

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this                      Day of                      **TWO**  
**THOUSAND AND TWENTY THREE (2023)**

## **BETWEEN**

**SUTAPA ROY (PAN ARSPR4858C) ( Aadhar 3062 6988 5545)**, daughter of Late Dilip Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at Flat no.6H, 26/1, Gorakhabasi Road, Post Office- Dum Dum, Police Station- Nagerbazar, Pin-700028

**TANUKA ROY (PAN AMQPR6048D) ( Aadhar 9797 2255 5303)**, daughter of Late Dilip Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at 23, Rafi Ahmed Kidwai Road, Bangur Avenue, Post Office-Bangur, Police Station-,Nagerbazar, Pin- 700055

**DIBYENDU ROY (PAN AGYPR4046B) (Aadhar 6171 7246 7213)**, son of Late Dilip Kumar Roy, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 23 Rafi Ahmed Kidwai Road, Bangur Avenue, Post Office-Bangur, Police Station-,Nagerbazar ,Pin-700055

**HRISHIKESH NAG (PAN AMSPN6131D) (Aadhar 6238 9669 2786)**, son of Late Bina Rani Nag, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at 236, Kabi Nabin Sen Road, Post Office- Dum Dum, Police Station- Nagerbazar,Pin-700028

**TANDRA NAG (PAN ABTPN2117P ) (Aadhar 4033 8102 5251)**, daughter of Late Bina Rani Nag, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at 236, Kabi Nabin Sen Road, Post Office- Dum Dum, Police Station- Nagerbazar,Pin-700028

**DEBABRATA NAG (PAN AHPPN3386G) (Aadhar 5077 4771 3441)** son of Late Bina Rani Nag, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 236, Kabi Nabin Sen Road, Post Office- Dum Dum, Police Station- Nagerbazar,Pin-700028

**JAYATHEE ROY (PAN: ACXPR9705L) (AADHAR 5220 0548 5454)** daughter of Late Dinomoy Roy, by faith-Hindu, by occupation- Business, by nationality- Indian, residing at 50, Gorakhabasi Road, Post Office- Dum Dum, Police Station-Dum Dum, Pin-700028

**PRIYANKA ROY alias DEB (PAN ) ( Aadhar 6829 0950 4421)** daughter Late of Dinomoy Roy, by faith-Hindu, by occupation- Housewife, by nationality- Indian, residing at 515, Kabi Nabin Sen Road, Post Office- Dum Dum, Police Station- Nagerbazar, Pin-700028.

**DEBDUTTA ROY(PAN No. BBNPR1425D), ( Aadhar 9808 8443 8966)** son of Late Dinomoy Roy, by faith-Hindu, by occupation- Service, by nationality- Indian, residing at 23,Rafi Ahmed Kidwai Road, Bangur Avenue , Post Office- Bangur, Police

Station-,Nagerbazar, Pin-700055, **NILU ROY (PAN DHXPR7447P) (Aadhar 7763 1907 4712)**, Wife of Late Dinomoy Roy, by faith-Hindu, by occupation- Housewife, by nationality- Indian, residing at 23,Rafi Ahmed Kidwai Road, Bangur Avenue Post Office- Bangur, Police Station-,Nagerbazar, Pin- 700055 ,hereinafter referred to as the OWNER/VENDORS (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, legal representatives, administrators, executors, successors and assigns) **of the FIRST PART;**

**And**

**SAMRIDDI DEVELOPERS PVT. LTD. (PAN AAHCS6328R)**, a Private Limited Company duly incorporated in accordance with the provisions of the Companies Act, 1956 having its registered office at 9/12, Lal Bazar Street, Third Floor, Block - C, P. O. GPO, P. S. Lalbazar, Kolkata – 700001 and work for gain at 25A, Park Street, 3<sup>rd</sup> floor Room no.301, Kolkata-700016 through its Authorized Signatory **JAYATHEE ROY ( CEO ) (PAN: ACXPR9705L) (AADHAR 5220 0548 5454 )**., wife of Sri Indrajit Roy, 50, Gorakhabasi Road, Post Office- Dum Dum, Police Station-Dum Dum, Pin-700028, hereinafter called the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include the partners, successors, successors in office and assigns) (Developer includes successor-in-interest and assigns) of the **SECOND PART** Owners and Developer individually Party and collectively Parties.

.

AND

And

1.**MRS..... (PAN: ..... ) (ADHAAR.....) son of**  
**.....2. .... (PAN:.....)**  
**(ADHAAR.....) Wife/Son of .....**, both by faith-  
....., by Occupation-....., both residing at.....,Post Office-  
..... , Police Station-..... , West Bengal, Pin-.....,hereinafter called and referred to as the '**PURCHASER/ALLOTTEE**' (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/its/their heirs, executors, administrators, successors, successors-in-interests, represent **SECOND PART.**

## **WHEREAS:-**

- A.** Whereas one Sk. Abdul Latif sold, transferred and conveyed all that piece and parcel of land admeasuring 5 cottahs 12 Chittaks unto and in favour of Dinesh Chandra Roy by a Sale Deed dated and the same was duly registered at the office at Sub-Registrar at Cossipore Dum Dum, North 24 Parganas and recorded in Book no. I, Volume no.68, Pages from. 249 to 251, being no.5755 for the year 1953.
- B.** And whereas one Sk. Elahi Bux alias Bhoda sold, transferred and conveyed all that piece and parcel of land admeasuring 5 Cottahs 12 Chittacks equivalent to 9.50 Decimal under Dag nos. 751, 753, 754 unto and in favour of Saroj Prava Roy by a Sale Deed dated 15.06.1956 and the same was duly registered at the office at Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no. 86, Pages from. 173 to 176, being no.5904 for the year 1956.
- C.** And whereas said Sk. Elahi Bux alias Bhoda sold, transferred and conveyed all that piece and parcel of land admeasuring 6.65 Decimal under C.S.Dag no. 846 unto and in favour of Dilip Kumar Roy by a Sale Deed dated 08.01.1959 and the same was duly registered at the office at Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no. 86, Pages from. 230 to 233, being no.105 for the year 1959.
- D.** And whereas one Azgar Hossain, Abzal Hossain, Michiran Bibi, Majidan Bibi sold, transferred and conveyed all that piece and parcel of land admeasuring 6.65 Decimal under C.S.Dag no. 846 unto and in favour of Dilip Kumar Roy by a Sale Deed dated 14.06.1966 and the same was duly registered at the office at Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no.108, Pages from. 72 to 75, being no.7234 for the year 1966.
- E.** And whereas said Dinesh Chandra Roy died intestate on 14.08.1972 and his wife Saroj Prova Roy also died intestate on 22.12.1990 leaving behind them surviving their two sons and one daughter namely Dilip Kumar Roy, Dinomoy Roy, Bina Rani Nag as their legal heirs and successors.
- F.** And whereas said Dinomoy Roy died intestate on 15.09.1985 leaving behind him surviving his wife, one son and two daughters namely Nilu Roy, Debductta Roy, Jayati Roy alias Jayathee Roy, Priyanka Roy as his legal heirs and successors.
- G.** And whereas said Bina Rani Nag wife of Late Haripada Nag died intestate on 26.02.2010 leaving behind her two sons and one daughter namely Debabrata Nag, Hrishikesh Nag, Tandra Nag as her legal heirs and successors.

- H.** And whereas said Dilip Kumar Roy died intestate on 13.05.2017 and his wife also predeceased on 08.06.2002 leaving behind them surviving their one son and two daughters namely Dibyendu Roy, Sutapa Roy, Tanuka Roy as their legal heirs and successors.
- I.** And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy, Nilu Roy, Jayati Roy, Priyanka Roy, Debduitta Roy, Debabrata Nag, Hrishikesh Nag, Tandra Nag became the joint owners of the land admeasuring 20 cottahs more or less as per aforesaid sale Deeds but as per BLRO records of the said property 25 cottahs more or less.
- J.** And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy, Nilu Roy, Jayati Roy alias Jayathee Roy, Priyanka Roy, Debduitta Roy, Debabrata Nag, Hrishikesh Nag, Tandra Nag entered into a Development Agreement dated 14.12.2022 with Samriddhi Developers Private Ltd. for the purpose of development and construction of multi-storied building upon the land admeasuring 16 Cottahs 10 Chittacks under Dag nos. 751, 753, 754, 762, 763 and the same was duly registered at the office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume no.1904-2022, Pages from. 1190287 to 1190337, being no.190420735 for the year 2022.
- K.** And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy, Nilu Roy, Jayati Roy alias Jayathee Roy, Priyanka Roy, Debduitta Roy, Debabrata Nag, Hrishikesh Nag, Tandra Nag executed a Development Power of Attorney dated 10.01.2023 and appointed Samriddhi Developers Private Ltd. as constituted attorney to act on his behalf and the same was duly registered at the office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume no.1904-2023, Pages from. 70668 to 70708, being no.190400741 for the year 2023.
- L.** And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy entered into a Development Agreement dated 14.12.2022 with Samriddhi Developers Private Ltd. for the purpose of development and construction of multi-storied building upon the land admeasuring 8 Cottahs 6 Chittacks under Sabek Dag no. 846 and the same was duly registered at the office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume no.1904-2022, Pages from. 1180160 to 1180199, being no.190420696 for the year 2022.
- M.** And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy executed a Development Power of Attorney dated 10.01.2023 and appointed Samriddhi Developers Private Ltd. as constituted attorney to act on their behalf and the same was duly registered at the office of Additional Registrar of Assurances-IV,

Kolkata and recorded in Book No.I, Volume no.1904-2023, Pages from. 70839 to 70869, being no.190400740 for the year 2023.

- N.** The Developer obtained a sanctioned plan from the North Dum Dum Municipality **bearing plan No.551** dated 2020-2021 and commenced the construction of a Project Namely **SWAROJINEE**.
- A.** During the course of construction the developer out of its allocation, intended to sell and the Purchasers herein, intended to purchase **ALL THAT** one Self Contained Residential Flat being **Flat No .....** **Carpet measuring .....****square Feet more or less area on the .....****Floor .....****more or less on the Ground floor** of the multi storied building out of the Developers' Allocation at the multistoried building namely **"SWAROJINNEE"** along with undivided proportionate share in land Beneath the said Building along with other common facilities more fully and particularly described in the **SECOND SCHEDULE** written hereunder and the parties entered into an **Agreement for Sale dated.....**
- B.** The said Flat is now since completed and the Purchasers have duly satisfied themselves as to the constructions, measurements, materials used, workmanship, the scheme of the Project and upon such satisfaction have now proceeded to have the Deed of Conveyance executed in his favour in respect of **ALL THAT** one Self Contained Residential Flat being **Flat No .....****measuring about .....** **Square Feet more or less including Carpet .....****of** the multi storied building out of the Developers' Allocation at the multistoried building namely **SWAROJINNEE"** at and for the agreed consideration of **Rs...../-(Rupees.....) only.**
- C.** The Owner and the Developer herein have specifically represented to the Purchaser that the said flat is free of encumbrances, charges, liens, lispends, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and further without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner and that the Owner and the Developer has full right, title and interest in the Said Flat and has full right and authority to assign and transfer all his right, title and interest therein and the Owner and the Developer herein further declare that the clear title to the Said Flat and its appurtenances belongs to the Owner and the Developer herein absolutely and that no other person or persons have any right, title or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien or otherwise in the Said Flat and that notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature

done by the Owner and the Developer herein or any person or persons lawfully or equitably claiming by from through or in trust for them, the Owner and the Developer herein have themselves full right, power and absolute authority to sell or transfer to the Purchaser herein the Said Flat and his right, title and interest in the said property and that the Owner and the Developer herein have not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the Said Flat by the Purchaser herein may be rendered illegal and/or unauthorized for any reason or on any account .

**NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-** In consideration of the sum of Rs...../-(Rupees ..... ) **only paid by the Purchaser herein to the Developer** (receipt whereof the Developer hereby by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the Purchaser/s) **the Owner and/or Developer** doth hereby sell, transfer and convey unto and in favour of the Purchaser/s herein the said flat purchase **ALL THAT** one Self Contained Residential Flat being **Flat No .....** **Measuring Carpet about .....** **Square Feet more or less.....sq.ft. more or less on the Ground floor** of the multi storied building out of the Developers' Allocation at the multistoried building namely "**SWAROJINNEE**" along with undivided proportionate share in land Beneath the said Building along with other common facilities (more fully and particularly described in the **SECOND SCHEDULE** lying and situated at and upon the Premises described in the **FIRST SCHEDULE** hereunder written TOGETHER WITH other common facilities and amenities and the right in common over the common areas and spaces around the building TOGETHER WITH ALL the things permanently attached thereto or standing thereon and all the privileges , easements , profits, advantages , rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging or anywise appertaining thereto And ALL the estate, right, title, Interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Owner and/or Developer to the said piece of land and over the premises hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser/s absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter In respect of the same to the Government or any other public body or local authority in respect thereof and the Owner and/or Developer assure that The Purchaser shall be entitled to the rights, benefits and privileges attached to the said flat and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in Common Parts & Portions of the Building as described in the **THIRD SCHEDULE** for the

use occupation and enjoyment of the said flat as detailed hereunder written and/or described and the Purchaser shall enjoy the Common Easements as are described in the FOURTH SCHEDULE hereunder written and the Purchaser shall bear the Common expenses as detailed in the FIFTH SCHEDULE hereunder written and /or described.

A) Purchasers agrees and covenants:

- i)** TO OBSERVE the rules framed from time to time by the DEVELOPER for quiet and peaceful enjoyment of the Building as a decent place for living.
- ii)** The purchasers hereby agrees that the Developer shall have full and absolute right without any interference to develop further and other Phases of SWAROJINNEE and /or any other project of the developer on the adjacent land which may either be acquired by the Developer or suitable arrangements with regard thereto may be entered into by the Developer and It shall be independent and a right secured with the developer to enlarge and/or extend and/or expand the said project and construct additional blocks in the adjoining land that may be acquired subsequently by the developer, the purchasers(s) in that event shall raise no objection in any manner whatsoever and shall co-operate with the Developer and the developer shall every right to open an access for ingress and egress to the adjoining land in future and the purchasers has no objection in any manners. The Developer and /or any other project of the developer and the Occupiers of units at other phases of other Phases of SWAROJINNEE shall have the right to use the approach road and other common areas and facilities comprised the entire project, for which the purchasers shall not raise any objection of whatsoever nature and waives the right to raise any such objection and in any event the Developer shall have a perpetual right of ingress and egress over the project common passages, pathways, internal roads for which the purchasers shall not raise any objection of whatsoever nature and waives the right to raise any such objection.
- iii)** TO ALLOW the DEVELOPER with or without workmen to enter into the said FLAT for the purpose of maintenance and repairs.
- iv)** All raw materials have been procured by the Developer by external sources and after the possession of the said flat have been delivered to and taken by the Purchasers from the Vendor/Developer in terms of the Agreement, the Purchasers shall not be entitled to raise any objection for any items of

work, quality or work or materials used or to be used for any installation works in the said flat or any portion thereof or any other portion of the said building nor shall prefer any claim against the Vendor/Developer in respect thereof on any ground whatsoever and waives the right to raise any such claim and under all circumstances the liability of the Developer shall be limited to carrying out repairs and the purchaser shall not claim any compensation whatsoever. The Purchasers will enjoy all common facilities mentioned in the Agreement.

- v)** TO PAY and bear the common expenses and other outgoings and expenses since the date of possession and also the rates and taxes for and/or in respect of the said building in and/or common parts/areas and wholly for the said FLAT and/or to make deposit on account thereof in the manner mentioned hereunder to or with the DEVELOPER. Such amount shall be deemed to be due and payable on and from the DATE OF POSSESSION irrespective of the Purchaser taking actual possession of the said FLAT at a later date or the said FLAT has been taken possession of or not by the Purchaser .
- vi)** TO PAY charges for electricity in or relating to the said FLAT wholly and proportionately relating to the COMMON PORTIONS.
- vii)** TO PAY maintenance charges, both Fixed and Variable Charges, regularly as indicated in the FIFTH SCHEDULE below, on the basis of the bills as raised by the DEVELOPER, without claiming any deduction or abatement in any manner or on any account, from the date of possession. The Purchaser further accept and confirm that on default of payment of maintenance charges by the Purchaser , the DEVELOPER shall have the right to disconnect the water connection to the said FLAT.
- viii)** NOT TO sub-divide the said FLAT and/or the parking space or any portion thereof.
- ix)** NOT TO do any act deed or thing or obstruct the construction or completion of the said building in any manner whatsoever and notwithstanding any temporary construction in the Purchaser enjoyment of the said FLAT.
- x)** NOT TO throw dirt, rubbish or other refuse or permit the same to be thrown or accumulated in the said building and/or compound or any portion of the

building.

- xi)** NOT TO store or bring and allow to be stored and brought in the said FLAT any goods of hazardous or combustible nature or which are so heavy as to affect or endanger the structures of the building or any portion of the building, any fittings or fixtures thereof including windows, floors etc. in any manner.
- xii)** NOT TO hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage the construction of the building or any part thereof.
- xiii)** NOT TO do or cause anything to be done in or around the said FLAT which may cause or tend to cause or that amount to cause or affect any damage to any flooring or ceiling of the said FLAT or adjacent to the said FLAT or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.
- xiv)** NOT TO damage or demolish or cause to be damaged or demolished the said FLAT or any part thereof or the fittings and fixtures affixed thereto.
- xv)** NOT TO make in the said FLAT any structural addition and/or alteration such as beams, columns, partition walls etc. or improvement of a permanent nature.
- xvi)** NOT TO use the said FLAT or permit the same to be used for any purpose whatsoever other than 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 Owner and occupiers of the neighboring premises or for any illegal or immoral purpose.
- xvii)** NOT TO claim any right whatsoever over and in respect of the COMMON PARTS AND PORTIONS .
- xviii)** TO ABIDE by the building rules and regulations.
- xix)** NOT TO claim partition of its undivided right, title and interest in the land attributable to the said FLAT.

## **THE FIRST SCHEDULE**

### **LAND**

#### **PART I (TOTAL LAND AREA)**

**ALL THAT** piece and parcel of land admeasuring **25 Cottah** more or less Holding No.404, K.N. Sen Sen Road, lying and situated at Mouza- Satgachi, Ward No.25, J.L. no.20, R.S. 154,Touzi No.169,C.S. Khatian Nos.540, 374,319,326, C.S. Dag Nos.762,763,855,846,751,753,754,2733, L.R. Khatian Nos.2012,2027, L.R. Dag Nos.1983,2154,2195, Dist-24 Paraganas(N), under South Dum Dum Municipality, Police Station- Dum Dum, Sub Registration office –Cossipore Dum Dum, District **-24 Parganas.**

## **THE SECOND SCHEDULE**

### **(FLAT AND/OR UNIT)**

ALL THAT piece and parcel of the FLAT AND/OR UNIT no. .... on the ..... Floor of the building, in 'Project 'SWAROJINNEE' containing by ..... Rooms, ..... Dinning cum Living,..... Toilets, ..... Kitchen and ..... Deck estimation an area of ..... Sq. ft (Carpet Area) be the same a little more or less of the said building and One Covered Common Car Parking containing by estimation an area of .....sq. ft. ( Super built – up) be the same a little more or less TOGETHER WITH the undivided proportionate share or interest in the land forming part of the said Block/Building appurtenant thereto AND TOGETHER WITH the proportionate share in common parts portions areas and facilities to comprise in the said Residential Area/Complex.

## **THE THIRD SCHEDULE ABOVE REFERRED TO**

### **(Common Parts & Portions)**

The Owner along with other Co-owner, occupiers, society or association or company shall allow each other the following easement and quasi easement right, privileges, etc.

1. The foundations, columns, beams, supports, grinders, entrance and exists, sky streets, corridors, stair, staircase of the building, boundary wall and main gate, staircase and staircase landing.
2. Lift machine room and lift well of the said building.
3. Common passage and common areas.
4. Water pumps, overhead water tank and underground water reservoirs, water pumps and other common plumbing installations, pump room and ventilation ducts.
5. Electrical (conceal type) wiring, motors, fittings fixtures for lighting the staircase, lobby and other common areas (excluding those as are installed for any particular flat).
6. Such other common parts/areas equipments, installations, fixtures, fittings, covered and occupy of the flats and are assessments of necessary of the building.
7. The purchaser will use the ultimate roof of the said building commonly with other co-owner of the said building.
8. A.C. Community Hall.
9. A.C. Gym.
10. Temple.
11. Intercom with Security System.
12. Water De ionization system.
13. 24 Hrs Power Back up.
14. Swimming pool

## **THE FOURTH SCHEDULE ABOVE REFERRED TO :**

### **(Easement)**

The Co-Owners shall allow each other, the Vendors, the following rights, easements, quasi-easements, privileges and/or appurtenances:

- i) The right common passage, uses and movement in all the Common areas.
- ii) The right of passage of utilities, including connection for telephones, pipes, cables, etc. through each and every part of the said building, including the said unit.
- iii) Right of support, shelter and protection of each portion of the said building by other and/or others thereof.
- iv) The absolute unfettered and unencumbered right over the Common Areas SUBJECT TO the terms and conditions herein contained.
- v) Such right, supports, easements and appurtenances as are usually held, used, occupied or enjoyed as part or parcel of the said unit and the rights and properties appurtenant thereto.
- vi) The right, with or without workmen and necessary materials, to enter upon the Building, including the said Unit or any other Unit, if any, for the purposes of repairing any of the Common Areas or any appurtenances to any Unit and/or anything comprised in any Unit, in so far as the same cannot be carried out without such entry and in all such cases, excepting emergency, upon giving 48 hours previous notice in writing to the Co-Purchasers affected thereby.

### **THE FIFTH SCHEDULE ABOVE REFERRED TO**

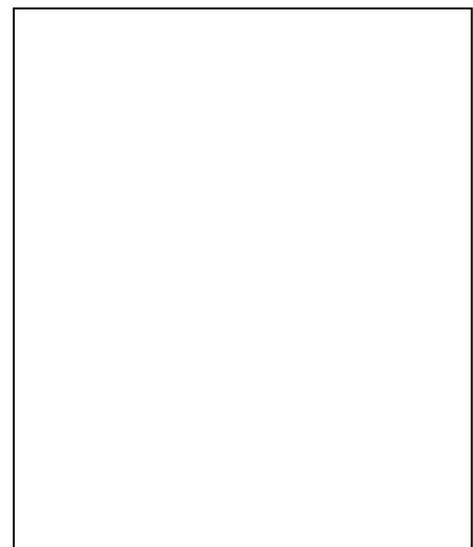
#### **(Common Expenses Proportionate)**

1. Establishment and all other capital and operational expenses of the Holding Company.
2. All charges and deposits for supply, operation and maintenance of common utilities.
3. All charges and expenses for deployment/engaging and appointment of security service agency and /or personnel and all allied expensed connected and/or incidental thereto.
4. All charges for the electricity consumed for the operation of the common machinery and equipment.

5. All expenses for insuring the Complex, inter alia, against earthquake, flood, rain, fire, mob violence, damages, civil commotion, etc.
6. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Block Common Portions at the Block level and/or Complex Common Portions at the Complex level.
7. All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Block Common Portions at the Block level and/or Complex Common Portions at the Complex level, including the exterior or interior (but not inside any FLAT AND/OR UNIT) walls of the Blocks.
  
8. All expenses for running and operating all machinery, equipments and installations comprised in the Block Common Portions at the Block level and/or Complex Common Portion at the Complex level, including lifts, Generator, if any changeover switches, CC TV, if any, EPABX, if any pumps and other common installations including, their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Block Common Portions at the Block level and/or Complex Common Portion at the Complex level.
9. Municipal Tax, surcharge, Multistoried Building Tax, Water Tax and other levies in respect of the Block at the Block level and in respect of the Complex at Complex level save those separately assessed on the Purchaser/s.
10. The salaries of and all other expenses on the staff to be employed for the Common Purposes, viz. manager, caretaker, clerks, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits.

**IN WITNESS WHEREOF** the Parties hereto have set and subscribe their respective hands and seal hereunto this the day, month and year first above written.

**WITNESSES:**



**2. Name**

.....

**DEVELOPER**

.....

**PURCHASER**

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named Purchasers the within mentioned **Rs...../-(Rupees .....)** **only** way of total consideration money as per Memo below :-

Cheque Date	Cash/ Cheque No.	Bank & Branch Name	Amount (in Rs)
TDS			Rs.
<b>TOTAL</b>			<b>Rs.</b>

**Rs.....**

**WITNESSES:**

1.

2.

**DEVELOPER**