

## **DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the                   day of **December**,  
Two Thousand and Twenty-Four (**2024**).

**BETWEEN**

M/s. Maa Taaraa Construction  
*Gowtam Chacko*  
Proprietor

**(1) SRI SUJIT KUMAR DAS**, (PAN: ANOPD7046C), son of Late Fatick Chandra Das, by Faith Hindu, by Nationality Indian, by Occupation Service, residing at 98 S, Suren Sarkar Road, Police Station- Beleghata, Post Office- Beleghata, Kolkata- 700010, **(2) SRI SAMAR KUMAR DAS**, (PAN: CJGPD5162D), son of Late Fatick Chandra Das, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 98 S, Suren Sarkar Road, Police Station- Beleghata, Post Office- Beleghata, Kolkata- 700010 **(3) SRI SUSHANTA DAS**, (PAN: DDCPD9570G), son of Late Fatick Chandra Das, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 98 S, Suren Sarkar Road, Police Station- Beleghata, Post Office- Beleghata, Kolkata- 700010, **(4) SRI SANJIB KUMAR DAS**, (PAN: ANAPD3376K), son of Late Fatick Chandra Das, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 98 S, Suren Sarkar Road, Police Station- Beleghata, Post Office Beleghata Kolkata- 700010, **(5) SMT. RITA SARKAR**, (PAN: HAOPS9748Q), wife of Sri Paritosh Sarkar and daughter of Late Fatick Chandra Das, by Faith Hindu, by Nationality Indian, by Occupation Housewife, residing at 10A/5, C.I.T. Building Old, Police Station- Beliaghata, Post Office- Beliaghata, Kolkata- 700010, **(6) SRI SISIR DAS**, (PAN: CFFPD1695L), Son of Late Anil Chandra Das, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 98/H/1, Suren Sarkar Road, Police Station Beliaghata, Post Office Beliaghata, Kolkata- 700010, **(7) SRI BISWANATH DAS**, (PAN: ACMPD9058K), Son of Late Anil Chandra Das, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 98/H/1, Suren Sarkar Road, Police Station Beliaghata, Post Office Beliaghata, Kolkata- 700010, **(8) SRI SOURAV**

**CHAKRABORTY**, (PAN: BUOPC9081Q), Son of Sri Ajit Chakraborty, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 1/7, Kalipur West, B. N. Ray Road, Sarsuna, South Twenty Four Parganas, West Bengal 700061, Police Station. ...., Post Office ..... (9) **SMT. RAMA MANDAL**, (PAN: AYDPM4533B), daughter of Late Panchanan Das, by Faith Hindu, by Nationality Indian, by Occupation Housewife, residing at 98Q, Suren Sarkar Road, Police Station- Beliaghata, Post Office Beliaghata, Kolkata- 700010 (10) **SMT. SIMA PRAMANICK**, (PAN: BAPPP7367B), daughter of Late Panchanan Das, by faith Hindu, by Nationality Indian, by Occupation Housewife, residing at 98Q, Suren Sarkar Road, Police Station- Beliaghata, Post Office Beliaghata, Kolkata- 700010, (11) **SMT. RINA CHAKRABORTY**, (PAN: AGQPC3815M) daughter of Late Panchanan Das, by Faith Hindu, by Nationality Indian, by Occupation Housewife, residing at 98Q, Suren Sarkar Road, Police Station- Beliaghata, Post Office Beliaghata, Kolkata- 700010, (12) **SMT. TAPASI DAS**, (PAN: CJKPD5979A), widow of Late Shyamal Das, by Faith Hindu, by Nationality Indian, by Occupation Housewife, residing at 98Q, Suren Sarkar Road, Police Station- Beliaghata, Post Office Beliaghata, Kolkata- 700010, (13) **SMT. RITWIKA DAS**, (PAN: CJEPD2626N), daughter of Late Shyamal Das, by Faith Hindu, by Nationality Indian, by Occupation Housewife, residing at 98Q, Suren Sarkar Road, Police Station- Beliaghata, Post Office Beliaghata, Kolkata- 700010, hereinafter called and referred to as the “**OWNERS”/ “VENDORS**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrator, successor in-interest, successors

in-office and assigns) of the **FIRST PART** and represented by their constituted attorney **SRI GOUTAM CHOWDHURY** (PAN: ARUPC1282H), son of Sri Ashoke Chowdhury, by faith- Hindu, by Nationality Indian, by occupation- Business, residing at 96/H/9, Suren Sarkar Road, Police Station- Beleghata, Post Office Beleghata, Kolkata 700010, General Power of Attorney dated 20<sup>th</sup> day of December, 2023 in Book No. – I, Volume No. 1606-2023, Pages from 140507 to 140537, being No. 160605018 for the year 2023 registered in the Office of the Additional District Sub-Registrar, Sealdah, South 24 Parganas.

- A N D -

**SRI GOUTAM CHOWDHURY** (PAN: ARUPC1282H), son of Sri Ashoke Chowdhury, by faith- Hindu, by Nationality Indian, by occupation- Business, residing at 96/H/9, Suren Sarkar Road, Police Station- Beleghata, Post Office Beleghata, Kolkata 700010, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context or otherwise meaning be deemed to mean and include his legal heir(s) and/or successor(s) and/or administrators and/or assigns(s) the party of the **SECOND PART**.

**-AND-**

**SRI** ..... , **(PAN** ..... **) (AADHAAR NO.**  
.....) son of ..... , by Faith  
....., by Nationality ....., by Occupation ....., residing at  
....., Police Station- ....., Kolkata-

....., Post Office ....., hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives and/or nominees) of the **THIRD PART**.

**WHEREAS** Fatick Chandra Das(Porey), Anil Chandra Das(Porey) and Panchanan Chandra Das jointly seized and possessed of and/or otherwise well sufficiently entitled to ALL THAT piece and parcel of land measuring an area of 4 [Four] Cottahs 8 [Eight] Chittacks be the same a little more or less together with an old dilapidated structure lying and situated at municipal premises No. 98A/H/1, Suren Sarkar Road, under Police Station-Beliaghata, Kolkata- 700010, within the limits of Kolkata Municipal Corporation, Ward No.33, by virtue of a deed of Conveyance dated 23.05.1975.

**AND WHEREAS** during the peaceful enjoyment of the said property Fatick Chandra Das(Porey), Anil Chandra Das(Porey) and Panchanan Chandra Das made an amicable settlement among them by virtue of a Deed of Settlement dated 23.06.1975 which is duly registered in the office the Additional District Sub-Registrar at Sealdah and recorded in Book I, Volume No.30, Pages 227 to 231, being no. 1266, for the year 1975.

**AND WHEREAS** as per the Deed of Settlement dated 23.06.1975 as mentioned herein above Fatick Chandra Das(Porey) obtained the Land as "LOT-A" measuring an area of 1 [One] Cottah 7 [Seven] Chittacks

19[Nineteen Square Feet] be the same a little more or less together with an R.T. shed structure, Anil Chandra Das(Porey) obtained the Land as “LOT-B” measuring an area of 1 [One] Cottah 5 [Five] Chittacks 36[Thirty Six Square Feet] be the same a little more or less together with an R.T. shed structure and Pancham Chandra Das(Porey) obtained the Land as “LOT-C measuring an area of 1 [One] Cottah 7 [Seven] Chittacks 15[Fifteen Square Feet] be the same a little more or less together and a common passage in respect of the aforesaid mentioned property.

**AND WHEREAS** said Fatick Chandra Das died intestate on 09.04.2005 leaving behind his four sons namely Sri Sujit Kumar Das, Sri Samar Kumar Das, Sri Sushanta das and Sri Sanjib Kumar Das and one daughter namely Smt. Rita Sarkar(nee Das) who have jointly inherited the said property under Hindu Law of Succession each having  $\frac{1}{2}$  undivided shares. Therefore they mutated their names in the record of Kolkata Municipal Corporation as Premises No. 98S, Suren Sarkar Road, Police Station Beliaghata, Kolkata 700010, being assessee No. 110332204920.

**AND WHEREAS** said Anil Chandra Das died intestate on 13.03.2018 leaving behind his two sons namely Sri Biswanath Das and Sri Sisir who have jointly inherited the said property under Hindu Law of Succession each having  $\frac{1}{2}$  undivided shares. Therefore they mutated their names in the record of Kolkata Municipal Corporation as Premises No. 98Q, Suren Sarkar Road, Police Station Beliaghata, Kolkata 700010, being assessee No. 110332204294.

**AND WHEREAS** said Panchanan Chandra Das died intestate on 11.07.1996 leaving behind his wife wife Latika Das who died on 12.06.2011 and his one son namely Sri Shyamal Das, and four daughters namely Smt. Anima Chakraborty, Smt. Rama Mandal, Smt. Sima Pramanik and Smt. Rina Chakraborty who have jointly inherited the said property under Hindu Law of Succession each having  $\frac{1}{2}$  undivided shares. Therefore they mutated their names in the record of Kolkata Municipal Corporation as Premises No. 98Q, Suren Sarkar Road, Police Station Beliaghata, Kolkata 700010, being assessee No. 110332205778.

**AND WHEREAS** said Shyamal Das died intestate on 04.10.2008 leaving behind his wife Smt. Tapasi Das and his one daughter namely Miss Ritwika Das as legal heirs and successor, therefore Smt. Anima Chakraborty, Smt. Rama Mandal, Smt. Sima Pramanik and Smt. Rina Chakraborty, Smt. Tapasi das and Miss Ritwika Das jointly became the owners of the said Land measuring an area of 1 [One] Cottah 7 [Seven] Chittacks 15[Fifteen Square Feet] be the same a little more or less.

**AND WHEREAS** the legal heirs of Fatick Chandra Das namely Sri Sujit Kumar Das, Sri Samar Kumar Das, Sri Sushanta das and Sri Sanjib Kumar Das and one daughter namely Smt. Rita Sarkar(nee Das) and the legal heirs of Anil Chandra Das namely Sri Biswanath Das and Sri Sisir Das decided to amalgamate their respective property and by virtue of Deed of Exchange dated 27.01.2023 which is duly registered in the office of the Additional

District Sub-Registrar at Sealdah and recorded in Book I, Volume No.1606-2023, Pages 9120 to 9144, being no. 160600226, for the year 2023.

**AND WHEREAS** after the execution of the above mentioned Deed of Exchange Sri Sujit Kumar Das, Sri Samar Kumar Das, Sri Sushanta das and Sri Sanjib Kumar Das, Smt. Rita Sarkar(nee Das), Sri Biswanath Das and Sri Sisir Das became the joint owners of the land measuring about 2(Two) Cottahs 13(Thirteen) Chittaks 10(Ten) Sq.ft. be the same a little more or less with structure there on.

**AND WHEREAS** Sri Sujit Kumar Das, Sri Samar Kumar Das, Sri Sushanta das and Sri Sanjib Kumar Das, Smt. Rita Sarkar(nee Das), Sri Biswanath Das and Sri Sisir Das and the legal heirs of Panchanan Das and Shyamal Das namely Smt. Anima Chakraborty, Smt. Rama Mandal, Smt. Sima Pramanik and Smt. Rina Chakraborty, Smt. Tapasi das and Miss Ritwika Das decided to amalgamate their respective property into one single premises for the better enjoyment and by virtue of Deed of Exchange dated 12.06.2023 which is duly registered in the office of the Additional District Sub-Registrar at Sealdah and recorded in Book I, Volume No.1606-2023, Pages 58477 to 58509, being no. 160602166, for the year 2023.

**AND WHEREAS** said Anima Chakraborty died intestate on 19.09.2023 leaving behind her only son Sri Sourav Chakraborty as sole legal heir who has inherited the said property and the only successor of Anima Chakraborty since deceased under Hindu Law of Succession.

**AND WHEREAS** Sri Sujit Kumar Das, Sri Samar Kumar Das, Sri Sushanta das and Sri Sanjib Kumar Das, Smt. Rita Sarkar(nee Das), Sri Biswanath Das and Sri Sisir Das, Sri Sourav Chakraborty, Smt. Rama Mandal, Smt. Sima Pramanik and Smt. Rina Chakraborty, Smt. Tapasi das and Miss Ritwika Das became the joint owners of the said property land measuring about 4(Four) Cottah, 8(Eight) Chittaks be the same a little more or less together with an old dilapidated structure morefully and particularly mentioned in Schedule A hereunder and therefore they mutated their names in the record of Kolkata Municipal Corporation as Premises No. 98S, Suren Sarkar Road, Police Station Beliaghata, Kolkata 700010, being assessee No. 110332204920 morefully and particularly mentioned and described in Schedule A hereunder.

**AND WHEREAS** while thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to the Schedule "A" mentioned property, the said Owners/ Vendors herein have expressed their desire to develop the said property through any recognized developer/ promoter who has the clear knowledge and experience about developing of the land and building in and around the city.

**AND WHEREAS** having come to know the aforesaid proposed development of the said property, the party hereto of the second part being the reputed Developer/Promoter duly approached to the said Owners/ Vendors herein also expressed its desire to take the task of development of the Schedule "A"

mentioned property in accordance with the building sanction plan, which will be sanctioned by the competent authority (i.e. Kolkata Municipal Corporation).

**AND WHEREAS** after having detailed discussion, the said Owners/ Vendors herein being owners of the land measuring an area of 4 [Four] Cottahs 8 [Eight] Chittacks be the same a little more or less together with a old dilapidated structure lying and situated at municipal premises No. 98S, Suren Sarkar Road, Police Station Beliaghata, Kolkata 700010, under Post Office- Beliaghata, Kolkata- 700010, being Assessee No-110332204920, within the limits of Kolkata Municipal Corporation, Ward No.33, under the jurisdiction of A.D.S.R. Sealdah, has entered into an Registered Development agreement dated 20<sup>th</sup> December 2023 with the party hereto of the second part i.e. the Developer on for development of the said Schedule "A" mentioned property by constructing of a multi storied building on the said land consisting of several Flat, Garage and Shops/ apartments/ garages/shop rooms thereon as per the building sanction plan, which is duly registered in the office of Additional District Sub- Registrar at Sealdah and recorded in Book I, Volume No.1606-2023, Pages 140441 to 140481, being no. 160605017, for the year 2023.

**AND WHEREAS** subsequently the said Owners/ Vendors herein have a executed registered General Power of Attorney dated 20<sup>th</sup> December 2023 after the registration of the Development agreement which is duly registered in the office of Additional District Sub- Registrar at Sealdah and recorded in

Book I, Volume No.1606-2023, Pages 140507 to 140537, being no. 160605018, for the year 2023 in favour of the Developer herein for look after, sale and observation of the said newly construct multi storied building on the said Schedule "A" mentioned property.

**AND WHEREAS** after the execution of the Development agreement and the General Power of Attorney, the Vendors/Owners herein and the Developer herein executed a Registered Power of Attorney dated 13<sup>th</sup> August 2024 which was duly registered in the office of Additional District Sub- Registrar at Sealdah and recorded in Book I, Volume No.1606-2024, Pages 99457 to 99483, being no. 160603206, for the year 2024 for obtaining sanctioned Ground+ Three building plan before the Kolkata Municipal Corporation and the said Authority sanctioned the building plan in respect of the said property, being Sanctioned building plan No. 2024030046 dated 07.09.2024 and started the construction as per the building plan.

**AND WHEREAS** as per the terms of the said Development Agreement and Power of Attorney the Developer constructed a G+3 storied residential building consisting of various Flat, Garage and Shops/apartments and saleable spaces on the land of the said premises as per the sanctioned building Plan.

**AND WHEREAS** after completion of such building according to the said Building sanction, the Developer assigned the Owner's Allocation to

respective Landowners of the Building as per the terms and conditions of the Registered Development Agreement Dated 20<sup>th</sup> December, 2023.

**AND WHEREAS** The Purchaser herein have approached the Developer herein to purchase ALL THAT a self-contained Flat from the **DEVELOPER'S ALLOCATION** measuring about ..... **Sq. Ft. of Super Built Up Area i.e.** ..... **Sq. ft. of Carpet Area be it little more or less on the side, ..... Floor** of the building, consisting of .....(.....) bed rooms, .....(.....) open Kitchen cum Dinning, .....(.....) Bath cum Privy and also right of user in the common areas and facilities along with proportionate undivided imitable variable interest in the premises, lying and situated Premises No. 98S, Suren Sarkar Road, Ward No. 033 under KMC, P.S. & P.O.- Beliaghata, Kolkata- 700010, Assessee No. 110330400500, Police Station Beliaghata, Post Office Beliaghata Borough- III, more fully and particularly described in the SCHEDULE – B, herein underwritten free from all encumbrances herein after referred as “the said flat” together with all common area rights, facilities and amenities annexed hereto at and for the consideration of **Rs. ..... /- (Rupees .....)** **only** and thereafter the Purchaser herein executed a Notarized Agreement for Sale dated 22<sup>nd</sup> day of November, 2023.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of **Rs. ..... /- (Rupees .....)** **only** truly paid by the Purchaser to the Developer simultaneously with the execution of these present (the

receipt whereof the Developer doth hereby admits and acknowledge as hereunder mentioned in the memo of consideration) agreement the said Developer of the said schedule property doth hereby indefeasibly grant, conveyed, sale, mortgage transfer , assign, and assure unto and to the use of the said Purchaser, free from all encumbrances **ALL THAT** the said scheduled property including liberties, privileges with all rights of ingress and egrees and all easement rights, title and interest possession belonging to the said scheduled property and every part there **TO HAVE AND TO HOLD** herby sold, convey, mortgage, transfer to the Purchaser including his respective heirs executors, administrators, representatives and assign absolutely and forever. That the Developer doth hereby covenant with the Purchaser that notwithstanding any Act Deed, hereinbefore done, execute or knowingly to suffered to the contrary Developer is now lawfully seized and possessed of the scheduled property free from all encumbrances, attachments, charges or defects whatsoever and there is no suit or dispute or case pending in any Court in respect of the said scheduled property and the Developer confirming party have full power and absolute authority to sell, transfer, mortgage the said scheduled property in manner aforesaid. That the Purchaser shall hereafter peaceably hold possess and enjoy the said scheduled property as its absolute Owner and possessors with absolute rights to sell, transfer, gift, mortgage, and sale convey whatsoever as its absolute Owner and possessor.

THAT the Vendor doth hereby covenants with the Purchaser to save the Scheduled property and shall at all times hereafter indemnify the Purchaser from or against all encumbrances, losses, damages and charges whatsoever.

That the Purchaser shall be at liberty to enjoy all easement rights of ingress and egress and to enjoy all the easement rights and the Purchaser has got every liberty to have electronic connection, telephone, gas and water pipe connection, drainage system through the said common passage and the said road up to the said scheduled property hereby sold, conveyed and transferred to the Purchaser.

**IT IS HEREBY DECLARED BY THE VENDOR and DEVELOPER** as follows:-

**THAT** the Purchaser shall be entitled to sell, gift, mortgage, and sale convey or otherwise alienate the said scheduled property to any person or persons without any consent of the Vendor, other Owner or Owner of the said building.

**THAT** the Purchaser's undivided right, title, interest, possession in soil shall remain joint for all times with the other Co- Owner of the said building.

**THAT** the Purchaser shall have all right to mutate his name as owner and possessor in respect of the said scheduled property in the records of the Kolkata Municipal Corporation and in the records of any other authorities in that event the Developer shall give his consent or approval in writing for the purpose of such mutation and separate assessment whenever shall require by the Purchaser.

**THAT** the Purchaser shall be liable to pay all taxes directly to the Kolkata Municipal Corporation or to any other authorities, in the respect of the said scheduled property hereby sold and transferred to the Purchaser towards payments of Owner's share and occupier's share of taxes, land revenue & other outgoing charges payable for the said Schedule property.

**THAT** the Purchaser shall have full and absolute rights in common with the other Co - Owner of the said building in respect of proportionate shares of common right, common facilities and common amenities belonging to the said Premises more fully described in the 'C' & 'D' Schedule.

**THAT** the Purchaser shall have all the rights of erecting scaffolding at the common spaces of the said premises for repairing, maintenance, white washing, painting, plastering, renovating in respect of the scheduled property.

**THAT** all expenses for maintenance, repairing in respect of the common parts of the said building including all common areas and common installations of the said building shall be proportionality paid by the other Co-Owner of the said building.

**THAT** the expense for running and operating the common machineries, equipment and other installations including all cost of maintenance and repairing shall be borne by the Purchaser proportionality with the other Co-Owner of the said building.

**THAT** the Developer will provide a Photo copy of the Completion Certificate to the Purchaser as and when it is issued by the Kolkata Municipal Corporation.

**AND THE PURCHASER DOTH HEREBY COVENANTS WITH THE VENDORS** as follows:-

- a. That the Purchaser shall never claim partition of the undivided share and the same shall always remain impartially of the said building/premises.
- b. That apart from the said unit and the properties appurtenant thereto the Purchaser shall never claim any right, title or interest of any nature whatsoever in any other part or parts of the building and the land save and subject to the right to use the common portion in common with other Co-Owner.
- c. That the Purchaser observe, fulfill and perform all the rules and regulation as may be framed for the beneficial use enjoyment of the unit and for the common purpose by the Vendors and/or the Co-Owner.
- d. That the Purchaser have inspected the title in respect of the said land in respect of his portion and fully satisfied above the same and also common area and common portion.
- e. To pay proportionate share of the common expenses regularly and punctually.

- f. To pay regularly and punctually all the outgoing and the revenue and rates and taxes in respect of the unit and land and the common portion proportionality for the period after the date of delivery.
- g. To keep and maintain the unit, periphery wall, partition wall, sewerage, drains, pipes and appurtenance within the unit in a good state of repaired condition.
- h. Not to demolish the unit or any part thereof nor at any moment make or cause to be made addition or alteration of whatsoever nature to the said unit or any part thereof which may cause inconvenience to the Co-Owner.
- i. That the Purchaser shall not do anything which would likely cause damage or deterioration to the super structure of the building.
- j. No maintenance and/or service charges will be levied upon the unsold units which remains unoccupied in the proposed building by the Developer which are within the Developer's allocation.

**THE SCHEDULE-A ABOVE REFERED TO:**

**ALL THAT** piece and Parcel of a plot land measuring 4 cottah 8 chattak 3240 sq.ft. together with R.T. shed structure 500sq.ft. more or less cemented floor lying and situated at premises no: 98S, Suren Sarkar Road, P.S. Beleghata, Kolkata- 700010, under K.M.C. in ward no.33, assessee no. 110332204920, Dist. - 24 Parganas (S) and A.D.S.R. Sealdah and the entire land is butted and bounded as follows:

**ON NORTH SIDE : by Suren Sarkar Road**  
**ON EAST SIDE : by 91, Suren Sarkar Road**  
**ON SOUTH SIDE : by 4'ft common passage**  
**ON WEST SIDE : by 98/H/5, Suren Sarkar Road**

**THE SCHEDULE-B ABOVE REFERED TO:**

**ALL THAT** shall get 4250 sq.ft. more or less as buildup area out of G+3 storied building from Ground to Top floor except first floor together with lift and other common facilities and amenities, easement right lying and situated at premises no. 98S, Suren Sarkar Road, P.S. Beleghata, Kolkata – 700010, under K.M.C. in ward no. 33, assessee no. 110332204920, Dist. – 24 Parganas (S).

**THE SCHEDULE 'C' ABOVE REFERRED TO**

(Description of Common Areas)

1. Underground and surface drains, sewers, main water connection from the Kolkata Municipal Corporation to the underground reservoir to obtain overhead water tanks, all distribution pipe lines to kitchen and toilets of different units and/or to the common portion.
2. Water pumps and motors, electrical distribution boards, sub-distribution boards, electrical wiring and other installation and main electric meter.
3. Water sewerage evacuation pipes from the units to main drain common to the building.

4. Boundary wall, main gates, drive ways to the premises and building, staircase landing, ultimate roof, passage main entrance pump, motor room etc.

**THE SCHEDULE "D" ABOVE REFERRED TO**

1. The common expenses to be borne by the Purchaser.
2. The expenses for maintenance, operating, cleaning, white washing, painting, repairing, redecorating and lighting the common portions including the outer walls of the Building and the signage of the name of the building.
3. The salaries of durwans and all other persons engaged in the said building employed for the common purposes.
4. Municipal tax, water tax, other outgoing and separate motor and common electricity for common purposes.
5. Litigations expenses incurred for the common purpose and cost of establishment or any repair etc.
6. Office administrative over all expenses incurred for the common purpose and all other expenses borne by the Purchaser for the common purposes.
7. And other recurring expenses for maintaining the said building.
8. Expenses and deposits for supply of common utilities to the holders of the flat/unit.

9. Cost of establishment and separation of the developers or the association of the unit holders relating to common purpose.

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

**Signed, Sealed and delivered**

**By the Vendors at Kolkata**

**In presence of:**

1.

2.

**CONSTITUTED ATTORNEY ON  
BEHALF OF THE  
LANDOWNER/ VENDORS**

**Signed, Sealed, and delivered**

**By the Developer at Kolkata**

**In presence of:**

1.

2.

**DEVELOPER**

**Signed, sealed and delivered**

**By the Purchaser at Kolkata**

**In presence of:**

1.

2.

**PURCHASER**

Drafted &

Prepared in my office

Advocate  
High Court, Calcutta.

### **MEMO OF CONSIDERATION**

Received by the within named Developer from the within named Purchaser the within mentioned a total consideration of **Rs.** ..... /- (.....) **only** in various installments on different dates.

<b>DATE</b>	<b>Cheque/DD/Bank Transfer ref. No.</b>	<b>Bank Name</b>	<b>Amount (Rs.)</b>
		<b>TOTAL</b>	<b>Rs. .... /-</b>

**(Rupees ..... only)**

Witnesses:

1.

M/s. Maa Taaraa Construction

*Goutam Chatterjee*  
Proprietor

2.

**DEVELOPER**