKANA"** to be borne by the purchasers proportionately with others.
7. That If any charges for insuring the said building against earthquake, fire, flood, rioting, lightning etc. to be borne proportionately by the purchasers.
8. That from the date of taking official possession of the said unit by virtue of the possession certificate issued /given by the Vendor/developer the purchaser/s shall bear and pay the municipal taxes,

water taxes, electricity charges proportionately, till separately assessed and installed in his /her/their names.

9. The flat owner will co-operate with other co-owners of the project for betterment, beneficial use and enjoyment of the said unit in the said project.
12. The Developer Company reserves the right to maintain the project till completion of the entire project and the project will be handed over to the Flat Owners Association on completion of the entire project.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands, seals and signatures in this indenture on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the OWNER/VENDOR

At Kolkata in the presence of: -

WITNESSES: -

1)

2)

OWNER/VENDOR

SIGNED, SEALED AND DELIVERED by the DEVELOPER

At Kolkata in the presence of: -

WITNESSES: -

1)

2)

DEVELOPER

SIGNED AND ACCEPTED by the PURCHASER

At Kolkata in the presence of: -

WITNESSES: -

1)

2)

PURCHASER

Drafted by: -

Computer print by :-

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned sum of Rs.-----
-----/- (Rupees -----) only being the full consideration
amount by the above named vendor / developer as per memo here under written.

Date	Ch. No.	Bank & Branch	Amount
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(Rupees -----only)

WITNESSES :-

1)

2)

VENDOR/DEVELOPER