

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this theDay of,..... (.....) of the Christian Era.

AMONGST

1) **SMT. KABITA BOSE, having EPIC No. XVM2085173, PAN- AZNPB0928N, AADHAAR No. 6198 8525 1996**, Wife of Late Mrinal Kanti Bose, residing at 197 Vidyasagar Road, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131, 2) **SHRI KOUSHIK BOSE, having EPIC No. UCC3152709, PAN- AIQPB5962Q, AADHAAR No. 5408 8468 1273**, Son of Late Mrinal Kanti Bose, residing at Flat No. 401, Sri Siddhi Nivas, Block- I, Bhavana Enclave, Risala Bazar, Alwal, P.O. & P.S.- Bolarum, Hyderabad, PIN-500010, District- Ranga Reddy, 3) **SHRI ANGSHUMAN BOSE, having EPIC No. XVM2085272, PAN- AGGPB6333D, AADHAAR No. 8823 4120 5685**, both Son of Late Mrinal Kanti Bose, residing at 197 Vidyasagar Road, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131, 4) **SMT. SUKLA BOSE, having EPIC No. XVM2238251, PAN- AXCPB8898A, AADHAAR No. 6912 6953 0548**, Wife of Late Sukumar Bose, residing at 197 Vidyasagar Road, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131, 5) **SMT. SUSHMITA BOSE, having EPIC No. CDK2537017, PAN- AXCPB8899B, AADHAAR No. 6784 5630 9189**, Daughter of Late Sukumar Bose, residing at Ananya Apartment, 269/4, S.N. Banerjee Road, Ward No. 01, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131 6) **SHRI AMAL KUMAR BOSE, having EPIC No. WB/20/134/531338, PAN- AQYPB9357M, AADHAAR No. 2656 7347 4564**, Son of Late Manindra Nath Bose, residing at 197/1 Vidyasagar Road, P.O. & P.S.- New Barrackpore, District- North 24 Parganas, Kolkata- 700131, in the State of West Bengal, herein after collectively called and referred to as the "**LAND OWNERS**" (which terms and expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representative and assigns) of the **FIRST PART**.

The Vendors herein being represented by their lawful constituted Attorney namely **(1) SRI DIPAK KUMAR DHAR, son of Late Upendra Chandra Dhar, (Voter ID Card No. WB/22/155/225258, PAN- ADRPD7638P and AADHAAR CARD No. 3908**

7361 3805), residing at P-234, C.I.T. Road, Scheme IVM, P.O. & P.S. Belegkata, District South 24 Parganas, Kolkata - 700010, West Bengal, by faith Hindu, by occupation Business, by Nationality Indian, and (2) **SMT. SANCHITA CHOWDHURY, wife of Sri Satyajit Chowdhury, (Voter ID Card No. WB/22/159/597290, PAN-AIQPC1119E and AADHAAR CARD No. 5569 2163 1274)**, residing at 8B, Abinash Chandra Banerjee Road, P.O. & P.S. Belegkata, District South 24 Parganas, Kolkata 700010, West Bengal, (3) **SMT. DIPANWITA SAHA, wife of Sri Amalendu Saha, (Voter ID Card No. DLR2546786, PAN- BCLPD0517K and AADHAAR CARD No. 7461 1894 9209)**, residing at Swastika Court, Flat No. 3A, Second Floor, 120, Nazrul Islam Sarani, P.O. & P.S.- New Barrackpore, Kolkata- 700131, District- North 24 Parganas, West Bengal, all by Faith - Hindu, by Occupation Business, by Nationality- Indian, being the Partners of "**NIBAS NIRMAN**" (PAN- AAVFN5995Q) a partnership firm constituted under Partnership Act, 1932 and having its Registered office at P-234, C.I.T. Road, Scheme - IVM, P.O. & P.S. - Belegkata, District - South 24 Parganas, Kolkata -700010, West Bengal, by virtue of a registered Power of Attorney dated-....., which was duly registered in the Office of D.S.R.- II, North 24 Parganas, Barasat and the same was recorded in Book No. I, Volume No. No. for the year 2023. , Pages from to being

AND

"**NIBAS NIRMAN**" (PAN- AAVFN5995Q) a partnership firm constituted under Partnership Act, 1932 and having its Registered office at P-234, C.I.T. Road, Scheme IVM, P.O. & P.S. Belegkata, District South 24 Parganas, Kolkata -700010, West Bengal, Represented by their partners namely (1) **SRI DIPAK KUMAR DHAR**, son of Late Upendra Chandra Dhar, (Voter ID Card No. WB/22/155/225258, PAN-ADRPD7638P and AADHAAR CARD No. 3908 7361 3805), residing at P-234, C.I.T. Road, Scheme IVM, P.O. & P.S. Belegkata, District - South 24 Parganas, Kolkata 700010, West Bengal, by faith Hindu, by occupation Business, by Nationality Indian, and (2) **SMT. SANCHITA CHOWDHURY, wife of Sri Satyajit Chowdhury, (Voter ID Card No. WB/22/159/597290, PAN- AIQPC1119E and AADHAAR CARD**

No. 5569 2163 1274), residing at 8B, Abinash Chandra Banerjee Road, P.O. & P.S. - Belegkata, District - South 24 Parganas, Kolkata - 700010, West Bengal, **(3) SMT. DIPANWITA SAHA, wife of Sri Amalendu Saha, (Voter ID Card No. DLR2546786, PAN- BCLPD0517K and AADHAAR CARD No. 7461 1894 9209)**, residing at Swastika Court, Flat No. 3A, Second Floor, 120, Nazrul Islam Sarani, P.O. & P.S.- New Barrackpore, Kolkata- 700131, District- North 24 Parganas, West Bengal, all by Faith - Hindu, by Occupation - Business, by Nationality- Indian, hereinafter called and referred to as the "**DEVELOPER**" (which terms and expression shall mean and include unless otherwise excluded or repugnant to the subject or context be deemed to mean and include its successor-in-office, representatives, successors, executors, administrators and assigns) of the **SECOND PART**.

AND

MR., PAN –....., son of....., residing at, by nationality, by faith, by occupation, hereinafter referred to and called as the PURCHASERS (which expression shall unless repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

WHEREAS one Shri Gobinda Mohan Bhattacharya, Son of Late Kunja Behari Bhattacharya, was the absolute owner of **ALL THAT** piece and parcel of land, measuring an area of 05 Cottahs or 8.25 decimals be the same a little more or less, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98, in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, appertaining to Khatian No. 137, under P.S.- Khardah, within the local limits of New Barrackpore Municipality, District- North 24 Parganas, in the State of West Bengal, **TOGETHERWITH** the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto and had been seized and possessed over the same by exercising right, title and interest without interruption from

any corner, which is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS while seized and possessed of and/or otherwise well and sufficiently entitled to the same, said Shri Gobinda Mohan Bhattacharya sold, transferred, conveyed, assigned, assured and granted ALL THAT piece and parcel of land, measuring an area of 05 Cottahs or 8.25 decimals be the same a little more or less, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98, in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, appertaining to Khatian No. 137, under P.S.- Khardah, within the local limits of New Barrackpore Municipality, District- North 24 Parganas, in the State of West Bengal, TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto unto and in favour of Shri Mrinal Kanti Bose, Son of Late Manindra Nath Basu (since deceased), the predecessor in title or interest of the present Landowner No. 1 to 3, by dint of a Registered Deed of Conveyance, being No. 2428, dated 12/06/1979, which was duly registered in the Office of S.R.- Barrackpore and the same was recorded in Book No. I, Volume No. 51, pages from 167 to 173 for the year 1979 against the valuable consideration mentioned therein and since purchased said Mrinal Kanti Bose duly got mutated his name in the records of B.L. & L.R.O., vide L.R. Khatian No. 844, in L.R. Dag No. 1497 and also recorded his name in the assessment Books of New Barrackpore Municipality, being Holding No. 197, in Ward No. 02, by paying all reagent rents, taxes and other outgoings accordingly and had been seized and possessed over the same by exercising right, title and interest without interruption from any corner, which is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS subsequently said Shri Mrinal Kanti Bose transferred ALL THAT piece and parcel of land, measuring an area of 02 Cottahs be the same a little more or less, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98,

in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, R.S. Dag No. 231/2097 & 286/2078, L.R. Dag No. 1497, appertaining to Khatian No. 137, L.R. Khatian No. 844, under P.S.- Khardah at present Ghola, within the local limits of New Barrackpore Municipality, in Ward No. 02, being Holding No. 197, District- North 24 Parganas, in the State of West Bengal, TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto unto and in favour of 1) Shri Sukumar Bose & 2) Shri Amal Kumar Bose, both sons of Late Manindra Nath Bose, by dint of a Registered Deed of Gift, being No. 03467, dated 11th day of July, 2008, which was duly registered in the Office of D.S.R.-I, North 24 Parganas and the same was recorded in Book No. I, CD Volume No. 3, Pages from 3693 to 3707, for the year 2008 and delivered actual peaceful possession in their favour.

AND WHEREAS subsequently said Shri Sukumar Bose died intestate on 29/10/2009 leaving behind his wife named SMT. SUKLA BOSE and only daughter namely SUSHMITA BOSE, the present Landowner No. 4 & 5 respectively herein as his only legal heirs and successors-in-interest as per law of Hindu Succession Act, 1956, and the said undivided 50% share of property left by said deceased Shri Sukumar Bose inherited upon his aforesaid legal heirs in equal share each.

AND WHEREAS in the aforesaid manner the present Landowner No. 4 to 6 are the absolute joint owners of ALL THAT piece and parcel of land, measuring an area of 02 Cottahs be the same a little more or less, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98, in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, R.S. Dag No. 231/2097 & 286/2078, L.R. Dag No. 1497, appertaining to Khatian No. 137, L.R. Khatian No. 844, under P.S.- Khardah at present Ghola, within the local limits of New Barrackpore Municipality, in Ward No. 02, being Holding No. 197, Vidyasagar Road, District- North 24 Parganas, in the State of West Bengal, TOGETHERWITH the benefits of ancient of

other rights, liberties, easements, appendages and appurtenances thereto and since obtained the present Landowner No. 4 to 6 duly got mutated their names in the records of B.L. & L.R.O., vide L.R. Khatian No. 2336, 2337 & 2338, in L.R. Dag No. 1497 and also recorded their name in the assessment Books of New Barrackpore Municipality, being Holding No. 197/1 & 197/1/1, Vidyasagar Road, in Ward No. 02, in respect of aforesaid 02 Cottahs of land by paying all reagent rents, taxes and other outgoings accordingly and have been owing, possessing and enjoying over the same by metes and bounds and exercising their right, title and interest without interruption from any corner, which is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS for their better use and enjoyment the present Landowner No. 4 to 6 executed a registered Deed of Partition, dated 14th day of August, 2013, which was duly registered in the Office of D.S.R.-I, North 24 Parganas and the same was recorded in Book No. I, CD Volume No. 24, pages from 758 to 775, being No. 04745, for the year 2013 and by the strength of Deed of Partition the present Landowner No. 6 as the First Part therein obtained 14 Chittacks 13 Square Feet more or less of land with structure, being Scheme Plot No. A and the present Landowner No. 4 & 5, as the Second Part therein obtained 15 Chittacks 43 Square Feet more or less of land with structure, being Scheme Plot No. A/1 out of the aforesaid property in the Map annexed to the Bantannama executed pursuant to said Deed and was in so exclusively seized and possessed by enjoying the right, title and interest without any interruption from any corner in respect of the said property.

AND WHEREAS subsequently said Shri Mrinal Kanti Bose died intestate on 27/05/2019 leaving behind his wife named SMT. KABITA BOSE and two sons named SHRI KOUSHIK BOSE & SHRI ANGSUMAN BOSE the present Landowner No. 1 to 3 respectively herein as his only legal heirs and successors-in-interest as per law of Hindu Succession Act, 1956, and the said 03 Cottahs more or less

of landed property left by said deceased Shri Mrinal Kanti Bose inherited upon his aforesaid legal heirs in equal share each.

AND WHEREAS in the aforesaid manner the present Landowners are the absolute joint owners of ALL THAT piece and parcel of land, measuring an area of 05 Cottahs or 8.25 decimals be the same a little more or less along with structure, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98, in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, R.S. Dag No. 231/2097 & 286/2078, L.R. Dag No. 1497, appertaining to Khatian No. 137, L.R. Khatian No. 844, 2336, 2337 & 2338, under P.S.- Khardah at present Ghola, within the local limits of New Barrackpore Municipality, in Ward No. 02, being Holding No. 197, 197/1 & 197/1/1, Amalgamating Holding No. 197, Vidyasagar Road, District- North 24 Parganas, in the State of West Bengal, TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto and have been owing, possessing and enjoying over the same by exercising right, title and interest without interruption from any corner, which is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS now the present Vendors/Landowners intend to develop the aforesaid land, morefully and specifically described in the First Schedule of the Property written hereunder by raising construction of one (G+3) storied building in accordance with the Sanctioned Building Plan but due to lack of experience they could not proceed further and finding no other alternative but to decide to appoint DEVELOPER who will be able to undertake the aforesaid job. The present Vendors/Landowners have expressed their desire to construct one (G+3) storied building upon the First Schedule Land which is free from all sorts of encumbrances, liens, charges, lispendents, attachments by the Developer herein at the Developer's costs and expenses and under some mutual terms and conditions subject to the sanction of the building plan by the concerned

appropriate authority. The mutual terms and conditions are as mentioned below. The Developer accepted the proposal of the Land Owners for construction of the said one (G+3) storied building at its own costs and expenses in accordance with the sanctioned building plan.

AND WHEREAS the Vendors herein were desirous to develop their property for which they had entered in to a Development Agreement with the Second Part Developer herein dated which was duly registered in the Office of D.S.R.- II, North 24 Parganas, Barasat and the same was recorded in Book No. I, Volume No. Pages from to , being No. for the year 2023, under certain terms and condition mentioned therein and simultaneously the Vendors herein has given a registered Development Power of attorney in favour of the Developer Second Part herein on dated which was duly registered in the Office of D.S.R.- II, North 24 Parganas, Barasat and the same was recorded in Book No. I, Volume No. , Pages from to , being No. for the year 2023.

AND WHEREAS by virtue of the Development Agreement and Development Power of Attorney the Developer herein prepared a Building Plan by an expert Engineer/Architect and submitted the same before the New Barrackpore Municipality for approval and subsequently on said plan, vide No PWD BLDG.PLAN/102 dated 10/01/2025 was duly approved/sanctioned by the New Barrackpore Municipality and the Developer herein constructed of the (G+3) storied residential building over the said property morefully described in the First Schedule hereunder written at its own costs, expenses and charges as per plan sanctioned by the New Barrackpur Municipality.

AND WHEREAS the Developer declared its intention to sell out a flat (out of developers allocation)

being flat No. on theFloor, Type –, side of the building being Block – as per

brochure and **Block – as per sanction plan forming part of the residential area containing by**

estimation super built up area ofsq.ft. a little more or less, including proportionate share in common areas and facilities connected thereto, together with the undivided proportionate share of land of the said premises.

AND WHEREAS the Purchasers on the other hand, coming to know such declaration, examined the relevant papers & documents relating to the said property as well as the construction, measurements, materials used, workmanship, the sanction plan and being satisfied to purchase the said flat as mentioned above at or for the **consideration** of **Rs...../-** (Rupees) only being the prevailing market price, whereupon the Developers categorically agreed to the proposal of the Purchasers.

NOW THIS INDENTURE WITNESSETH that in pursuance of the above and in consideration of the said sum of **Rs./-** (**Rupees**)only, well and truly paid by the purchasers to the developer on or before the execution of this presents (the receipt whereof Developer doth hereby admit and acknowledge the same as per memo below and the Vendors and Developer do hereby acquit, release and exonerate the purchasers as well as the said **flat**, the vendors and the developer do hereby grant, sell, convey, transfer, assign and assure unto the Purchasers, free from all encumbrances, attachments and other defects in title ALL THAT piece and parcel of the **flat**, more fully and particularly mentioned in the **Second Schedule** hereunder written TOGETHER WITH the proportionate impartible, undivided share of land as described in the **First Schedule** below along with the constructions of common areas,

half of the depth of the Partition walls and common passage and drains, sewers, water pipes and all other fixtures and equipments of common utilities in the terms of

square feet appertaining to the said building and more fully describe in the Third Schedule hereunder written TOGETHER WITH proportionate, undivided, impartible share and / or interest in the land underneath the said building more fully described in the Second Schedule hereunder written and the REVERSION OR REVERSIONS, REMINDER OR REMINDERS AND THE RENTS, ISSUES AND PROFITS thereof in connection with the said **flat**, and the properties appurtenant TO HAVE AND TO HOLD the said **flat**, and the properties appurtenant thereto hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers absolutely and for ever for a perfect and indefessible estate or inheritance in fee, simple in possession without any condition, use, trust or other things whatsoever in alter, defect, encumbrances or make void the same AND NOTWITHSTANDING any such act, deed, matter or thing whatsoever as aforesaid the vendors have good right, full power and absolute authority to grant, sell, transfer, convey, assign and assure the proportionate undivided, impartible share and / or interest in the land and the said **flat**, hereby granted, sold, transferred, conveyed, assigned and assured and expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and that the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said **flat**, hereby granted, sold, transferred, conveyed, assigned or assured or expressed or intended so to be unto and to the use in the

manner aforesaid and receive the rents, issues and profits thereof without lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or by any person or persons lawfully or equitably claiming or to claim from under or in trust for the VENDORS AND THAT free and clear and freely and clearly and absolutely acquired, exonerated, discharged or otherwise the Vendors well and sufficiently have defended kept harmful and indemnified of and from and against all manner of former and other estate, right, title, interest, lease, mortgages, charges, trusts, Debittarsa attachments, execution, lispendents, claims, demands and encumbrances, made or done, occasioned or suffered by the Vendors or any person or Persons lawfully or equitably claiming or to claim by from through, under or in trust for the Vendors.

THE VENDORS, THE DEVELOPER AND THE PURCHASERS DO HEREBY COVENANT HERETO as follows:

1. **That the Purchasers** shall and may at all times hereafter peaceably and quietly possess and enjoy the said **flat**, with common areas, facilities and that the Purchasers being the absolute owner of the said **flat**, shall have all the right to sell, transfer, mortgage and assign the **flat**, in any manner they like for **residential**, purpose only and the Vendors / Developer hereto and other co-owners of the said premises who may have acquired before and who may here after acquire any right title or interest similar to the Purchasers shall have no right to give any objection to such transfer.

2. **That the Purchasers** hereto of the said **flat**, shall always be entitled to pass, v-pass and to have ingress, egress to and from the Main Gate of the said building and through and from all common stairs, landings, passages for the purpose of going and carrying all languages and articles without hampering the building.
3. **That the Purchasers** will and shall maintain the said **flat**, properly and shall keep the same in good condition so that it may not cause any danger and / or prejudicially effect the other occupiers of the said building.
4. **That the Purchasers** after taking possession of the said **flat**, shall be liable to pay the proportional Municipal Taxes which is to be assessed later on.
5. **That the Purchasers** shall at all times hereinafter indemnify the Vendors for non-observance and non performance of covenant and conditions contained in this presents as are required to be observed and performed by the Purchasers of the said **flat**.
6. **That the Purchasers** shall not use the said **flat**, in such manner in which may or is likely to cause nuisance and annoyance to the other garage/shop/flat owner of the building nor shall use the same for any illegal or immoral purpose.
7. **That the common** walls not be destroyed or damaged or otherwise mutated by way of hooking etc. Passage right through the Main Entrance is common to all.
8. **That the Purchases** hereto of the said **flat**, shall not store or attach or plan or permit to be stored or attached or planted by machine on the floor of the **flat**, or any portion thereof.

9. **That the Purchasers** shall not throw or accumulate dirt, rubbish, rags or other refuses or permits the same to be thrown or allow the same to be accumulated in their **flat**, or in the compound or any portion of the said building.
10. **That the Purchasers** shall have the equal common rights to affix to draw any wires, pipes, cables etc. from and to or through any common parts or common portions or other units in a similar manner as enjoyed by the other occupants of the said building who also enjoy the easement rights to the common passage way.
11. **That the Purchasers** shall have common rights with the other owners over the boundary wall, common passage and space which are common for the purpose of ingress and egress.
12. **That the Purchasers** shall henceforth peaceably and quietly hold, possess and enjoy the rents and profits derivable from and out of the said property without any let, hindrance, interruptions and disturbances from or by the Vendors & developer or any person or persons claiming through or under or in trust for the vendors & developer and without any lawful act, hindrances, interruptions and disturbances by any other person or persons whatsoever.
13. **That the Purchasers** hereby undertake to observe and perform all the rules and regulations of association society or the incorporated body of flat/shop/garage owners as may be adopted from time to time and at all times for protection, maintenance, use and occupation of a particular by the purchasers and also will bear all costs, charges and expenses for connection with the registration and formation of that association.

14. **The Purchasers** have gone through and agree to abide by all such covenants as agreed by all the other Flat Owners in the standard Agreement for Sale to the extent such covenants shall remain applicable now and in the future.

THE FIRST SCHEDULE ABOVE REFERRED TO

(THE ENTIRE PREMISES)

ALL THAT piece and parcel of land, measuring an area of 05 Cottahs or 8.25 decimals be the same a little more or less along with structure, lying and situated at Mouza- Ahrampur, J.L. No. 35, Re: Su: No. 98, in Touzi No. 179, Pargana- Kalikata, Comprised in Dag No. 232, R.S. Dag No. 231/2097 & 286/2078, L.R. Dag No. 1497, appertaining to Khatian No. 137, L.R. Khatian No. 844 (in the name of Mrinal Kanti Bose, area of land 4.95 Decimals), 2336 (in the name of Sushmita Bose, area of land 0.825 Decimals), 2337 (in the name of Sukla Bose, area of land 0.825 Decimals) & 2338 (in the name of Amal Kumar Bose, area of land 1.65 Decimals), under P.S.- Khardah at present Ghola, within the local limits of New Barrackpore Municipality, in Ward No. 02, being Holding No. 197, 197/1 & 197/1/1 Vidyasagar Road, District- North 24 Parganas, in the State of West Bengal, TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto. The Original Landlord Govt. of West Bengal represented by the Collector of the District- North 24 Parganas and It's proportionate annual rent is payable to the Collector of the District- North 24 Parganas, which is butted and bounded by :-

BUTTED AND BOUNDED

ON THE NORTH : 12 Feet Wide Road.

ON THE SOUTH : House of Sri Pradyut Bhattacharya and others
 ON THE EAST : House of Sri Biswanath Mukherjee and others
 ON THE WEST : House of Sri Dipankar Bhattacharjee and others

THE SECOND SCHEDULE ABOVE REFERRED TO:

(FLAT AND/OR UNIT)

ALL THAT piece and parcel of **FLAT AND/OR UNIT** no:on the**Floor, Type –.....,.....side** of the building as **per Sanction Plan** Forming part of the said Residential Area containing by estimation an area of **Square feet** (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 Building/Block appurtenant thereto **AND TOGETHER WITH** the proportionate share in common parts portions areas and facilities to comprise in the said Residential Area/Complex.

The flat is butted and bounded by :

On the North:

On the South:

On the East:

On the West:.....

THE THIRD SCHEDULE ABOVE REFERRED TO (COMMON PORTIONS)

PART-I

COMMON PARTS and PORTIONS in the BLOCK.

Common for Building : -

1. Stair Case and stair cover .
2. Lift & Lift Machine Room.
3. Lift well.
4. Overhead Reservoir./U.G.R.
5. Water Connection
6. Common Roof
7. Common Passage of the Building and its entrance
8. 24 hrs Water Supply.
9. Fire Fighting Arrangements.

PART-II

SIGNATURE OF THE PURCHASER

PREPARED BY :

TYPED BY ME :

Advocate

District Judges' Court

Barasat, North 24-Parganas,

Enrollment No.

Barasat, North 24 Parganas

::MEMO OF CONSIDERATION ::

RECEIVED on and from the within named Purchasers the within mentioned sum of **Rs./- (Rupees**
.....) only being the full consideration money of the within mentioned consideration.

SIGNATURE OF THE DEVELOPER