

DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE IS MADE ON THIS THEDAY OF
.....TWO THOUSAND AND TWENTY SIX (2026)**

BETWEEN

AJMIR TOWER PRIVATE LIMITED, (PAN: XXXXX6902X), a Private Limited Company incorporated in accordance with the provisions of the Companies Act 2013, having its Registered Office at Premises No. 1C, East Coolia Road, Kolkata 700010, Post Office Beliaghata, Police Station Beliaghata, previously at the Premises No. B/153/1/H/1, Beliaghata Main Road, Post Office and Police Station-Beliaghata, Kolkata-700 010 represented by its Director namely **SRI RAJU NASKAR, (PAN : XXXXX9015X) (AADHAAR NO. XXXX 1577 XXXX)** son of Sri Gobinda Naskar, by Faith-Hindu, by Occupation - Business, by Nationality - Indian, residing at Premises No. 95/G-5, Canal South Road, Post Office Dhapa and Police Station – Pragati Maidan, Kolkata-700105, hereinafter called the “**OWNER/DEVELOPER**”, (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their heirs, heiresses, executors, successors, legal representatives, nominees and/or successors-in-interest/office) of the **ONE PART**

A N D

[If the Allottee is a company]

_____, (CIN no._____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhaar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhaar no. _____) authorized vide _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and

include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhaar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhaar no. _____) son of _____, aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

[Please insert details of other allottee(s), in case of more than one allottee]

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS :

- A. By a Deed of Conveyance dated 26th September 1975 made between the Trustees for the Improvement of Calcutta (therein referred to as "the Board") of the One Part and Asok Kumar Banerjee alias Asok Banerjee (therein referred to as "the Purchaser") of the Other part and registered in the Office of the Sub-Register Sealdah, 24 Pargana, recorded in Book No. I, Volume 61, Pages, 100 to 104, being Deed No. 2080 for the year 1975, the Board therein granted conveyed and transferred in favour of the Purchaser therein **ALL THAT** a revenue free land containing an area of **410.66 sq. mt.** equivalent to **06 (Six) cottah 02 (Two) Chittak 10.3 (Ten point Three) Sq. Ft.**, more or less situated at Plot No.1 and 2 of the surplus land in Calcutta Improvement Scheme VI-M (S), formed out of old Premises No. 104, Narkeldanga Main Road, 107, Narkeldanga Main Road, Kankurgachi Road and comprised in Holding Nos. 78 (Por.), 48a(Por) and 366 in Sub-Divisional 11, 12 and 12, Division 5, Dihi Panchannogram, Police Station - Phoolbagan, within the ambit of Kolkata Municipal Corporation, under Assessee No. 110300200229, Post Office - Kankurgachi, Sub-Registration office Sealdah in the District of 24 Parganas, TOGETHER WITH ALL liberties, privileges, easement rights, appurtenances and appurtenances whatsoever of the said land hereditaments, free from all encumbrances absolutely and forever at or for the agreed consideration and the purchaser therein made payment of part consideration and agreed to secure the balance sum by creating mortgage/charge of the Land in favour of the Board.
- B. By a Security Deed dated 26th September 1975 made between The Trustees for the Improvement of Calcutta and Asok Kumar Banerjee alias Asok Banerjee and registered with the Sub-Register Sealdah in Book No.1, Volume No. 58, Pages 216 to 223, Being Deed No. 2081 for the year 1975, the said Asok Kumar Banerjee alias Asok Banerjee created mortgage/charge over the Land as security for due payment of the balance consideration money due and payable by him under the Deed of Conveyance dated 26th September, 1975.
- C. By an Indenture dated 9th January 1985 made between The Trustees for the Improvement of Calcutta (therein referred to as "the Board") of the One

Part and Asok Kumar Banerjee alias Asok Banerjee (therein referred to as "the Releasee") of the Other part and registered in the office of Sub-Registrar Sealdah, 24 Parganas, recorded in Book No.1, Volume No.3, Pages 349 to 356, Being No. 136 for the year 1985, the Releasee made payment of the loan and interest due to the Board and the Board upon receipt of the entire principal amount with all interest due under the said Security Deed dated 26th September 1975, released, exonerated and forever discharged the Releasee from the Security Deed and the Land, morefully described in the Schedule therein, absolutely and forever. Thus Asok Kumar Banerjee alias Asok Banerjee became the absolute owner of the property morefully mentioned in the schedule hereunder written . He also mutated his name in the records of the then Calcutta Municipal Corporation now Kolkata Municipal corporation as owner of the said Property under Assessee No. 110300200229 and has been paying taxes regularly.

- D. The said Asok Kumar Banerjee alias Asok Banerjee obtained plan from the then Calcutta Municipal Corporation now Kolkata Municipal corporation for construction of a residential building with mezzanine floor on his Land Vide Building sanctioned Plan dated 24.08.1977.
- E. The said Dr. Asok Kumar Banerjee alias Asok Banerjee constructed a G + One storied residential building with Mezzanine floor on the Land, hereinafter jointly referred to as the said "Property") and also mutated his name in the records of the then Calcutta Municipal Corporation now Kolkata Municipal corporation as owner of the said Property under Assessee No. 110300200229 and has been paying taxes regularly.
- F.** The said Dr. Asok Kumar Banerjee alias Asok Banerjee out of natural love and affection desire towards his daughter Nilanjana Banerjee, gifted the SAID PROPERTY i.e. **ALL THAT** a piece and parcel of land measuring **410.66 sq. mts.** more or less equivalent to **06 Cottah 02 Chittaks 10.30 Sq. Ft.** more or less, together with 40 years old **G + One storied** residential house measuring **4052.15 sq. ft. (built up area more or less** (ground floor measuring 1930.03 sq.ft., First Floor measuring 2122.12 sq.ft.) at **Premises No. 1 CIT Road, Scheme No. VI-M(S), Kolkata - 700 054,** formed out of old Premises No. 104, Narkeldanga Main Road, 107, Narkeldanga Main Road, Kankurgachi Road and comprised in Holding

Nos. 78 (Por.), 48a(Por) and 366 in Sub-Divisional 11, 12 and 12, Division 5, Dihi Panchannogram, Police Station - Phoolbagan, within the ambit of Kolkata Municipal Corporation, under Assessee No. 110300200229, Post Office - Kankurgachi, Sub-Registration office Sealdah in the District of 24 Parganas South, TOGETHER WITH ALL liberties, privileges, easement rights, appurtenances and appurtenances whatsoever of the said land hereditaments, free from all encumbrances, by dint of a Deed of Gift dated 07th July, 2022, registered at the office of Additional Registrar of Assurances-II, Kolkata, recorded in Book No. I, Volume No. 1902-2022, Pages 323352 to 323374, being Deed No. 190207847, for the year 2022.

- G.** The said Nilanjana Banerjee has duly recorded and mutated her name as owner in respect of the said property in the office of the Kolkata Municipal Corporation under Assessee No. 110300200229, the Premises No. as recorded with the KMC being P1, C.I.T. Scheme VI M/S/, and has been regularly paying all municipal taxes in respect thereof.
- H.** The said Nilanjana Banerjee, became the absolute Owner, well seized and possessed of and sufficiently entitled to **ALL THAT** a piece and parcel of land measuring **410.66 sq. mts.** more or less equivalent to **06 Cottah 02 Chittaks 10.30 Sq. Ft.** more or less, together with 40 years old **G + One storied** residential house measuring **4052.15 sq. ft. (built up area more or less** (ground floor measuring 1930.03 sq.ft., First Floor measuring 2122.12 sq.ft.) at **Premises No. 1 CIT Road, Scheme No. VI-M(S), Kolkata - 700 054**, formed out of old Premises No. 104, Narkeldanga Main Road, 107, Narkeldanga Main Road, Kankurgachi Road and comprised in Holding Nos. 78 (Por.), 48a(Por) and 366 in Sub-Divisional 11, 12 and 12, Division 5, Dihi Panchannogram, Police Station - Phoolbagan, within the ambit of Kolkata Municipal Corporation, under Assessee No. 110300200229, Post Office - Kankurgachi, Sub-Registration office Sealdah in the District of 24 Parganas South, TOGETHER WITH ALL liberties, privileges, easement rights, appurtenances and appurtenances whatsoever of the said land hereditaments, free from all encumbrances, hereinafter referred to as the **SAID PROPERTY**, sold transferred and conveyed unto and in favour of AJMIR TOWER PRIVATE LIMITED, represented by its Directors Raju Naskar, the OWNER/PROMOTER, herein, by dint of a Deed of Conveyance dated 16.01.2026, registered at the office of Additional

District Sub-Registrar, Sealdah, recorded in Book No. I, Volume No. 1606-2026, Page from 3526 - 3554, being No. 160600130 for the year 2026.

- I. The said OWNER/PROMOTER recorded and mutated its name in the records of Kolkata Municipal Corporation, in respect of **Premises No. 1 CIT Road, Scheme No. VI-M(S), Kolkata - 700 054**, (as per KMC record P1, C.I.T. Scheme VI M/S/), under Assessee No. 110300200229.
- J. The Promoter has applied for sanction Plan before the said Kolkata Municipal Corporation and obtained sanction building plan being Permit No. _____ dated _____ for construction of a G+4 storied building, by payment of necessary fees and charges and started construction by demolishing the existing structure thereon.
- K. The promoter has obtained the final layout plan, sanctioned plan, specification and approvals for the project and also for the apartment, plot or building, as the case may be from Kolkata Municipal Corporation. The promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.
- L. The Project has been registered under the Provisions of the Real Estate Regulation Act vide Registration No. _____.
- M. The Owner/Promoter intends to sell **ALL THAT** the _____ Residential **Flat No. _____ on the _____ Floor, _____ Side,** measuring _____ **Square Feet Carpet Area, corresponding to _____ Square Feet Super Built area (including Balcony area _____ Square Feet), Marble Flooring** consisting of ____ (____) Bed Rooms, ____ (____) Drawing Cum Dining Room, ____ (____) Kitchen, ____ (____) Toilets, ____ (____) Balcony, together with proportionate undivided share and interest in land mentioned in the First Schedule whereupon the building named **“AJMIR IRIS”** is erected above and together with proportionate undivided interest or share in common areas and facilities and amenities attached to the said flat, hereinafter called and referred to as the **“SAID FLAT”** more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the total price and / or consideration of **Rs. _____ /- (Rupees _____ Lakhs) only** and the parties entered into an **Agreement for Sale dated _____, _____.**

N. The Owners/ Promoter herein doth hereby declare and covenant with the Purchaser/s that the said premises and /or the said Flat is free from all encumbrances of any nature whatsoever and that the Owners/ Promoter herein have full right, title and interest in the said premises and /or the said Flat and have full right and authority to assign and transfer all their right, title and interest therein and the Owners/ Promoter herein further declares that there is a clear title to the Flat and its appurtenances belongs to the Owner/Promoter herein absolutely and that neither the Owner/Promoter herein or any other person or persons have created 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/Promoter herein or any person or persons lawfully or equitably claiming by from through or in trust for them, the Owner/Promoter herein have themselves full right, power and absolute authority to sell or transfer to the Purchaser/s the said Flat and their right, title and interest therein and that the Owners/Promoter 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/s may be rendered illegal and/or unauthorized for any reason or on any account.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

In pursuance to the Agreement for Sale dated _____, and in consideration of the payment of sum of **Rs.** _____ **/- (Rupees _____ Lakhs) only** as the total Consideration paid by the Purchaser/s to the Promoter herein (receipt whereof the Promoter hereby as well as by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the Purchaser/s) paid on or before the execution of these presents, the Owner/Promoter doth hereby sell, transfer and convey unto and in favour of the Purchaser/s herein **ALL THAT** the _____ Residential **Flat No.** _____ **on** the _____ **Floor,** _____ **Side,** measuring _____ **Square Feet Carpet Area, corresponding to**

_____ **Square Feet Super Built area (including Balcony area**
 _____ **Square Feet), Marble Flooring** consisting of ____ (____) Bed
 Rooms, ____ (____) Drawing Cum Dining Room, ____ (____) Kitchen,
 ____ (____) Toilets, ____ (____) Balcony, together with proportionate
 undivided share and interest in land mentioned in the First Schedule
 whereupon the building named **“AJMIR IRIS”** is erected above and
 together with proportionate undivided interest or share in common areas
 and facilities and amenities attached to the said flat more fully and
 particularly mentioned and described in the **SECOND SCHEDULE**
 hereunder written and/or given **TOGETHER WITH** undivided
 proportionate share of **LAND** in the **FIRST SCHEDULE** hereunder written
 and **TOGETHER WITH** other common facilities and amenities and the
 right in common over the extreme terrace and the other 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/Promoter herein 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/Promoter herein doth hereby covenants with the
 Purchaser/s that:-

1. The Owners/Vendors herein now have in themselves good right and full power to convey and transfer by way of sale the said flat and the premises hereby conveyed or intended so to be unto and to the use of the Purchaser/s in the manner aforesaid and put the Purchaser/s in vacant, peaceful and unencumbered possession.

2. The Purchaser/s may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said flat and premises hereby conveyed with its appurtenances, and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Owner/Promoter herein or their heirs or any of them or by any person or persons claiming or to claim, from, under or in trust for them or any of them.
3. The Purchaser/s shall hold the said flat free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owner/Promoter and well and sufficiently saved, defended kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Owner/Promoter herein or by any other person or persons claiming or to claim by, from, under or in trust for them.
4. The Purchaser/s 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 space/s in the building for the use occupation and enjoyment of the said flat as detailed in the **THIRD SCHEDULE** hereunder written.
5. The Purchaser/s shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of to maintenance, repair, renew, redecoration etc. of the common spaces as detailed in the **FOURTH SCHEDULE** hereunder written.
6. The said Flat and /or the said building has been constructed as per the sanctioned plan and as per the specifications as stated in the Agreement for Sale.
7. The Purchaser/s and other co owner shall abide by the Rules and

regulations and common obligations along with the other owner/occupiers of the other units/flats in the building as detailed in the **FIFTH SCHEDULE** hereunder written.

8. The Purchaser/s shall be entitled to the common easements and quasi easements affecting and attached to the Said Flat are as detailed in the **SIXTH SCHEDULE** hereunder written.
9. The Purchaser/s shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Owner/Promoter or any other Co-owner who may have acquired before and who may hereafter acquire any right, title and interest similar to those acquired by the Purchaser/s under the terms of this conveyance.
10. The Purchaser/s undivided proportionate interest is impartible in perpetuity.
11. The Owner/Promoter doth hereby further covenant with the Purchaser/s that the Purchaser/s may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Flat and premises hereby conveyed with its appurtenances, and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Owner/Promoter or their heirs or anyone of them or by any person or persons claiming or to claim, from, under or in trust for them or anyone of them.
12. The Owner/Promoter and/or any person/s having or claiming any estate, right, title or interest in the said Flat and premises hereby conveyed or any part thereof by, from under or in trust for the Owner /Vendor or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser/s do and execute and cause to

be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the Purchaser/s in manner aforesaid as by the Purchaser/s, their heirs, executors or administrators and assigns shall be reasonably required.

13. The Purchaser/s shall mutate the Said Flat in their own names and shall pay all such Municipal taxes and other impositions that may be charged from time to time, directly to the concerned authority.

THE FIRST SCHEDULE ABOVE REFERRED

TO: (THE SAID PREMISES)

ALL THAT the piece or parcel of land measuring about **6 cottahs 2 chitaks 10.30 Sq. Ft.** be the same or little more or less, togetherwith G+4 Storied Building under the name and style “**AJMIR IRIS**”, lying at the being **Premises no. 1 CIT Road, Scheme No. VI-M(S), Kolkata - 700 054**, (as per KMC record P1, C.I.T. Scheme VI M/S/), Police Station Phoolbagan, District 24 Parganas (South) Ward No 30, within the local limits of Kolkata Municipal Corporation, Assessee No. 110300200229, togetherwith proportionate share of land and land underneath, together with easement right common right, landing, common space which includes the area of the Flat and the common area in the aforesaid building and butted and bounded by:-

ON THE NORTH	by P-4 and P-370, C.I.T. Road Scheme No.VI-M(S);
ON THE SOUTH	by 12.2. meters wide C.I.T. Road in C.I.T. Scheme No. VI-M(S);
ON THE EAST	by Plot No. 339, 339/1 & 340 in C.I.T. Scheme No.VI-M (S),
ON THE WEST	by P-3, C.I.T. Road Scheme No. VI-M (S);

Zone:

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID FLAT)

ALL THAT the _____ Residential **Flat No.** _____ **on** the _____ **Floor**, _____ **Side**, measuring _____ **Square Feet Carpet Area, corresponding to** _____ **Square Feet Super Built area (including Balcony area** _____ **Square Feet), Marble Flooring** consisting of ____ (____) Bed Rooms, ____ (____) Drawing Cum Dining Room, ____ (____) Kitchen, ____ (____) Toilets, ____ (____) Balcony, together with proportionate undivided share and interest in land mentioned in the First Schedule whereupon the building named “**AJMIR IRIS**” is erected above and together with proportionate undivided interest or share in common areas and facilities and amenities attached to the said flat. The site Plan is annexed herewith which is part of this Deed of Conveyance.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(COMMON AREA AND FACILITIES)

1. Stair case of all floors.
2. Stair case landing on all floors.
3. Lift, Lift room, Lift passage on all floors.
4. Common passage except car parking passage.
5. Water pump, water tank, all water pipes and other plumbing installations.
6. Electrical wiring and meters room.
7. Drainage and Sewers.

Such other common parts area equipments installations fixtures , fittings and spaces in or about the said proposed/building as are necessary for passage, user and occupation of the flats in common as are specified expressly to be the common parts of the proposed building.

THE FOURTH SCHEDULE ABOVE REFERRED TO :
(COMMON EXPENSES)

1. All costs of maintenance operating, replacing, white washing, painting, re-building, re-constructing, decorating, re-decorating and lighting the common area and also the walls, other walls on the building.
2. All charges and deposit for suppliers of common facilities and utilities.
3. The salaries of all the person employed the said purpose.
4. Insurance premium for insurance of the building against earthquake, fire, lighting, mob, violence, civil commodities damage, etc.
5. Municipal taxes, common electric charges and other outgoings those separately assessed on the respective flat/Unit.
6. Cost and charges of establishment for maintenance of the building and for watch and guard stuff.
7. All litigation expenses for protecting the title of the land with building.
8. The cost towards for maintaining the signage and display name of the Building.
9. The expenses incurred for maintenance the office for common expenses.
10. All expenses mentioned as above shall be proportionate borne by the co-purchasers on and from date of taking charges and occupation of their respective flats.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON OBLIGATIONS & RULES AND REGULATIONS)

1. The share or interest in the land underneath is impartible and the Purchaser/s shall not claim partition of the undivided proportionate share in the land and/or the common parts of the Building and/or in respect of the common service and utilities.
2. The Purchaser/s shall apply for mutation of the Second Schedule property in his own name and apply for and has the said separately assessed for the purpose of Municipal rates and taxes,.
3. The common maintenance charges shall be applicable on the sold units and the Promoter shall not be required to pay any maintenance charges on the unsold units till the same are sold to intending Purchaser/s.
4. The Purchaser/s shall use the said Flat and all common portions peacefully with the other co owner.

5. The Purchaser/s shall not do any of the following acts, deeds and things :
- a) Violate any of the rules and/or regulations laid down for the common purpose and of the users of the common portions.
 - b) Injure, harm or damage the common portions of any other Unit in the Building by making any alternative or withdrawing any support or otherwise.
 - c) Carry out repairs in a manner so as to affect the structural stability of the building.
 - d) Keep or store any offensive, combustible, obnoxious, dangerous or hazardous article in the said Flat.
 - e) Affix or draw any cable, wire, pipe line from and through any common portions or outside wall of the Building or other Units.
 - f) Keep any heavy articles on the floor or operate any machine other than the usual home appliance.
 - g) Change the colour scheme of the windows, grill and the main door of the said Flat other than according to the specification or the Affiliated Company/upon formation of the Association in writing.
 - h) Cover the balcony and or change the elevation of the building by installing Split ac units and/or any other equipment.

THE SIXTH SCHEDULE ABOVE REFERRED TO
(EASEMENTS AND QUASI-EASEMENTS)

1. The Purchaser/s shall be entitled to all rights privileges including the right of vertical and lateral supports easements quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said flat and the properties appurtenant or otherwise thereby intended so to be held, used, occupied or enjoyed or reputed or known as part and parcel or number or appertaining hereto which are thereafter more fully specified Excepting and Reserving unto the Owner/ Promoter and other Co-Owners and occupiers of other flats of the building the rights, easements, quasi-easements, privileges.
2. The right of access in common with other owners or occupiers of the flats of the said building at all times and for all normal purposes connected with the use and enjoyment of the entrance staircase, landing and other common parts of the building.

3. The right of way in common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said premises and properties appurtenant and common parts with or without vehicles over and along the passages and pathways comprised within the said building and the appurtenant land provided always and it is declared that therein contained shall permit the Purchaser/s or any person deserving title under the Purchaser/s and/or his servants agents and employees invitees to obstruct in any way by vehicles, deposit of materials, rubbish or otherwise the free passage of the Vendors' and other co-owners or occupiers of other flats of the said building property entitled to such rights of way over and along such passages or pathways or common parts as aforesaid.
4. The right of protection of the said floor and the properties appurtenant hereto by or from all other parts of the said building as they now protect the same and in any manner not to demolish the support at present enjoyed by the said premises and the properties appurtenant hereto from the other part or parts of the said building.
5. The right of passage in common as aforesaid of electricity, gas, water, telephone and soil pipes and to the said flat and the properties appurtenant hereto through pipes, drains, wires and conduits lying or being in under through or over any part or parts of the said flat and the said flat and the said premises so far as be reasonably necessary for the beneficial occupation and enjoyment of the said flat and the properties appurtenant hereto for all lawful purpose whatsoever.
6. The right with or without workmen and necessary materials for the Purchaser/s to enter from time to time during the day time upon the other parts of the said building and the said premises for the purpose of repairing so far as may be necessary such pipes, drains and conduits aforesaid and for the purpose of re-building, repairing, replacing, cleaning any part or parts of the said premises and the properties appurtenant hereto to so far as such repairing, replacing, painting or cleaning as aforesaid cannot be reasonably carried out without such entry.

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.

SIGNED SEALED AND DELIVERED by the
OWNER/ PROMOTER in the presence of:

1.

2.

**SIGNATURE OF THE
OWNER/PROMOTER**

SIGNED SEALED AND DELIVERED
by the **PURCHASER/S** in the presence of:

1.

2.

SIGNATURE OF THE PURCHASER/S

Drafted by me,

Advocate

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser/s the within mentioned sum of
Rs. _____ /- (Rupees _____ Lakhs) only .

DATE	Cheque / DD No./RTGS	Drawn on	Amount (in Rs.)
		TOTAL	

(Rupees _____ Lakhs) only

SIGNATURE OF THE WITNESS.

1.

2.

PROMOTER