

TITLE DEED OF SALE

**THIS DEED OF SALE IS MADE ON THIS _____ DAY OF _____; 2026
(Two Thousand Twenty-Six).**

S S B BUILDERS

Lakshmi Kanta Sengupta
Partner

(a) **MR. SOUMEN BARAT** (PAN- BHMPB2782E), son of Late Subhas Barat, (b) **MR. BAPPA BARAT** (PAN- CETPB2650G), son of Late Rajaram Barat, (c) **MRS. KRISHNA BARAT** (PAN- CDVPB8738C), wife of Late Rajaram Barat, all are by Faith Hindu, by Nationality Indian, by Occupation- others, residing at Padma Pukur Pally, Nutanchati, Bankura, P.O. & P.S. Bankura, District- Bankura, Pin- 722101 **LAND OWNERS** (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include the legal heirs, executors, administrators, legal representatives successors and assigns) of the **FIRST PART.** represented by his constituted Attorneys **1) MR. LAKSHMIKANTA SENAPATI**, (PAN- AYHPS9719H), Son of Late Subodh Chandra Senapati, resident of Chandidas Pally, Bamunkuli, P.O. & P.S. Chhatna, Dist. Bankura, Pin – 722132. **2) MR. MATHURA PRASAD SAINI**, (PAN- CYTPS3469N), Son of Late Shaktipada Saini, resident of Vill. Kharigara, P.O. Dhabani, P.S. & Dist. Bankura, Pin – 722203, **3) MR. SUSANTA BARASH**, (PAN- BXIPB5636F), Son of Late Uttam Barash, resident of Vill. Kelebola, P.O. Bankati, P.S. & Dist. Bankura, Pin – 722102 also the partners of **S.S.B BUILDERS** by virtue of a Registered Power of Attorney being No. _____, dated _____ registered at the office of A.D.S.R. Bankura (herein after called the Owner / Vendor).

AND

“S.S.B. BUILDERS” (PAN- AFGFS1481J) having its registered office at Vill.- Junbedia, Para- Susnidanga, P.O. Junbedia, P.S. & Dist. Bankura, Pin – 722155 West Bengal, represented by its partners **1) MR. LAKSHMIKANTA SENAPATI**, (PAN- AYHPS9719H), Son of Late Subodh Chandra Senapati, resident of Chandidas Pally, Bamunkuli, P.O. & P.S. Chhatna, Dist. Bankura, Pin – 722132. **2) MR. MATHURA PRASAD SAINI**, (PAN- CYTPS3469N), Son of Late Shaktipada Saini, resident of Vill. Kharigara, P.O. Dhabani, P.S. & Dist. Bankura, Pin – 722203, **3) MR. SUSANTA BARASH**, (PAN- BXIPB5636F), Son of Late Uttam Barash, resident of Vill. Kelebola, P.O. Bankati, P.S. & Dist. Bankura, Pin – 722102 all are by faith Hindu, by Nationality Indian, by occupation Business, hereinafter called the **“DEVELOPERS”** (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.**

AND

MR. _____, **Son of** _____, by occupation _____, by faith _____, by Nationality _____, residing at _____, as **THIRD PART.** Hereinafter called the **“PURCHASER”** (Which term shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, representatives and assigns).

AND WHEREAS Kalicharan Bandyopadhyay Son of Late Arun Chandra Bandyopadhyay, resident of Pathkpara, Bnkura, P.O., P.S. & Dist. Bankura, Pin – 722101 was the absolute owner of the schedule below mentioned land, who sold his land in favour of Smt. Ujjwala Barat Wife of Sri Gandhi Barat, resident of Village & P.O. Junbedia, P.S. & Dist. Bankura by virtue of registered Deed of Sale being No. I-2533/12 of the A.D.S.R. Bankura.

AND WHEREAS having exclusive right, title, interest and possession over the said land Smt. Ujjwala Barat wife of Sri Gandhi Barat sold her said land in favour of 1) Soumen Barat, Son of Subhas Barat, 2) Bappa Barat, Son of Rajaram Barat, both are resident of Nutanchati, Padma Pukur Pally, Bankura, P.O., P.S. & Dist. Bankura, by virtue of a registered Sale Deed No. I- 010202331/2015 of the A.D.S.R. Bankura.

AND WHEREAS Kalicharan Bandyopadhyay Son of Late Arun Chandra Bandyopadhyay, resident of Pathkpara, Bnkura, P.O., P.S. & Dist. Bankura, Pin – 722101 sold his land in favour of Smt. Sarama Barat, Wife of Sri Subhas Barat 2) Smt. Krishna Barat, Wife of Rajaram Barat, all are resident of Vill. & P.O. Junbedia, P.S. & Dist. Bankura by virtue of a registered Deed of Sale being No. I-2534/2012 of the A.D.S.R. Bankura.

AND WHEREAS Munmun Nag Wife of Tapan Nag resident of Vill. Chenchura, P.O. & P.S. Taldangra, Dist. Bankura gifted her land as mentioned in the schedule below in favour of Soumen Barat son of Late Subhas Barat resident of Padma Pukur Pally, Nutanchati, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101 by virtue of Gift Deed being No. I- 010105559/24 duly been registered at the D.S.R. Bankura.

AND WHEREAS the L.R. record of rights has been prepared and published in connection with the aforementioned transferred landed property.

AND WHEREAS said Sarama Barat breathed her last and 1) Soumen Barat Son of Late Subhas Barat succeeded her and 2) Bappa Barat Son of Late Rajaram Barat and 3) Krishna Barat wife of Rajaram Barat all are the resident of Padma Pukur Pally, Nutanchati, P.O., P.S. & Dist. Bankura, Pin – 722101 in the state of West Bengal hereinafter referred to as the land owners.

AND WHEREAS from date of such purchase the said owner began to use and occupy he said purchased land without any kind of hindrance of interruption at all having his exclusive right, title, interest and possessions therein.

AND WHEREAS the schedule below mentioned land has already been converted from **BAID** class of land to **BASTU** (Homestead) class of land vide **Conversion Case No.** _____ with effect in term of section 4C of WBLR Act, 1955 (Amended 1981) by the collector U/S 4C of the WBLR Act.

AND WHEREAS the landed property as has been mentioned in details below has been enjoying and occupying by the owner above named having his exclusive right, title, interest and possession therein.

AND WHEREAS the abovenamed owner for the purpose of his beneficial enjoyment and possession approached before and competent authority is pleased to permit them individually to change the character of use land.

AND WHEREAS the land owners herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendents, attachments, trust whatsoever and paying the BL&LRO taxes as absolute owners and occupier time to time.

AND WHEREAS MR. SOUMEN BARAT, MR. BAPPA BARAT & 3) MRS. KRISHNA BARAT, with a view to develop the land entered into development agreement vide Deed No. 010101897/2025, dated 08/04/2025 registered at office of D.S.R. Bankura apartment etc. and also executed a power of attorney vide deed No. _____, dated _____ at office of the A.D.S.R. Bankura for selling out the allocated flat of Developer Share.

AND WHEREAS the owners are absolutely Seized and passed of piece of land which is particularly described in the schedule hereunder written.

AND WHEREAS the **PURCHASER** has thoroughly satisfied himself as to the title Owners in respect of the said premises and also in respect of the measurement of the said flat and has also taken inspection of the deeds, **sanctioned plan vide building Permit No. _____**, under Bankura Zilla Parishad and all other documents in respect thereof and is fully satisfied in respect of the same and has agreed not to arise any question or objection of any nature whatsoever in future either regarding the title of the owner to the said premises or in respect of the sanctioned plan or measurement of the flat in said premises.

AND WHEREAS the **DEVELOPER** has agreed to sell out and the **PURCHASER** has agreed to purchase Flat No. **“UNIT- ____”, in the ____ floor, Block- ____**, named & styled as **“_____”** at, _____ at a price of **Rs. _____** (**_____**) **only** undivided proportionate variable indivisible attachments liens and lispensens whatsoever on the terms and conditions hereinafter appearing.

NOW THIS DEED OF COVENYANCE WITNESSETH as follows:-

WHEREAS the **PURCHASER** has agreed to purchase the Second Schedule Property along with the property described in First Schedule property in terms of an oral/ written agreement for a total sale consideration of with registry **Rs. _____** (**_____**) **only** and the **PURCHASER** in terms of aforesaid oral/ written agreement agreed to pay the entire sale consideration at the time of execution of the said deed.

WHEREAS of the **PURCHASER** having paid the entire sale consideration **Rs. _____** (**_____**) **only by _____** as aforesaid the receipt of which has been duly acknowledged by the **SELLERS**, who acquires the **PURCHASER** from making any further payment towards sale consideration, the **SELLERS** as beneficial owner, **DOES HEREBY GRANT, CONVEY, TRANSFER, BY WAY SALE AND ASSIGN** unto and in favour of the **PURCHASER** of the scheduled property and every part thereof together with the access, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easementary rights, equities, claims, demands, privileges, appurtenances or any other things hidden in the earth belonging to or appurtenances thereto etc., attached to belonging to and reputed to belong to the schedule property **TO HOLD, TO POSSESS AND TO ENJOY** the same forever free from all encumbrances, charges, all kinds of mortgage, agreement to sell, court litigations and any other statutory charges.

WHEREAS the **SELLERS** hereby declare and covenant with the **PURCHASER** that they are the sole and absolute owner of the scheduled property and has a clear, legal valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the **PURCHASER** in terms of this deed. The **SELLERS** further declare that they have not done

any acts, deeds or things so as to curtail, restrict or prejudice her right to convey or prevent her from selling the scheduled property in terms of this deed.

WHEREAS the **PURCHASER** having now paid the entire sale consideration as detailed below, have requested the **SELLERS** to execute the Sale Deed in her favour and the **SELLERS** has duly agreed thereto.

**NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH AS
HEREUNDER:-**

WHEREAS the **SELLERS** hereby further declare that the schedule property is free from all encumbrances, lien, charge, mortgage, lease, court or other attachments, lispendens, acquisition and requisition proceedings, minor's claims or any other adverse proceedings or claims from third parties which are in any way detrimental to the interest of the **PURCHASER**.

WHEREAS the **SELLERS** hereby assure the **PURCHASER** that all taxes and levies on the scheduled property have been paid up to date and arrears if any, till the date of sale deed shall be duly paid by him and future taxes in respect of the Schedule property shall be paid by the **PURCHASER**

WHEREAS the **SELLERS** hereby declare and covenant with the **PURCHASER** that they will do or caused to be done all acts, deeds and things which are legally or reasonably required to be done at the instants of the **PURCHASER** for more fully and perfectly assuring the access, title and interest of the **PURCHASER** in the scheduled property herein conveyed and the **PURCHASER** shall bear such expenses.

WHEREAS the **SELLERS** hereby indemnify and shall keep the **PURCHASER** or her successors-in-title fully indemnified against any loss or liability cost or claims, action or proceedings, if any should arise, at any time in future against her owing to any defect in or for want of clear and marketable title or due to any defect, violation or non-compliance of any of the declarations or covenants herein.

WHEREAS the **PURCHASER** shall be the sole and absolute owner of the scheduled property with attendant access or ownership, possession, enjoyment and shall be entitled to deal with all dispose of the scheduled property as deems fit without any interference, abstractions or hindrance from the **SELLERS** or any one claiming under, through or in trust for him.

WHEREAS the **SELLERS** this day delivered the vacant possession of the scheduled property to the **PURCHASER** along with all the available original title deeds and documents which are in her possession pertaining to or relating to the scheduled property.

FIRST SCHEDULE

ALL THAT piece and parcel of “**BASTU**” land measuring 0.10 Acre more or less together Plot No. 451 (R.S. & L.R.) recorded in L.R. Khatian No. 3886, 3885 & 2039 (L.R.), J.L. No. 229, Mouza Junbedia, Vide L.R. Khatian No. 3886 admeasuring an area of 05 Decimal, L.R. Khatian No. 3885 admeasuring an area of 02 Decimal, L.R. Khatian No. 2039 admeasuring an area of 03 Decimal, in total of 10 Decimal or 0.10 Acre **which is butted and bounded as follows:-**

On the North :- 60` - 00`` feet wide Metal Road .

On the South :- Others Vacant land of Plot No. 451.

On the East :- Land of Ramranjan Banerjee.

On the West :- Land of Gopal Banerjee.

SECOND SCHEDULE

DESCRIPTION OF THE FLAT & PARKING BOUGHT BY THE PURCHASES

Flat No. Unit _____, Floor :- _____, AREA - _____ Sq. Ft. (Super Built up) _____ Sq. Ft. (Covered Area) _____ Sq. Ft. (Carpet Area) in the Block – _____, Floor Type: Tiles, Building Name:- “_____” (RESIDENTIAL) Under Junbedia Gram Panchayet. Basement Parking Space being no. ____ & area measuring of 135 Sq. Ft. in the Ground Floor (Cemented).

THIRD SCHEDULE

SPECIFICATION

1. **Structure:** R.C.C. frame structure, Elevation an unique blend of ornamental & modern architecture.
2. **Exterior:-** Blending of cement-based paint & other decorative finish interior Walls Convention brickwork with POP finish.
3. **Doors & Windows:-** 32 mm Thick Flush Doors windows fixed with Aluminum Frames and Glass.

4. **Electrical:-** Copper wiring in concealed conduits, A.C. point in master room, cable point in 15 Am. Geyser point in Toilet MCB & Change Overs of reputed brand. Sufficient light & fan points Semi modular switches of reputed make.
5. **Toilet:-** Glazed tiles up to 7 ft. high, water supply system, IWC, EWC & wash basin, elegant CP fittings.
6. **Amenities & Facilities:-** Lift Facilities (Standard 6 passengers), from own boring & overhead tank, Lightning conductor on the roof of the complex, 24 hrs. Security system.

FOURTH SCHEDULE

DESCRIPTION OF COMMON AREAS

COMMON AREAS WOULD MEAN ALL THOSE AREAS WITHIN THE PERMISES BUILT ON THE LAND DESCRIBED IN THE DEED EXCLUDING THE FLATS.

(The Common Portions)

- 1) Entrance and exits, internal roads, driveways and footpaths.
- 2) Boundary walls and main gates.
- 3) Drainage and sewerage lines and other installations.
- 4) Low tension and / or the hightension electrical installations and electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any unit and / or exclusively for its use by the PURCHASER.
- 5) Staircase and lobbies on all the floors.
- 6) Tube wells and water supply.
- 7) Water pumps, water pump room, water reservoir together with all common plumbing installations for carriage of water (save only those as are exclusively within and for use of any unit) in and / or all the buildings on the premises.
- 8) Common toilets for the staff / servants.
- 9) Campus lighting.
- 10) Such other common parts, areas equipment, installations, fittings, fixtures and spaces in or about the premises and proposed buildings as are necessary for passage to and /or user of the units in common by the PURCHASER/co-owners.

FIFTH SCHEDULE

(Common Expenses)

- 1) All costs of maintenance, operating, replacing, repairing White washing, painting, decorating, redecorating rebuilding, reconstructing, lighting, the common portion and the common areas in the proposed buildings including their outer walls of the building and parking spaces and also for security of the said building.
- 2) The salary of all persons employed for the common purposes including Manager, Durwans, Security Personnel, Liftmen, Sweepers, Plumbers, and Electricians etc.
- 3) Insurance premium for insuring the buildings if any.
- 4) All charges and deposits for supplies of common utilities to the PURCHASER /co-owners in common.
- 5) Municipal Tax, multistoried building Tax, water tax and other levies in respect of the land and the proposed buildings save those separately assessed on the PURCHASER.
- 6) Costs of formation and operation of the vendors for maintenance of the building and for watch and ward.
- 7) Costs of running maintenance, repairs and replacements of lifts, transformers, generators, pumps and other common installations including their license fees, taxes and other levies if any).
- 8) Electricity charges for the electrical energy consumed for the operation of the common services like water pumps, outdoor lights, staircase lights etc.
- 9) All litigations expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
- 10) The office expenses incurred for maintaining an office for common purpose.
- 11) All other expenses and outgoing as are deemed by the vendor and the majority of the co-owners to be necessary or incidental for and outgoings as are deemed by the vendor to be necessary or incidental for and regulating interests and / or the rights of the co-owners.

- 12) All expenses referred to above shall be borne by the co-owners from date of notice as to completion of the said unit and to take possession of the said unit but the vendor shall not under any circumstances be liable to bear any of such charges in respect of unsold unit.

SIXTH SCHEDULE

(Easements)

- 1) The PURCHASER will be entitled to all privileges and rights including right of vertical and lateral supports, easements, quasi –easements, appendages and appurtenances whatsoever belonging to or in any way appertaining thereto and hereinafter more fully specified except and reserving unto the vendor and / or any other person deriving title under them the rights, easements, quasi-easements, privileges and appurtenances hereinafter more fully set forth in the Seventh Schedule hereunder.
- 2) The PURCHASER, PURCHASER servants, agents, employees and invitees will have; the access of way in common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said unit with or without vehicles over and along the drive way and pathways comprised within the said building provided always and it is hereby declared that nothing herein contained shall permit the co-owners/ PURCHASER and / or PURCHASER servants agents and employees and invitees to obstruct in any way by vehicle, deposits of materials rubbish or otherwise the free passage of other persons properly entitled to such access of way as aforesaid along such drive ways and pathways or common path.

3) The PURCHASER shall have:

(3.1) the right of protection of the PURCHASER unit by or from all parts of the said building so far as may be necessary, including right of support, both vertical as well as lateral.

(3.2) the access of passage in common as aforesaid of electricity telephone water and soil from and to the said unit through or over the said building or any part thereof so far as may be reasonable necessary for the beneficial occupation and enjoyment of the said unit for all lawful purpose whatsoever.

(3.3) the right with or without workmen and necessary materials to enter from time to time upon the other part of the said building and for the purpose of repairing so far as may be necessary such drains, wires and conduits aforesaid and for the purpose of rebuilding, repairing, repainting or cleaning any part or parts of the said unit in so far as such repairing or cleaning as

aforesaid cannot be reasonably carried out without such entry and in all such events upon giving a fortnight's prior notice in writing of PURCHASER intension so to enter into the vendor and / or other person or persons apartment lawfully entitled to the same.

SEVENTH SCHEDULE

The under mentioned rights easements, quasi-easements privileges and appurtenances shall be accepted out of transfer and reserved unto the vendor.

- 1) The access in common with the vendor and / or such person or persons entitled to the other part or parts of the said building as aforesaid for the vendor use of common portions including staircases, common water, electric gas, pipe lines, drains, wires, sewers, conduits, entrance and other parts or passages and for other purposes connected therewith including ingress to and egress out of the said other part or parts.
- 2) The access of passage in common with the vendors and other person as aforesaid of gas, electricity, water, telephone and soil from and to any part (other than the said building) of the other part or parts of the said building through pipe, drains, wires, conduits, cable lines and posts lying or being in under through or over the said unit as far as may be reasonably necessary (but without any damage to the said building) for the beneficial use and occupation of the other portion or portions of the said building for all purpose whatsoever.
- 3) The right with or without workmen and necessary materials to enter from time to time upon the said unit but without causing any undate inconvenience to the occupier thereof for lying pipes, drains, wires and conduits as aforesaid and for the purposes of other repairs including inspection if necessary thereof **PROVIDED ALWAYS** that the vendor and / or such other person or persons shall give to the PURCHASER a prior written notice of his / her intention for such entry as aforesaid.
- 4) The right to protection of other portion or portions of the said building by all parts / portions of the said unit or otherwise in any manner to lessen or diminish the support at present enjoyed by other part or parts of the said building.
- 5) The right as might otherwise become vested in the PURCHASER by means of structural alterations to the said unit or otherwise in any manner to lessen or diminish the support at present enjoyed by other part or parts of the said building.

EIGHT SCHEDULE

THE ACCESS OF THE PURCHASER :

THE PURCHASER, so as to bind himself his heirs, legal representatives, executors, administrators and assigns with the consideration of promoting and protecting his rights as the owner of the construction and in consideration of the covenants of the

SELLER binding on the **PURCHASER** of other undivided interest in the land described in First Schedule hereto and the construction thereon, both hereby agree to be bound by the following covenants:

- 1) Not to raise any constructions in addition to that mentioned.
- 2) Not to use permit the use of the contractions referred to in a manner which would diminish the value or utility of the pipes cisterns and the like common amenities provided in the property described in First Schedule above or in any constructions made thereon.
- 3) Not to use the space in the land described in First Schedule above left open after the constructions referred to for the parking of any other vehicles or to use the same in any manner which might cause hindrance for the free ingress to or egress from any other part of the constructions.
- 4) Not to default in the payment of any taxes or levies to be shared by the other joint owners of the property described in First Schedule above or expenses to be shared by the Owners of the constructions thereon or of any specified part thereof.
- 5) Not to decorate the exterior of the building complex to be constructed otherwise than in a manner laid down by the **SELLER**.
- 6) Not to make any arrangements for the maintenance of the buildings referred to for ensuring the common amenities therein for the benefit of concerned other than those agreed to by all other **PURCHASER**, holding a majority of shares in the proposed constructions or by the **SELLER**.
- 7) Not to keep stock or display of any wares or any other material in the corridors or in any place intended for common use.
- 8) Not to display any signboard, advertisement board of designs without the prior approval of the **SELLER** and in places not sanctioned by the **SELLER**.

NINETH SCHEDULE

RIGHT ACKNOWLEDGED BY THE PURCHASER

- 1) Full right and liberty for all persons who along with the **PURCHASER** own the land described in First Schedule such (together with all persons authorized or permitted by such persons) at all times by day or by night and for all purposes to go, pass and re-pass the staircases and the passage inside and outside the proposed building.
- 2) Full right any liberty to the persons referred to supra in common with all other persons with or without motor cars other permitted vehicles at all times, day and night, and for all purposes to go pass and re-pass over the land appurtenant to the building constructed in the land described in the First Schedule above.
- 3) The right to subjacent and lateral support and shelter and protection from the other parts of the aforesaid buildings and from the side and roof thereof.
- 4) The free and uninterrupted passage of running water, soil, gas and electricity, to and from the construction through the sewers, drains, water courses, pipe and wires which now are or may at any time hereafter be, in under or passing through the building or any part thereof.
- 5) Access of passage for the persons referred to supra in common with all other persons and their agents, licensees or workmen to the other parts of the building at all reasonable times, on notice, to places where water tanks are situated for the purpose of cleaning, repairing or maintaining the same.
- 6) Rites of passage for such persons, their agents or workmen to the other parts of the building at all reasonable times, on notice to enter into for the purpose of repairing, cleaning maintaining or renewing any such sewers, drains and water courses, cables pipes and wires causing as little disturbances as possible and making good any damages caused.
- 7) To lay cables or wires through common walls or passages for telephone, video or computer installations, respecting the equal access of the other PURCHASER.
- 8) The access for the persons referred to supra in common with all other persons, and their agents, licensees or workmen and upon other parts of the said building, for the purpose of repairing, maintaining, renewing, altering or rebuilding, giving subjacent or lateral support, shelter or protection to the construction thereof.
- 9) The access to do all or by other act aforesaid without notice in case of an emergency.

TENTH SCHEDULE

TERMS ACCEPTED BY THE PURCHASER.

The **PURCHASER**, in proportion of his share, along with other Owners in the proportions of their shares, shall be deemed to have accepted the following conditions and to bear the following expenses:

- 1) All rates and outgoing payable if any in respect of the land described in the First Schedule above the building thereon.
- 2) The expenses of routine maintenance including painting white washing cleaning etc. and provisions of the common service to the building as set out below.
 - (a) Maintenance of the pumped, sanitary and electrical lines common to the buildings.
 - (b) Replacement of bulbs in the corridors.
 - (c) Payment of electrical and water charges for common charges.
 - (d) Maintenance of potted plants and landscaped areas in the development.
 - (e) Provision of day / night watchman.
- 3) Should the **PURCHASER** default payment due for any common expenses, benefits or amenities, a majority of the Owners while carrying out the services as contemplated above, shall have the access to remove such common benefits or amenities from his enjoyment.

ELEVENTH SCHEDULE

THE VENDORS COVENANT:

- 1) The **VENDORS** covenant with the **PURCHASER** that any Deed or Documents executed by the **VENDORS** with all other Owners for construction of all apartments in the land described in First Schedule above shall contain the restrictions set forth herein.
- 2) That the **VENDORS** or their assignees or lessees claiming under, through or in trust for the **VENDORS** will always respect the right of the **PURCHASER** mentioned in this Deed.
- 3) The **VENDORS** transferring, leasing or contracting to construct any flats hereafter shall faithfully follow the conventicles herein contained and shall not confer any right not reserved for the **PURCHASER** herein nor contracted to be shared by the **PURCHASER** herein.
- 4) The **VENDORS** accept and agree that any covenant by the **VENDORS** in future in any deed or documents reducing or lettering the right of the **PURCHASER** or imposing on the **PURCHASER** any restrictions not found herein shall be void.

IN WITNESS WHEREOF the parties hereto have executed these presents the day month and year first above written.

SIGNED AND DELIVERED by the **OWNER & DEVELOPER** at Bankura.

Photograph and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

WITNESS

**Constituted of Attorney of
SOUMEN BARAT, BAPPA BARAT
& KRISHNA BARAT**

Signature of the OWNERS

Drafted by:

Signature of the DEVELOPERS

:: Typed by ::

**Koushik Banerjee
(BANKURA COURT
COMPOUND)**

5)

MONEY CONSIDERATION

Bank Name	Mode of Payment	Amount

S S B BUILDERS
Lakshmi Kanta Senapati
Partner

Signature of the DEVELOPERS