

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this day of
Two Thousand and Twenty Five (2025).

AMONG

(1)**SRI TIMIR KUMAR BASU,(PAN-AEKP7573D)**, Son of Late Nirmal Kumar Basu, by occupation- Retired Person, (2) **SRI ATRI BOSE , (PAN – AUJPB4316R)**, Son of Sri Timir Kumar Basu, by occupation – Business, both by faith - Hindu, by Nationality - Indian, both are residing at 52, Naba Pally, P.O. Italgacha, P.S. Dum Dum, Kolkata - 700079, District North 24 Parganas, the Vendors represented their attorney **JAI MATA DI ENTERPRISE** a Proprietorship firm, having its registered office at 8/243, Arabinda Sarani, Post Office & Police Station -Dum Dum, Kolkata- 700028, District North 24 Parganas, being represented by of its Proprietor namely **SRI SUJAY MAJUMDAR (PAN NO. ANNPM0281D, Aadhaar No. 6797 3684 4247)**, son of Sri Subal Chandra Majumder, by faith- Hindu, by Nationality-Indian, by Occupation Business, residing at 94, Laxmi Narayan Road, Post Office- Rabindra Nagar, Police Station- Dum Dum, Kolkata 700 065, District North 24-Parganas, hereinafter referred to as the "Promoter" (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);

AND

SRI SAYAN MAJUMDER, (PAN IPAPM4299L, Aadhaar No. 917856783571), son of Sri Sujay Majumder, by faith- Hindu, by Nationality-Indian, by Occupation Business, residing at 94, Laxmi Narayan Road, Post Office- Rabindra Nagar, Police Station- Dum Dum, Kolkata 700 065, District North 24-Parganas, hereinafter called the "**ALLOTTEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators, successors-in-interest and permitted assignees).

AND

JAI MATA DI ENTERPRISE a Proprietorship firm, having its registered office at 8/243, Arabinda Sarani, Post Office & Police Station -Dum Dum, Kolkata- 700028, District North 24 Parganas, being represented by of its Proprietor namely **SRI SUJAY MAJUMDAR (PAN NO. ANNPM0281D, Aadhaar No. 6797 3684 4247)**, son of Sri Subal Chandra Majumder, by faith- Hindu, by Nationality-Indian, by Occupation Business, residing at 94, Laxmi Narayan Road, Post Office- Rabindra Nagar, Police Station- Dum Dum, Kolkata 700 065, District North 24-Parganas, hereinafter referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its Partners for the time being and the heirs and successors in its Office) of the **THIRD PART**

WHEREAS one Habul Chandra Sandhukhan Raiyati owner of land area measuring .80 Satak at Mouza-Sultanpur, P.S. Dum Dum, J. L. No. 10, Touzi No. 173, R.S. No. 148; under Jamindar Khatian No. 220 Ka, Kha, Ga Khatian No. 500, R.S. Dag No. 2331, Sub Registry Office Cossipore Dum, District North 24 Parganas.

AND WHEREAS said Habul Chandra Sadhukhan while seized and possessed died leaving behind his wife Smt. Chamatkarani Dasi and two sons namely Sri. Ganesh Chandra Sadhukhan, Sri. Bonbehari Sadhukhan only legal heirs and successor to inherit the said property alongwith the others property left by him.

AND WHEREAS said Smt. Chamatkarani Dasi, Sri. Ganesh Chandra Sadhukhan and Sri. Bonbehari Sadhukhan registered a Deed of Partition, dated 30.09.1939, registered at Sub Registry Office at Cossipore Dum Dum, 24 Parganas, recorded in Book No. 1, Volume No. 46, being No. 2933, for the year 1939 and determined their respective share.

AND WHEREAS said Bonbehari Sadhukhan after registered the Partition Deed got ALL THAT land area measuring .31 Satak at Mouza-Sultanpur, J.L. No. 10, P.S. Dum Dum, Touzi No. 173, R.S. No. 148, under Jamindar Khatian No. 220, Ka, Kha, Ga, Proja Khatian No. 500, R.S. Dag No. 2331, Sub Registry Office at Cossipore Dum Dum, North 24 Parganas.

AND WHEREAS said Bonbehari Sadhukhan by a registered Deed of Conveyance dated 18.05.1945, registered at the office of Sub Registry Cossipore Dum Dum, 24 Parganas, recorded in Book No. 1, Volume No. 22, Pages from 184 to 187, being No. 1144, for the year 1945, sold, conveyed transferred ALL THAT piece and parcel of land area measuring .31 satak at Mouza-Sultanpur, J.L. No. 10, P.S.- Dum Dum, Touzi No. 173, R.S. No. 148, under Jamindar Khatian No. 220, Ka, Kha, Ga, Proja Khatian No. 500, R.S. Dag No. 2331, Sub Registry Office at Cossipore Dum Dum, North 24 Parganas to Aajamon Bibi.

AND WHEREAS said Aajamon Bibi after purchased the said property seized and possessed and recorded her name in the record of Revisional Settlement.

AND WHEREAS said Aajamon Bibi by a registered Deed of Conveyance, dated 20.04.1959, registered at the office of Sub Registry Cossipore Dum Dum, North 24 Parganas, recorded in Book No. 1, Volume No. 53, Pages from 83 to 85, being No. 3144 for the year 1959, sold, conveyed and transferred ALL THAT piece and parcel of land measuring .31 Satak at Mouza-Sultanpur, J.L. No. 10, P.S. Dum Dum, Touzi No. 173, R.S. No. 148. under Jamindar Khatian No. 220, Ka, Kha, Ga, Proja Khatian No. 500, R.S. Dag No. 2331, Sub Registry Office at Cossipore Dum Dum, North 24 Parganas, to Sri. Nagendra Chandra Dutta.

AND WHEREAS said Nagendra Chandra Dutta after purchased the said property seized and possessed and recorded his name in the record of local Municipality and constructed a Pucca building thereon.

AND WHEREAS said Nagendra Chandra Dutta by a registered Deed of conveyance, dated 04.12.1980 registered at the office of Additional District Registrar Barasat, North 24 Parganas, recorded in Book No. I, Volume No. 35, Pages from 232 to 237, being No. 2430 for the year 1980, sold, conveyed and transferred ALL THAT piece and parcel of land area measuring 18 Cottahs more or less including common passage together with one storied pucca building at Mouza-Sultanpur, J.L. No. 10, P.S. Dum Dum, Touzi No. 173, R.S. No. 148, under Jamindar Khatian. No. 220, Ka, Kha, Ga, Proja Khatian No. 500, R.S. Dag No. 2331, Sub Registry Office at Cossipore Dum Dum, North 24 Parganas, to Smt. Mamata Ghosh @ Mamata Bose.

AND WHEREAS said Smt. Mamata Ghosh @ Mamata Bose after purchase of the said property seized and possessed ALL THAT piece and parcel of land area measuring 18 Cottahs more or less including common passage together with one storied pucca building at Mouza-Sultanpur, J.L. No. 10, P.S. Dum Dum, Touzi No. 173, R.S. No. 148, under Jamindar Khatian. No. 220, Ka, Kha, Ga, Proja Khatian No. 500, R.S. Dag No. 2331, at Holding No. 52, Nabapally, Ward No. 3, P.S. Dum Dum, Kolkata-700079, local limits of Dum Dum Municipality, within A.D.S.R. Cossipore Dum Dum, North 24 Parganas.

AND WHEREAS said Smt. Mamata Ghosh @ Mamata Bose by a registered Deed of Gift, dated 22.03.2021, registered at the office of A.D.S.R. Cossipore Dum Dum, North 24 Parganas, recorded in Book No. 1, Volume No. 2021-1506, being No. 3378, for the year 2021, made gift and transferred THAT piece and parcel of land area measuring **10 Cottahs** more or less Mouza-Sultanpur, J.L. No. 10, P.S. Dum Dum, Touzi No. 173, R.S. No. 48, under Jamindar Khatian No. 220, Ka, Kha, Ga, Proja Khatian No. 500, R.S. Dag No. 2331, at Holding No. 52, Nabapally, Ward No. 3, P.S. Dum Dum, Kolkata-700079 local limits of Dum Dum Municipality, within A.D.S.R. Cossipore Dum Dum, North 24 Parganas, in favour of Sri. Timir Kumar Basu & Sri. Atri Bose the owners herein.

AND WHEREAS in the manner aforesaid Sri. Timir Kumar Basu & Sri. Atri Bose have become joint owners and seized and possessed of and sufficiently entitled to ALL THAT piece and parcel of land area measuring 10 Cottahs more or less at Mouza-Sultanpur, J.L. No. 10, P.S. Dum Dum, Touzi No. 173, R.S. No. 148, under Jamindar Khatian No. 220, Ka, Kha, Ga, Proja Khatian No. 500, R.S. Dag No. 2331, at Holding No. 52/1, Nabapally, Ward No. 3, P.S. Dum Dum, Kolkata-700079 local limits of Dum Dum Municipality, within A.D.S.R. Cossipore Dum Dum, North 24 Parganas, morefully mentioned in the Schedule hereunder written and enjoying the same peacefully, freely, absolutely and without any interruptions

from any corners together with rights to sell, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the owners shall think fit and proper.

AND WHEREAS with a view to develop the said property by raising construction of a building, the Owners herein entered into a Development Agreement on 20th day of July 2023 with the Developer herein registered at the office of A.D.S.R. Cossipore Dum Dum, North 24 Parganas, recorded in Book No. 1, Volume No. 2023-1506, Page No. 266000 to 266035 being No. 07827, for the year 2023 under some terms and conditions mentioned thereon, and also executed Development Power of Attorney unto the favour of the Developer herein empowering himself to sell, convey and transfer the respective units of the said building unto and in favour of any intending Purchaser or Purchasers on their behalf which was duly registered before the A.D.S.R, Cossipore Dum Dum and recorded in Book No. 1, Volume No. 2023-1506, Page No. 266036 to 266053 being No. 09306, for the year 2023.

AND WHEREAS in terms of said Development Agreement with Power of Attorney the Developer herein obtained a Building Sanctioned Plan vide No. **PWD/PLAN G+IV/ 116/A/2021** Dated **23.01.2021** from the concerned Dum Dum Municipality and started constructional work on the aforesaid property which is now completed with all respect.

AND WHEREAS the Purchaser having interested to purchase a self-contained residential flat in the said building duly inspected all the relevant title deeds, documents of the said Owners, the Developer's authority and right therein, the sanctioned building plan, structural plan and also areas, dimensions, measurements, specifications and other details whatsoever concerning the said property/ building and the flat and has satisfied themselves with regard thereto;

AND WHEREAS the Purchasers approached the Developer and agreed to purchase from the Developer's allocation a **Flat** Being Flat No., measuring a carpet area of sq. ft. be the same a little more or less & havingsq. ft balcony on the Facing on the Floor comprising of bed rooms, dining/drawing, one kitchen, toilets & balconies of the G Plus Four storied (herein after referred to as the said 8 Flat) fully mentioned in the SECOND SCHEDULE hereunder written and hereinafter referred to as the said flat along with undivided proportionate impartible share or interest in the land underneath the said building together with all easement rights over all the common parts and portions in the said building fully mentioned in the THIRD SCHEDULE hereunder written at or for the price of Rs. **10,00,00,000/- (Rupees Ten Crore)** only.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the said sum of Rs. **10,00,00,000/- (Rupees Ten Crore)** only, well and truly paid by the Purchasers to the Developer on or before the execution of these presents (the receipt whereof the Developer do hereby admit and acknowledge) and of and from the payment of the said amount and every part thereof the Owners and the Developer do hereby absolutely and indefeasibly grant sell convey transfer assign and assure unto and in favour of the Purchasers the said **Flat** Being Flat No., measuring a carpet area of sq. ft. be the same a little more or less & havingsq. ft balcony on the Facing on the Floor comprising of bed rooms, dining/drawing, one kitchen, toilets & balconies of the G Plus Three storied fully mentioned in the SECOND SCHEDULE hereunder written together with ALL THAT the impartible and undivided proportionate share or interest in the land comprised in the said premises appertaining to Mouza-Sultanpur, J.L. No. 10, P.S. Dum Dum, Touzi No. 173, R.S. No. 148, under Jamindar Khatian No. 220, Ka, Kha, Ga, Proja Khatian No. 500, R.S. Dag No. 2331, at Holding No. 52/1, Nabapally, Ward No. 3, P.S. Dum Dum, Kolkata-700079 local limits of Dum Dum Municipality, within A.D.S.R. Cossipore Dum Dum, North 24 Parganas, fully and particularly described in the FIRST SCHEDULE hereunder written TOGETHER WITH the flat with all fittings, fixtures, easements, rights, privileges along with the right to use and enjoy the common areas and installations fully mentioned in the THIRD, SCHEDULE hereunder written in common with the co-owners of the building AND the reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the said flat all the estate right title interest property claim and demand whatsoever on the Owners/Developer out of or upon the said share in the said premises and the said flat and all other benefits and rights herein comprised and hereby granted sold conveyed and transferred or expressed or intended so to be and every part thereof respectively TOGETHER WITH their and every of their respective rights liberties and appurtenances whatsoever to and unto the Purchasers AND TOGETHER WITH all easements or quasi easements and other stipulations and provisions in connection with the 9 beneficial use and enjoyment of the said flat belonging to the Purchasers TO HAVE AND TO HOLD the said share in the said premises and the said flat and the other benefits and rights hereby granted sold conveyed and transferred and every part or parts unto the Purchasers absolutely and forever free from all encumbrances and attachments whatsoever (save those as are expressly mentioned herein) AND observance fulfillment and performance of the restrictions terms and conditions covenants and obligations AND the Owners and the Developer shall have no liability and/or right whatsoever on the said flat described in the "Second Schedule" hereunder written after the date of execution of this Deed of Conveyance AND it shall be lawful for the Purchasers from time to time and at all times hereafter to peaceably and quietly hold use possesses and enjoy the said flat and the share in

the said premises and to receive the rents issues and profits thereof without any interruption hindrance claim or disturbance through under or in trust for the Owner or the Developer AND further the Owner and the Developer and all other person or persons having or lawfully equitably claiming any estate, right, title or interest whatsoever in the said flat and proportionate share in the said land from through under or in trust for the Owner and the Developer shall and will from time to time and at all times hereafter upon every reasonable request and at the costs and expenses of the said Purchasers do make acknowledge and execute or cause to be done made 'acknowledge and executed all such further and other acts, deeds, and assurances whatsoever for further better and more perfectly assuring the said proportionate undivided share in the said land and the said flat here by sold granted, transferred, conveyed, assigned and assured and every part thereof unto and to the use of the Purchasers shall or may be reasonably required.

THIS INDENTURE FURTHER WITNESSETH as follows: -

i) **PREMISES** shall mean the bastu land measuring an area of ALL THAT piece and parcel of land area measuring 10 Cottahs more or less together with G+IV Storied building, situated at Mouza-Sultanpur, J.L. No. 10, P.S. Dum Dum, Touzi No. 173, R.S. No. 148, under Jamindar Khatian No. 220, Ka, Kha, Ga, Proja Khatian No. 500, R.S. Dag No. 2331, at Holding No. 52/1, Nabapally, Ward No. 3, P.S. Dum Dum, Kolkata-700079 local limits of Dum Dum Municipality, within A.D.S.R. Cossipore Dum Dum, North 24 Parganas, fully mentioned in the FIRST SCHEDULE PART hereunder written and wherever the context so permits or intends shall also include the building thereon.

ii) **SAID SHARE** of the said premises shall mean an undivided impartible proportionate share in the land comprised in the said premises attributable to the said flat and described in the Second Schedule hereunder written.

iii) **BUILDING** shall mean and include the building constructed by the Developer on the said premises.

iv) **CO-OWNER** shall according to its context mean all the persons who have acquired and who may hereafter acquire or own Rats in the said premises.

v) **COMMON** areas and installations shall mean and include the staircase landings, lobby, passage, terrace, pathways, installation at the premises as mentioned in the Third Schedule hereunder written and expressed or intended for common use and enjoyment of the co-owners.

vi) **COMMON EXPENSES** shall mean and include the purpose of maintaining the premises in particular the common area and installations, collection and disbursement of the common expenses and dealing with the matters of common interest of the co-owners and matters relating

to the most beneficial use and enjoyment of their respective units exclusively as mentioned in the Fourth Schedule hereunder written and the said expenses to be paid proportionately along with other co-owners of the premises.

vii) **SAID UNIT** shall mean the said complete flat and/or other spaces as mentioned and described in the Second Schedule hereunder written and undivided proportionate share in the common areas and installations in the premises.

viii) **ASSOCIATION** shall mean any association, syndicate, committee or society of all the co-owners that may be formed for the purpose of management, maintenance and administration of the common purpose.

ix) **SINGULAR** number shall mean and include the plural number and vice versa.

x) **MASCULINE** gender shall mean and include the feminine gender and vice versa.

THE PURCHASERS DO TH HEREBY COVENANT WITH THE OWNERS AND THE DEVELOPER as follows:-

1. The Purchasers binds themselves to pay regularly and punctually all Municipal rates and taxes and other outgoings and impositions (including Urban Land Tax or any other taxes that may be imposed etc.) in respect of the said flat wholly and in respect of the building and the premises proportionately and the liability of the Purchasers for payment of the same shall accrue with effect from the date of registration of this deed of conveyance.
2. The Purchasers agrees to specific conditions and covenant running with the land that the (and of the said property shall be always indivisible and impartible and the Purchaser shall be owning only undivided proportionate shares in the same and the Purchasers shall not claim any division or partition or separation thereof.
3. The Purchasers shall pay and meet all the charges for electricity and other utilities/services Municipal rates or taxes relating to the flat wholly upon mutation. Beside the above the Purchasers shall proportionately pay the association the cost of maintenance and management of common service & facilities as mentioned in the Fourth Schedule hereunder written.
4. The Purchasers shall not for any reason whatsoever obstruct the Developer in completing and/or carrying out the present and future construction of the building nor shall obstruct the Developer and/or the Owners in their transferring Owners' Allocation or Developer's residual allocation of the said building/premises to any other person or persons.
5. The Purchasers shall have the right to obtain all necessary connection and/or lines amenities for the use and enjoyment of the said flat hereby purchased.

6. The Purchasers, their employees, the visitors and agents shall have the right of ingress in and egress out of the said flat and passage leading to the said flat and/or the road.

7. The Purchasers, their servant and/or agents shall not in any way use, obstruct or cause to be obstructed the common passage Sanding areas roofs or staircases of the premises nor store therein any rubbish or other materials goods or furniture nor shall do or cause to be done or allow any act deed matter or thing whereby the use and enjoyment of the common parts the common amenities

and the common convenience of the said building be in any way prejudicially affected or vitiated.

8. That upon registration the Purchasers shall have right to mutate their name as owners of the said flat in the records of the Dum Dum Municipality and/or have the said Rat separately numbered and assessed for taxes and the Vendor/Developer shall whenever required by the Purchasers give their consent or approval in writing for the purpose of such mutation and separate assessment.

9. The Purchasers shall keep the said flat and other partition walls, and entrance and exits of the said flat exclusively serving the said flat in good condition.

10. The Purchasers shall observe and perform all rules regulations and restrictions from time to time in force for the use and management of the building and in particular the common areas and installations.

11. That the Purchasers on purchasing the flat shall be entitled to sale, mortgage, lease, or otherwise alienate the said flat subject to the terms and conditions contained herein without the consent of the

other co-owners of the said premises who may have acquired before and who may hereafter acquire any right, title or interest similar to the Purchasers. It is also agreed that the Purchasers shall acquire full right, title and interest in the said flat hereby sold to him/them on the basis of registration of the sale deed of the said flat.

12. As long as the said flat in the said building is not separately assessed for municipal taxes and other charges, the Purchasers shall pay proportionate share of municipal taxes and other statutory taxes as assessed on the whole building to the Developer and on its formation to the Association as mentioned above. Once the said flat is separately assessed the Purchasers shall be liable directly to the authority/department concerned for such payment of rates and taxes.

13. That the Purchasers shall have the right of half of the depth of the ceiling above, the pillars and the joints and the common partition wall demarcation their flat from the adjacent garage/flat and full ownership of other walls, shutter and ail fittings and shall be entitled to repair and

maintain the same but he/she/they- shall not be entitled to damage or open door or window on common wall encroaching the privacy of the adjoining garage/flat owners. The Purchasers shall have no right of demolishing their flat nor seek partition of the common area and facilities,

14. The Purchasers shall allow the Developer/Association and its workmen to enter into the said flat for carrying out the works required for the common purpose on receipt of prior notice in this regard.

15. The Purchasers shall not store in the said flat any goods, which are of hazardous obnoxious combustible or dangerous in nature or are so heavy as to damage the construction or structure of the building in which the said flat is situated or storing of which is unlawful. In case any damage is caused to the building / flat due to negligence or default of the Purchasers, the Purchasers shall be liable for the consequences of the breach for any such default.

16. The Purchasers shall not demolish or cause to be demolished the flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the flat or any part thereof or to the building nor any alteration in the elevation and outside color scheme of the building/flat and shall not change or in any other manner damage columns, beams, walls, slabs or R.C.C. or other structural foundation in the flat or any portion of the building causing danger to the building. The Purchasers shall however be allowed to repair and change the shutter of the flat when the same become old and broken and can also fix personal service amenities etc. in their flat without disturbing the co-owners.

17. In using the said flat and the common areas and installations of the said building and the premises, neither the Purchasers nor any member of the family of the Purchasers shall do the following act;

(i) Make any unnecessary noise;

(ii) Leave any litter other than in a place provided for the purpose;

(iii) Leave or cause to be left any article or thing where they may or are likely to obstruct the free use of other parts of the building by others.

18. The Purchasers shall sign all papers and documents and do all other acts, deeds, things as the Developer/ Association may lawfully require there to do from time to time for safeguarding the said building and the interest of other co-owners.

19. The Purchasers shall co-operate for formation of the association and bear and pay the proportionate costs and expenses for formation of the Association.

- THE FIRST SCHEDULE ABOVE REFERRED TO -

ALL THAT piece and parcel of land area measuring 10 Cottahs more or less together with G+4 Storied building, situated at Mouza-Sultanpur, J.L. No. 10, P.S. Dum Dum, Touzi No. 173, R.S. No. 148, under Jamindar Khatian No. 220, Ka, Kha, Ga, Proja Khatian No. 500, R.S. Dag No. 2331, at Holding No. 52/1, Nabapally, Ward No. 3, P.S. Dum Dum, Kolkata-700079 local limits of Dum Dum Municipality, within A.D.S.R. Cossipore Dum Dum, District -North 24 Parganas, which is butted and bounded as follows : -

ON THE NORTH : Property of Mamata Bose.

ON THE SOUTH : Property of Madhusudhan Das

ON THE EAST : Property of Parimal Kundu

ON THE WEST : 12 ft wide Municipal Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a self-contained residential Flat Being Flat No. measuring a carpet area of sq. ft. be the same a little more or less (.....sq.ft. covered area) & havingsq.ft balcony on the Facing on the Floor comprising of of the G + Three storied building being 67, Badra Baroaritala Road Bye Lane, Kolkata – 700 079, under Dum Dum Municipality, Ward No. 01, P.S. Dum Dum, District North 24 Parganas together with the undivided proportionate share, right, title, interest, possession of the said land underneath along with undivided proportionate share and right of all common facilities and common amenities belonging to the said building as well as belonging to the said Premises including all easement rights and all rights of ingress and egress, at the said schedule property of the said building Including roof right hereby agreed to sell and transfer by the Owners/Developer to the Purchaser.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Common rights and facilities)

1. The said land described in the First Schedule hereinabove written.
2. The foundation, columns, beams, supports main walls, stair, stairways, lift and entrances and exits of the building.
3. Concealed electrical wiring and fittings and fixtures for lighting in the staircase, common passage and other common areas in the building and the said land.
4. Drains and sewers from the building to the Municipal ducts.

5. Staircase lift and lobbies.
6. Water Pump and meter together with the space required therefore, deep tube well, overhead tank and distribution pipes from the tank to different units and from deep tube well to the overhead tank.
7. Water and evacuation pipes from the units to drains and sewers common to the building.
8. Boundary walls and main gate of the said land.
9. Lift
10. Roof Right for all purposes, Cost of maintenance of common service & facilities.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

1. Cost of maintenance, repairing, re-decorating etc. of the main structure and in particular the gutters, fresh and rain water-pipe drains, sewers, overhead/ underground water storage tanks, septic tank and electric wires, motors, generators, lift and other appliances and passages in or under or upon the building and enjoyed or used by the Purchasers in common with the other occupiers of the flats and the main entrance, passages landings, staircases of the building enjoyed by the Purchasers or used by them in common as aforesaid.
2. Cost of cleaning and lighting the passages, landing, staircase, lift and other parts of the building as enjoyed or used by the Purchasers in common as aforesaid.
3. Cost of working and maintenance of light and service charges.
4. Cost of maintenance and decorating the exterior of the building.
5. Municipal rates and taxes save those separately assessed.
6. Premium for insurance of the building, if any.
7. Cost of charges of establishment for maintenance of the building and the salaries of all persons employed for the same.
8. All legal expenses appertaining to the maintenances and protection 19 of the said building and disputes regarding claims and/or demands from Municipality and/or local authorities.
9. All charges for maintaining the office for common purposes.

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

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

In presence of : -

1.

As Constituted Attorney of : -

Sri Timir Kumar Basu, and Sri Atri Bose,

SIGNATURE OF THE VENDORS

2.

SIGNATURE OF THE PURCHASER(S)

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

RECEIVED with thanks from the abovementioned Purchaser a sum of **Rs. 10,00,00,000/- (Rupees Ten Crore)** only, towards the total consideration of the Flat together with proportionate undivided interest or share of the land mentioned in the Second Schedule hereinbefore as per Memo given below :-

M E M O

Date.	Cheque/Cash	Bank/ Branch.	Amount(Rs.)
		Total	10,00,00,000.00

(Rupees Ten Crore) only.

WITNESSES:-

1.

2.

SIGNATURE OF THE DEVELOPER