

DRAFT
DEED OF CONVEYANCE

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

(1). Sri BANKIM DAS (PAN-AEMPD3698D) & (AADHAAR NO.9878 5997 5696) son of Rabindra Nath Das and **(2) Smt. TAPATI DAS (PAN-BBMPD3283L) & (AADHAAR NO.2398 1174 4542)** wife of Sri Bankim Das both by Nationality -Indian,both by Faith-Hindu, both by Occupation- Business & Housewife respectively, both , residing at 41, Rajdanga Sarat park, Post Office- EKTP, Kolkata -700 107, Police Station- Kasba, District South 24 Parganas, represented by their constituted attorney, **AMAR SAHA (PAN-CJGPS3737R) & AADHAAR NO.-3088 4955 2540)** son of Late Ashutosh Saha sole proprietor of **M/s. CITY REALTY** by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at 731, Kalikapur Road, Post Office- Haltu, Kolkata 700 099, Police Station- Garfa, District- South 24 Parganas , by virtue of Development Agreement & Development Power of Attorney dated 26th July, 2023 duly registered in the office of District Sub Registrar-IV at Alipore and recorded in Book No. 1, Volume No.1604-2023, Pages from 295346 to 295376, Being No. 160409298 for the year 2023 hereinafter Called the “**OWNERS/VENDORS**”(which term or expression shall unless excluded

by or repugnant to the subject or context be deemed to mean and include their respective heirs, heiresses, executors administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. CITY REALTY, a sole Proprietorship concern, having its registered office at 12/24/E, Purbachal Road, Kolkata 700 078, Police Station – Kasba, District- South 24 parganas and Represented by its sole proprietor, **AMAR SAHA (PAN-CJGPS3737R) & AADHAAR NO.-3088 4955 2540)** son of Late Ashutosh Das by Nationality – Indian, by Faith – Hindu, by Occupation – Business, residing at 731, Kalikapur Road, Post Office- Haltu, Kolkata- 700 099, Police Station- Garfa by virtue of a Development Agreement & Development Power of attorney dated 26th July, 2203 duly registered in the office of the District Sub Registrar-IV at Alipore and recorded in Book No.1, CD Volume No.1604-2023 pages from 295346 to 295376 Being No.160409298 for the year 2023, hereinafter referred to as the “**DEVELOPER/BUILDER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, heiresses, executor, legal representatives, administrators and assigns) of the **SECOND PART**

AND

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

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

WHEREAS the Owner/ Vendors is the recorded owners of **ALL THAT** piece and parcel of bastu land measuring about 03 (Three) Cottachs 06 (six) Chittack 0 6 sq ft together with one R.T.Structures measuring about 400 sq ft, more or less , comprised under Mouza- Chakganiagachi, J.L.No.24, Touzi No.151, R.S.No. 8 ½, R.S.Dag No. 40/53, R.S. Khatian No.31, corresponding to L.R. khatian No.108 & 109, **Being Premises No.1509, Mukundapur, Kolkata- 700 099 , under Assesses No. 31-109-07-1509- 8** under Police Station Purba jadavpur within the limit of the Kolkata Municipal Corporation ward no.109, District South 24 Parganas and paying taxes in their names to the Kolkata Municipal Corporation regularly (herein after be referred to as the “**SAID PREMISES**” , more fully described in the **FIRST SCHEDULE** hereunder.

WHEREAS one Sri Mahendra Nath Baidya was seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land measuring 1.08 Acres, situated at Mouza-chakgania Gachi, J.L. No.-24, Pargana-Kolkata, Touzi No.-151, R.S. No.-8 ½ , comprised in R.S. Dag No.-40/53 appertaining to R.S. Khatian No.-31, under P.S.-formerly Tollygunge then Kasba now Purba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, Ward-109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, and his name was duly recorded in the finally published Revisional Settlement records of rights as the absolute owner thereof.

AND WHEREAS while seized and possessed of the aforesaid land died intestate leaving behind his wife Smt. Mrinalini Baidya and one son Biswanath Baidya as his heirs and successors who jointly inherited the said land left by the said deceased by application of the Hindu Succession Act, 1956 as amended up to date.

AND WHEREAS for the purpose of selling the said Mrinalini Baidya & Biswanath Baidya divided the said plot of land into several small plots and provided common passage for free access to those plots by a scheme plan.

AND WHEREAS by a Bengali deed of sale dated 07.06.1982, registered in the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.184, pages from 116 to 121, Being No.7452 for the year 1982, the said Mrinalini Baidya & Biswanath Baidya sold, transferred, conveyed a plot of land measuring about 04 Cottachs 03 Chittacks 01 sq ft more or less (Net area of land measuring about 03 Cottachs 06 Chittacks 06 sq ft and road area measuring about 12 Chittacks 40 sq ft) more or less together with a R.t shed measuring about 400 sq ft more or less standing thereat, comprised under Mouza-chakgania Gachi, J.L. No.-24, Pargana-Kolkata, Touzi No.-151, R.S. No.-8 ½ , comprised in R.S. Dag No.-40/53 appertaining to R.S. Khatian No.-31, being Scheme Plot No.08 unto and in favour of One Pradip Roy Chowdhury son of late Santosh kumar Roy Chowdhury against a valuable consideration mentioned therein.

AND WHEREAS while seized and possessed of the aforesaid land, due to personal reason and need of money the said Pradip Roy Chowdhury by a Bengali deed of sale dated 26.05.2000, sold, transferred, conveyed **ALL THAT** piece and parcel of bastu land Gross area measuring about 04 Cottachs 03 Chittacks 01 sq ft more or less (Net area of land measuring about 03 Cottachs 06 Chittacks 06 sq ft and road area measuring about 12 Chittacks 40 sq ft) more or less , Together with a R.t.shed measuring about 400 sq ft more or less standing thereat, comprised under Mouza-chakgania Gachi, J.L. No.-24, Pargana-Kolkata, Touzi No.-151, R.S. No.-8 ½ , comprised in R.S. Dag No.-40/53 appertaining to R.S. Khatian No.-31, being Scheme Plot No.08

being Scheme Plot No.08 unto and in favour of One Bankim Das & Tapasi Das against a valuable consideration mentioned therein and the deed of sale was duly registered in the office of District Sub Registrar-III at Alipore and recorded in Book No.1, Volume No.10, pages from 53 to 66, Being No.0362 for the year 2001.

AND WHEREAS by virtue of aforesaid purchase the said Bankim Das & Tapasi Das became the joint owners and jointly seized and possessed of **ALL THAT** piece and parcel of bastu land Gross area measuring about 04 Cottachs 03 Chittacks 01 sq ft more or less (Net area of land measuring about 03 Cottachs 06 Chittacks 06 sq ft and road area measuring about 12 Chittacks 40 sq ft)more or less , Together with a R.T.shed measuring about 400 sq ft more or less standing thereat, comprised under Mouza-chakgania Gachi, J.L. No.-24, Pargana-Kolkata, Touzi No.-151, R.S. No.-8 ½ , comprised in R.S. Dag No.-40/53 appertaining to R.S. Khatian No.-31, L.R.Khatian No.108 & 109, Being **Scheme Plot No.08**,Lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid property, the said Bankim Das & Tapasi Das have mutated their names in the record of the Kolkata Municipal Corporation in respect of the said premises being **Premises No. 1509, Mukundapuur, Kolkata-700 099** and **obtained Assesses No.31-109-07-1509-8** and paying rents & taxes regularly.

AND WHEREAS by such purchase the said Bankim Das & Tapasi Das, the Owners /vendors herein, became the joint owners and jointly seized and possessed of **ALL THAT** piece and parcel of bastu land Gross area measuring about 04 Cottachs 03 Chittacks 01 sq ft more or less (Net area of land measuring about 03 Cottachs 06 Chittacks 06 sq ft and road area measuring about 12 Chittacks 40 sq ft)more or less , Together with a R.T.shed measuring about 400 sq ft more or less standing thereat, comprised under Mouza-chakgania Gachi, J.L. No.-24, Pargana-Kolkata, Touzi No.-151, R.S. No.-8 ½ , comprised in R.S. Dag No.-40/53 appertaining to R.S. Khatian No.-31, L.R.Khatian No.108 & 109, Being **Scheme Plot No.08, TOGETHER WITH** divided and demarcated proportionate impartible share of land and **ALSO TOGETHER WITH** the right of enjoyment with proportionate share in the common area, easement, facilities, assurances heditaments , Being **Premises No. 1509, Mukundapur, Assesses No.31-109-07-1509-8 Kolkata-700 099** , lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas, herein after be referred to as the **“SAID PREMISES”**, more fully described in the **FIRST SCHEDULE** written hereunder.

AND WHEREAS the owners herein are seized and possessed of and otherwise well sufficiently entitle to as the joint owners free from all sorts of encumbrances, charges, attachment, lispensens, trusts, whatsoever and howsoever nature.

AND WHEREAS for considerable time the present Owners have been thinking for developing the said property in such manner as may yield greater advantages together with providing residential flats, Car Parking Space etc. for the intending dwellers for residential or commercial requirements but for paucity of funds and insufficient knowledge of construction could not materialized the same.

AND WHEREAS coming to know about the intention of the Owners of the said land the Developer **M/S.-M/s CITY REALTY** sole Proprietorship concern, represented by its sole proprietor **AMAR SAHA (PAN - CJGPS3737R) & (AADHAAR NO. 3088 4955 2540)** son of Late Ashutosh Saha by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at 731, Kalikapur road, Kolkata - 700 099, Post office- Haltu, Police Station- Garfa, District south 24 parganas approached to the Owners with an offer to develop the said property as per the sanction plan as sanctioned by The Kolkata Municipal Corporation or any other competent authority at its own cost and expenses and in such a manner as to serve the purpose of the Owners in terms of their requirements and desires.

AND WHEREAS To develop the said premises, the owners have entered into a Development Agreement Cum Development Power of Attorney with **M/S.-M/s CITY REALTY** sole Proprietorship concern, represented by its sole proprietor **AMAR SAHA (PAN - CJGPS3737R) & (AADHAAR NO. 3088 4955 2540)** son of Late Ashutosh Saha by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at 731, Kalikapur road, Kolkata - 700 099, Post office- Haltu, Police Station- Garfa, District south 24 parganas as **BUILDER/ DEVELOPER**, herein to construct one straight Three Storied Buildings on the said premises under certain terms and conditions mentioned therein and the said Development Agreement Cum Development Power of Attorney was duly registered in the office of the District Sub Registrar-IV at Alipur and recorded in Book No.1, C.D Volume No.1604-2023, Pages from 295346 to 295376 Being No. 160409298 for the year 2023.(**AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT POWER OF ATTORNEY**).

AND WHEREAS The said owners have obtained building plan/permit duly sanctioned by the Kolkata Municipal Corporation vide sanctioned and /or approved **B. S. Plan No.- 2023120083 dated 13.05.2023** issued by the Kolkata Municipal Corporation, Borough-XII, the developer/builder, herein has commenced / started the construction of a straight Three storied

residential building containing several self contained flats, car parking spaces, etc. at its own costs, initiation and efforts in the Building named and known as **"ANANDADHAM APARTMENTS" Premises No.1509, Mukundapur, Kolkata- 700 099. (SANCTIONED BUILDING PLAN/PERMIT).**

AND WHEREAS The Promoter/ Developer have undertaken development of said project by constructing Multi Storied Building/s containing various Apartments, units, commercial spaces, Car parking spaces to be developed in **ALL THAT** piece and parcel of bastu land Gross area measuring about 04 Cottachs 03 Chittacks 01 sq ft more or less (Net area of land measuring about 03 Cottachs 06 Chittacks 06 sq ft and road area measuring about 12 Chittacks 40 sq ft)more or less , Together with a R.T.shed measuring about 400 sq ft more or less standing thereat, comprised under Mouza-chakgania Gachi, J.L. No.-24, Pargana-Kolkata, Touzi No.-151, R.S. No.-8 ½ , comprised in R.S. Dag No.-40/53 appertaining to R.S. Khatian No.-31, L.R.Khatian No.108 & 109, Being **Scheme Plot No.08, TOGETHER WITH** divided and demarcated proportionate impartible share of land and **ALSO TOGETHER WITH** the right of enjoyment with proportionate share in the common area, easement, facilities, assurances heditaments , Being **Premises No. 1509, Mukundapur, Assesses No.31-109-07-1509-8 Kolkata-700 099** , lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109, Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas,**herein** after be referred to as the **"SAID PREMSIES"**, more fully described in the **FIRST SCHEDULE** written hereunder.

AND WHEREAS the Owner/Vendor agreed to sell and the purchaser/s agreed to purchase **ALL THAT** a Self contained independent complete **Flat No. -----** measuring a super built up area about ----- Sq.ft. (be the same a little more or less) on the ----- Floor, ----- side, **TOGETHER WITH** One Open/Covered Car Parking Space measuring an area about ----- Sq.ft. (be the same a little more or less) Bearing No. ----- **ALSO TOGETHER WITH** undivided proportionate impartible and indivisible share of land underneath thereto under the project known and named as **"ANANDADHAM APARTMENTS" being KMC Premises No.1509, Mukundapur, Kolkata- 700 099** , Police station-Purba Jadavpur , District – South 24 Parganas at or for a total consideration of Rs. -----/- (Rupees -----) only, herein after referred to as the **"SAID UNIT"**. (more fully and particularly described in the **SECOND SCHEDULE** written herein below and the said flat is more clearly shown and delineated in a map or plan bordered with **RED** annexed to this indenture.

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

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

10. The flat owners shall directly apply before the Kolkata Municipal Corporation for mutation of the unit in his/her / their names.

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

and discharging all taxes and impositions in respect of the said unit wholly and the common expenses of the project proportionately and all other outgoings in connection of the said unit wholly and those in connection with the common portion of the said building proportionately.

FIRST SCHEDULE

(Description of the Property)

ALL THAT piece and parcel of bastu land Gross area measuring about 04 Cottachs 03 Chittacks 01 sq ft more or less (Net area of land measuring about 03 Cottachs 06 Chittacks 06 sq ft and road area measuring about 12 Chittacks 40 sq ft) more or less , Together with a R.T.shed measuring about 400 sq ft more or less standing thereat, comprised under Mouza-chakgania Gachi, J.L. No.-24, Pargana-Kolkata, Touzi No.-151, R.S. No.-8 ½ , comprised in R.S. Dag No.-40/53 appertaining to R.S. Khatian No.-31, L.R.Khatian No.108 & 109, Being **Scheme Plot No.08, TOGETHER WITH** divided and demarcated proportionate impartible share of land and **ALSO TOGETHER WITH** the right of enjoyment with proportionate share in the common area, easement, facilities, assurances hereditaments , Being **Premises No. 1509, Mukundapur, Assesses No.31-109-07-1509-8 Kolkata-700 099** , lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas, butted and bounded by-

ON THE NORTH : Land of Scheme Plot No.4 & 5.

ON THE SOUTH : 20 feet wide KMC Road.

ON THE EAST : Land of Scheme Plot No.,7

ON THE WEST : Land of Scheme Plot No.9.

SECOND SCHEDULE

(Description of the Said Unit)

ALL THAT self contained, independent, completed **FLAT No.-----** on ----- Floor, ----- side measuring a super built up area of ----- Sq.ft. (be the same a little more or less), consisting of ----- Bed Rooms, ----- Living / Dining Room, ----- Kitchen, -----Toilets and ----- Balcony, at Block-1 **TOGETHER WITH** One Open /Covered Car Parking Space, measuring an area about ----- Sq.ft. (be the same a little more or less) Bearing No. -----, **ALSO TOGETHER WITH** undivided proportionate impartible and indivisible share of land underneath thereto under the Project known and named as “**ANANDADHAM APARTMENTS**”, **PREMISES No.1509, Mukundapur Kolkata 700 099** , Police station- Purba Jadavpur , District – South 24 Parga

THIRD SCHEDULE
(Common rights, facilities and amenities)

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

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

FOURTH SCHEDULE
(Common Expenses)

1. All proportionate costs of maintenance for, operating, repairing, painting, reconstructing, decorating, redecorating and lightning of the common parts, paths, areas, intercom facilities, generator/power back-up etc. as stated hereinabove of **“Anadadham Apartments”** and also the boundary wall of the said building as well as said project.
2. All proportionate costs of maintaining passages, lobbies, staircases, compounds, common toilet, lift, lift well, lift room etc.

3. All proportionate cost and expenses for maintaining, repairing and replacing the passage light, roof light, staircase light, compound light, lift light, lift fan, and all common electrical fittings and installation of the said building as well as said project.
4. All proportionate costs and expenses for maintaining, repairing and replacing the common water connection, pipe, pipe line, water pump, with its fittings and fixture, rain water pipes and all other common fittings and installation for water connection of the said building as well as said project as stated herein.
5. The salaries of Jamaders, Caretakers, Plumbers, Electricians, Guards, Men employed for water treatment, sewerage treatment, intercom facilities and other service providers of **"Anandadham Apartments"** to be borne by the purchasers proportionately with other co-owners and occupiers of the same.
6. All other costs, expenses and charges which are necessary and essential to protect and safeguard the interest of the said building as well as **"Anandadham Apartments"** to be borne by the purchasers proportionately with others.
7. That If any charges for insuring the said building against earthquake, fire, flood, rioting, lightning etc. to be borne proportionately by the purchasers.
8. That from the date of taking official possession of the said unit by virtue of the possession certificate issued /given by the Vendor/developer the purchaser/s shall bear and pay the municipal taxes, water taxes, electricity charges proportionately, till separately assessed and installed in his /her/their names.
9. The flat owner will co-operate with other co-owners of the project for betterment, beneficial use and enjoyment of the said unit in the said project.

12. The Developer Company reserves the right to maintain the project till completion of the entire project and the project will be handed over to the Flat Owners Association on completion of the entire project.

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

SIGNED, SEALED AND DELIVERED by the OWNER/VENDOR

At Kolkata in the presence of: -

WITNESSES: -

1)

2)

OWNER/VENDOR

SIGNED, SEALED AND DELIVERED by the DEVELOPER

At Kolkata in the presence of: -

WITNESSES: -

1)

2)

DEVELOPER

SIGNED AND ACCEPTED by the PURCHASER

At Kolkata in the presence of: -

WITNESSES: -

1)

PURCHASER

2)

Drafted by: -

Computer print by :-

MEMO OF CONSIDERATION

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

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

WITNESSES :-

1)

2)

VENDOR/DEVELOPER