

FLAT333

::DEED OF CONVEYANCE ::

THIS DEED OF CONVEYANCE made on this theth day of 2025 (Two thousand twenty five) of the Christian Era.

BETWEEN

1) SHRI MRINAL KANTI CHANDA, Son of Late Devi Prasad Chanda, of - No. 3 Srinagar, Post office and Police Station - Madhyamgram, District-North 24 Parganas, Kolkata-700129, Nationality-Indian, Religion-Hindu, Profession-Business, **2) SHRI PANKAJ KANTI CHANDA**, Son of Late Devi Prasad Chanda, of - No. 3 Srinagar, Post office and Police Station - Madhyamgram, District-North 24 Parganas, Kolkata-700129, Nationality-Indian, Religion-Hindu, Profession-Business, **3) SMT. ARPANA BANERJEE**, having PAN- FZFPB6856L, Aadhaar No. 6028 6401 1656, Voter No. CKW1466192, Wife of Gopal Chandra Banerjee, **4) SMT. PRATIMA BANERJEE**, having PAN- CHWPB1266Q, Aadhaar No. 9134 9265 9508, Voter No. CKW1466 226, Daughter of Late Gopal Chandra Banerjee, Both are residing at No. 3 Srinagar, Post and Police Station- madhyamgram, Dist- North 24 Parganas, Kolkata-700129, **5) SMT. ANTARA SANYAL**, having PAN- CPVPB2539D, Aadhaar No. 2117 4431 4336, Voter No. UWL1929355, Wife of Shri Subrata Sanyal, Daughter of Late Gopal Chandra Banerjee, residing at A. M. Road, Pubali, Panihati, Post Office - Natagarh, Police Station - Ghola, District- North 24 Parganas, Kolkata- 700113, all are by Nationality - Indian, Religion-Hindu, by occupation- Housewife, hereinafter called and referred to as the **OWNERS/VENDORS** (which term or expression unless excluded by or repugnant to the context shall mean and include **their** heirs, successors, administrators, executors, legal representatives and assigns) of the FIRST PART.

The Vendor **is** represented by **their** Constituted Attorney **1) SHRI BIJOY PRODHAN**, having **PAN- AUHPP7201P, Epic No. CKW4090767**, having **Aadhaar Card No. 5352 9302 9704**, Son of Gopinath Prodhan, residing at 1 No. Srinagar, Post & Police Station- Madhyamgram, District- North 24 Parganas, Kolkata- 700129 **2) SHRI SHIBNATH SAHA**, having **PAN-ATFPS9461F, Epic No. WB/13/090/894110**, having **Aadhaar Card No. 7816 3532 9895**, Son of Jugalpada Saha, residing No. 2 Srinagar, Post & Police Station - Madhyamgram, District- North 24 Parganas, Kolkata- 700129, Both are Nationality- Indian, Religion- Hindu, Profession- Business, both are partners of **SNEHA DEVELOPERS**, a partnership firm, having **PAN- AEPFS6276K**, having its office at 468 Badu Road, Post and Police Station - Madhyamgram, District- North 24 Parganas, Kolkata- 700129, hereinafter referred to as the '**DEVELOPER**' (by virtue of a Development Power of Attorney in favour of the Developer therein **being No. 07546 for the year 2024**, duly registered in the Office of the D.S.R.-I, North 24 Parganas, copied in Book No. I, Volume No. 1501-2024 for the year 2024)

AND

SNEHA DEVELOPERS, a partnership firm, having **PAN- AEPFS6276K**, having its office at 468 Badu Road, Post and Police Station - Madhyamgram, District- North 24 Parganas, Kolkata- 700129, represented by it's partners **1) SHRI BIJOY PRODHAN**, having **PAN- AUHPP7201P, Epic No. CKW4090767**, having **Aadhaar Card No. 5352 9302 9704**, Son of Gopinath Prodhan, residing at 1 No. Srinagar, Post & Police Station- Madhyamgram, District- North 24 Parganas, Kolkata- 700129 **2) SHRI SHIBNATH SAHA**, having **PAN-ATFPS9461F, Epic No. WB/13/090/894110**, having **Aadhaar Card No. 7816 3532 9895**, Son of Jugalpada Saha, residing No. 2 Srinagar, Post & Police Station - Madhyamgram, District- North 24 Parganas, Kolkata- 700129, Both are

Nationality- Indian, Religion- Hindu, Profession- Business, hereinafter referred to as the '**DEVELOPER**', (which term or expression unless excluded by or repugnant to the context shall mean and include its successors, administrators, executors, legal representatives and assigns) of the SECOND PART.

AND

....., PAN-....., son of, residing at, by faith Hindu, by Nationality Indian, by occupation, hereinafter referred to as the **PURCHASER**(which expression shall unless excluded by or repugnant to the context be deemed to mean and include **his** heirs, successors, executors, administrators, legal representatives and assigns) of the THIRD PART.

WHEREAS the present land owner No. 1 & 2 area the absolute joint owners of **ALL THAT** landed property at District North 24 Parganas, Police Station and Additional District Sub-Registry Office at Barasat, Touzi No. 146, Pargana- Anowarpur in Mouja – HUMAIPUR, J.L. No. 52, District- North 24 Parganas, comprised in R.S. DAG No. 449 corresponding to L. R. Dag No. 574, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to L.R. Khatian No. 934 & 1724, Nature of Land – Bastu, area of land measuring about **5.25 Decimal equivalent to 3 (Three) Cottah 8 (Eight) Sq.Ft.**, lying and situated at Holding No. 126 & 126/1 of 3 No. Sreenagar Road, Ward No. 7 of Madhyamgram Municipality, by way of inheritance from their deceased father and mother namely DEVI PRASAD CHANDA (Since Deceased) & RENU KANA CHANDA (Since Deceased), who purchased the same by dint of a Deed of Sale on 31-01-1977 registered in the office of S.R., North 24 Parganas, at Barasat, being No. 930 for the year 1977, recorded in Book No. I, volume No. 31, Pages from 193 to 195 from FATEMA KHATUN & ORS and thereafter died on 19-09-2010 & 10-05-2017 respectively,

leaving behind the land owners herein as Sons and only daughter namely SWAGATA DEY and thereafter by way of Deed of Gift from their Sister namely SWAGATA DEY dated 23-08-2017 registered in the office of A.D.S.R.O., Barasat being No. 05511/2017, recorded in Book- I, Volume No. 1503-2017, Pages from 142712 to 142735 and seized and possessed over the same peacefully.

AND WHEREAS in so peaceful possession the land owners herein recorded their names in the records of B.L. & L.R.O., Barasat- II, in L.R. Dag No. 574, under L.R. Khatian No. 6304 (in the name of **SHRI MRINAL KANTI CHANDA**) & 6499 (in the name of **SHRI PANKAJ KANTI CHANDA**), which is finally published accordingly and also recorded their names in the records of Madhyamgram Municipality, in Ward No. 7, under Holding Nos. 126/1 (in the name of **SHRI PANKAJ KANTI CHANDA**) & 126 (in the name of **SHRI MRINAL KANTI CHANDA**) of Sreenagar 3 No. Road and seized and possessed over the same peacefully.

AND

WHEREAS the present land owner No. 3 to 5 are the absolute joint owners of **ALL THAT** landed property at District North 24 Parganas, Police Station and Additional District Sub-Registry Office at Barasat, Touzi No. 146, Pargana- Anowarpur in Mouja - HUMAIPUR, J.L. No. 52, District- North 24 Parganas, comprised in DAG No. 449 corresponding to L. R. Dag No. 575, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to L.R. Khatian No. 652, Nature of Land -Bastu, area of land measuring about **7.50 Decimal equivalent to 4 (Four) Cottah 9 (Nine) Chittaks**, lying and situated at Holding No. 5, of 3 No. Sreenagar Road, Ward No. 7 of Madhyamgram Municipality, by way of inheritance from their deceased husband and father namely GOPAL CHANDRA BANERJEE (Since Deceased, who died on 25-05-

2010), who purchased the same by dint of a Deed of Sale on 07-03-1973 registered in the office of A.D.R., North 24 Parganas, at Barasat, being No. 283 for the year 1973, recorded in Book No. I, volume No. 3, Pages from 187 to 191 and seized and possessed over the same peacefully.

AND WHEREAS thus the aforesaid land owner became the absolute owners of **ALL THAT** piece and parcel of land measuring about **12.75 Decimals in physical measurement 12.50 Decimals equivalent to 07 (Seven) Cottah 09 (Nine) Chittaks 08 (Eight) Sq.Ft.** more or less, Nature of land **BASTU**, comprised in R.S. DAG No. 449 corresponding to L. R. Dag No. 574 & 575, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to L.R. Khatian No. **6304** (in the name of **SHRI MRINAL KANTI CHANDA**) & **6499** (in the name of **SHRI PANKAJ KANTI CHANDA**) & L.R. Khatian No. **652**, (in the name of **GOPAL CHANDRA BANERJEE**), lying and situated at District North 24 Parganas, Police Station and Additional District Sub-Registry Office at Barasat, Touzi No. 146, Pargana- Anowarpur in Mouja - HUMAIPUR, J.L. No. 52, District- North 24 Parganas, within the municipal limit of Madhyamgram Municipality, in **Ward No. 7**, under **Holding No. 5, 126/1 & 126 now Amalgamated Holing No. 126 of 3 No. Sreenagar Road**, under P.S. - Barasat now Madhyamgram, A.D.S.R.O. - Barasat, District- North 24 Parganas, TOGETHERWITH all types of easement rights alongwith all right, title and interest annexed thereto and peacefully seized and possessed over the same and thereafter the present land owners amalgamated their respective holdings into one holding abiding by the rules and regulations of the concern Madhyamgram Municipality in **Ward No. 7**, under **Amalgamated Holing No. 126 of 3 No. Sreenagar Road**, for the purpose of better enjoyment and/or utilization of their landed properties.

AND WHEREAS the present **LAND OWNERS** i.e. **SHRI MRINAL KANTI CHANDA, SHRI PANKAJ KANTI CHANDA, SMT. ARPANA BANERJEE, SMT. PRATIMA BANERJEE, SMT. ANTARA SANYAL**, thus became the owner of **ALL THAT** piece and parcel of land measuring about **12.75 Decimals in physical measurement 12.50 Decimals equivalent to 07 (Seven) Cottah 09 (Nine) Chittaks 08 (Eight) Sq.Ft.** more or less, Nature of land **BASTU**, comprised in R.S. DAG No. 449 corresponding to L. R. Dag No. 574 & 575, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to L.R. Khatian No. **6304** (in the name of **SHRI MRINAL KANTI CHANDA**) & **6499** (in the name of **SHRI PANKAJ KANTI CHANDA**) & L.R. Khatian No. **652**, (in the name of **GOPAL CHANDRA BANERJEE**), lying and situated at District North 24 Parganas, Police Station and Additional District Sub-Registry Office at Barasat, Touzi No. 146, Pargana- Anowarpur in Mouja – HUMAIPUR, J.L. No. 52, District- North 24 Parganas, within the municipal limit of Madhyamgram Municipality, in **Ward No. 7**, under **Holding No. 5, 126/1 & 126 now Amalgamated Holing No. 126 of 3 No. Sreenagar Road**, under P.S. – Barasat now Madhyamgram, A.D.S.R.O. - Barasat, District- North 24 Parganas, TOGETHERWITH all types of easement rights alongwith all right, title and interest annexed thereto and have been enjoying and possessing the same peacefully without any interruption by other and is free from all short of encumbrances, lien, mortgage, charges whatsoever.

AND WHEREAS with a view of construct a multi storied building on their landed property, the Land Owners herein entered into a Registered Development Agreement with the Developer namely **SNEHA DEVELOPERS**, a partnership firm, having **PAN-AEPFS6276K**, having its office at 468 Badu Road, Post and Police Station - Madhyamgram, District- North 24 Parganas, Kolkata- 700129, represented by it's partners **1) SHRI BIJOY PRODHAN**, having **PAN- AUHPP7201P, Epic No.**

CKW4090767, having **Aadhaar Card No. 5352 9302 9704**, Son of Gopinath Prodhan, residing at 1 No. Srinagar, Post & Police Station- Madhyamgram, District- North 24 Parganas, Kolkata- 700129 **2) SHRI SHIBNATH SAHA**, having **PAN-ATFPS9461F, Epic No. WB/13/090/894110**, having **Aadhaar Card No. 7816 3532 9895**, Son of Jugalpada Saha, residing No. 2 Srinagar, Post & Police Station - Madhyamgram, District- North 24 Parganas, Kolkata- 700129, Both are Nationality- Indian, Religion- Hindu, Profession- Business, being Development Agreement being No. **07541 for the year 2024**, duly registered in the Office of the D.S.R.-I North 24 Parganas, copied in Book No. I, Volume No. 1501/2024 for the year 2024, at the entire costs, expenses and charges of the Developer under some terms, conditions and stipulations embodied therein.

AND WHEREAS the Land Owners herein also executed a Registered Development Power of Attorney in favour of the Developer therein **being No. 07546 for the year 2024**, duly registered in the Office of the D.S.R.-I, North 24 Parganas, copied in Book No. I, Volume No. 1501-2024 for the year 2024.

AND WHEREAS by virtue of the aforesaid Development Agreement and Development Power of Attorney the Developer herein prepared a Building Plan by an expert Architect/ Engineer and submitted the same before the Madhyamgram Municipality in the name of the Vendors and the said Plan was duly sanctioned by Municipal Authority and also authorized the said Developer to enter into agreement for sale of the flats, shops, garages etc. to be constructed upon the said property allotted in the Developer's allocation and when they started the construction of the said multi storied building in accordance with proper sanction building plan, thereafter it was found that there are some typographical error in the aforesaid Development Agreement being No. **07541 for the year 2024**, duly registered in the Office of the D.S.R.-I North 24

Parganas, copied in Book No. I, Volume No. 1501/2024 for the year 2024 as well as Development Power of Attorney in favour of the Developer therein **being No. 07546 for the year 2024**, duly registered in the Office of the D.S.R.-I, North 24 Parganas, copied in Book No. I, Volume No. 1501-2024 for the year 2024.

AND WHEREAS the Developer herein prepared a building plan for construction of the said Multi-Storied building in & over the said plot of land and submitted the same for approval from the concerned **Madhyamgram Municipality** and the said plan was sanctioned from the said Municipality vide Plan No. -----
----- dated -----.

AND WHEREAS in accordance with the said sanctioned building plan, the developer herein started to construct the said G+4 storied building on the said plot of land consisting of various flats/shops/garages/godowns/offices thereon.

AND WHEREAS in the mean time the construction works of the said G+4 storied building was completed, which is known and named as "**ARADHANA**"

AND WHEREAS according to the said development agreement, the developer handed over the Land Owners' allocation to the Owners/Vendors and the developer got the below schedule property and other properties of the said G+4 storied building as their (developer's allocation) allocated portion in accordance with the said development agreement.

AND WHEREAS due to urgent need of money the Owner/Vendor and the Developer declared **her** intention to sell out a **flat** from the **developer's allocation** **Flat being No. on the FLOOR**, measuring **carpet areasq.ft**, super built up areasq.ft. more or less including proportionate share in common areas and facilities

connected therewith alongwith the proportionate share of land of the said premises and the Purchaser on the other hand, coming to know such declaration, inspected all the relevant papers & documents including the title of the vendor of the said property and being satisfied **himself** with regard thereto and the nature scope and extent of the benefits, rights and interest provided to the purchaser and proposed **his** willingness to purchase the said **flat** at or for the consideration of **Rs. (Rupees)** only being the prevailing highest market price, whereupon the Developer categorically agreed to the proposal of the Purchaser and the owners/vendors & developer agreed to sell the said **flat** to the purchaser **at the same consideration.**

The Govt value of the said **flat** is **Rs. (Rupees)** only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the above and in consideration of the said sum of **Rs. (Rupees)** only by well and truely paid by the purchaser to the developer at or before the execution of these presents (the receipt whereof the Developer doth hereby admit and acknowledge the same as per memo below and the Owners/vendors and Developer do hereby acquit, release and exonerate the purchaser as well as the said **flat**) the owners/vendors and the developer do hereby grant, sell, convey, transfer, assign and assure unto the Purchaser, free from all encumbrances, attachments and other defects in title ALL THAT a **flat** as more fully and particularly mentioned in the **Schedule 'B'** hereunder written and in the annexed Plan bordered in ColourRED TOGETHER WITH the proportionate imitable undivided share of land as described in the **Schedule 'A'** 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 equipment of

common utility in the terms of square feet appertaining to the said building and more fully described in the **Schedule 'D'** hereunder written TOGETHER WITH proportionate, undivided, imitable share and/or interest in the land underneath the said building more fully described in the **Schedule 'A'** hereunder written and the REVERSION OR REVERSIONS, REMAINDER OR REMAINDERS 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 Purchaser absolutely and for ever for a perfect and indefensible 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 owners/vendors and developer have good right, full power and absolute authority to grant, sell, transfer, convey, assign and assure the proportionate undivided, imitable 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 Purchaser in the manner aforesaid and that the Purchaser 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 Owners/vendors and the developer or by any person or persons lawfully or equitably claiming or to claim from under or in trust for the owners/vendors and developer AND THAT free and clear and freely and clearly and absolutely acquired, exonerated, discharged or otherwise by the Owners/vendors and

developer well and sufficiently have defended save harmless and indemnified of and from and against all manner of former and other estate, right, title, interest, lease, mortgages, charges, trusts, wakfs, Debuttars attachments, execution, lis pendents, claims, demands and encumbrances, made or done, occasioned or suffered by the Owners/vendors or any person or Persons lawfully or equitably claiming or to claim by from through, under or in trust for the Owners/vendors.

THE OWNER/DEVELOPER AND THE PURCHASER DO HEREBY COVENANT HERETO
as follows:

1. **That the Purchaser** shall and may at all times hereafter peaceably and quietly possess and enjoy the said **flat** with common areas, facilities and that the Purchaser being the absolute owner of the said **flat** shall have all right to sell, transfer, mortgage and assign the said **flat** in any manner **he/she** likes for **residential** purpose only and the owners/vendors hereto shall have no right to give any objection to such transfer.
2. **That the Purchaser** hereto of the said **flat** shall always be entitled to pass, re-pass and to have ingress, egress to and from the Main Gate of the said building and through and from all common stairs, **lift**, landings, passages for the purpose of going and carrying all luggages and articles without hampering the building.
3. **That the Purchaser** will and shall maintain the said **flat** properly and shall keep the same in good condition so that it may not cause any harm and/or prejudicially effect the other occupiers of the said building.
4. **That the Purchaser** 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 thePurchaser** shall at all times hereinafter indemnify the owners/vendors and the developer for non-observance and non performance of covenant and conditions contained in these presents as are required to be observed and performed by the Purchaser of the said **Flat**.
6. **That the Purchaser** shall not use the said **flat** in such manner in which may or is likely to cause nuisance and annoyance to the other flat owners/vendors of the building nor shall use the same for any illegal or immoral purpose.
7. **That the common** walls not to be destroyed or damaged or otherwise hammered by way of hooking etc.
8. **That thePurchaser** hereto of the said **flat** shall not store or attach or plan or permit to be stored or attached or planted any machine on the floor of the said **flat** or any portion thereof or to hang the same from the beam.
9. **That the Purchaser** 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 **hisflat** or in the compound or any portion of the said building.
10. **That the purchaser** 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 without making any obstruction in the common portions and areas in a similar manner as enjoyed by the other occupants of the said building who also enjoy the easement rights to the common passage.
11. **That thePurchaser** shall have common rights with the owners/vendors over the boundary wall, common passage and space which are common for the purpose of ingress and egress and **he/she**can use a portion of the roof for installations

T.V./Dish Antena, daily use for the utilisation of the said roof along with the owners/vendors and other flat owner's.

12. **That the Purchaser** shall henceforth peaceably and quietly hold, possess and enjoy the rents and profits derivable from and put of the said property without any let, hindrance, interruptions and disturbances from or by the Owners/vendors or developer or any person or persons claiming through or under or in trust for the owners/vendors and developer and without any lawful act, hindrances, interruptions and disturbances by any other person or persons whatsoever.
13. **That the purchaser** 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 purchaser and also will bear all costs, charges and expenses for connection with the registration and formation of that association.
14. **The the purchaser** shall remain liable to pay and/or bear the goods and service tax (GST) to the government authority as per Government Rule to purchasing the said flat (if necessary).

SCHEDELE 'A' REFERRED TO ABOVE

(Description of the Entire Land & Building

ALL THAT piece and parcel of land measuring about **12.75 Decimals in physical measurement 12.50 Decimals equivalent to 07 (Seven) Cottah 09 (Nine) Chittaks 08 (Eight) Sq.Ft.:**

I. comprised in R.S. DAG No. 449 corresponding to L.R. Dag No. 574, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to L.R. Khatian No. 934 & 1724 corresponding to L.R. Khatian No. 6304 (in the name of **SHRI MRINAL KANTI CHANDA**) & 6499 (in the name of **SHRI PANKAJ KANTI CHANDA**), Nature of Land – Bastu, area of land measuring about **5.25 Decimal in physical measurement 5 Decimal equivalent to 3 (Three) Cottah 8 (Eight) Sq.Ft.**, lying and situated at Holding No. 126 & 126/1 of 3 No. Sreenagar Road, Ward No. 7 of Madhyamgram Municipality,

II. comprised in DAG No. 449 corresponding to L.R. Dag No. 575, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to **L.R. Khatian No. 652, (in the name of GOPAL CHANDRA BANERJEE)**, Nature of Land – Bastu, area of land measuring about **7.50 Decimal equivalent to 4 (Four) Cottah 9 (Nine) Chittaks**, lying and situated at Holding No. 5, of 3 No. Sreenagar Road, Ward No. 7 of Madhyamgram Municipality,

A total area of land **12.75 Decimals in physical measurement 12.50 Decimals equivalent to 07 (Seven) Cottah 09 (Nine) Chittaks 08 (Eight) Sq.Ft.**, Nature of land **BASTU**, comprised in R.S. DAG No. 449 corresponding to L.R. Dag No. 574 & 575, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to L.R. Khatian No. **6304** (in the name of **SHRI MRINAL KANTI CHANDA**) & **6499** (in the name of **SHRI PANKAJ KANTI CHANDA**) & L.R. Khatian No. **652, (in the name of GOPAL CHANDRA BANERJEE)**, lying and situated at District North 24 Parganas, Police Station and Additional District Sub-Registry Office at Barasat, Touzi No. 146, Pargana- Anowarpur in Mouja – HUMAIPUR, J.L. No. 52, District- North 24 Parganas, within the municipal limit of Madhyamgram Municipality, in **Ward No. 7**, under Holding No. 5, 126/1 & 126 **now Amalgamating Holding No. 126 of 3 No. Sreenagar Road**, under P.S. – Barasat now Madhyamgram, A.D.S.R.O. - Barasat, District- North 24 Parganas, TOGETHERWITH all

types of easement rights alongwith all right, title and interest annexed thereto. which is butted and bounded as follows :-

ON THE NORTH : by Property of Ramesh Mukherjee & others;

ON THE EAST : by Property of Bablu Baidya & others;

ON THE SOUTH : by Property of Bhola Nath Dey & others;

ON THE WEST : 21 Ft. Wide No. 3 Sreenagar Road.

:: SCHEDULE 'B' REFERRED TO ABOVE ::

(Description of the flat)

ALL THAT a self contained **Tiles** flooring **lift** facilitated **residential Flat being No.** on the, measuring **carpet areasq.ft**, super built up areasq.ft. more or less consisting ofbed rooms, dining room,kitchen, toilet, **one**&..... balcony of the Building namely '.....' along with proportionate share of land and other common areas and facilities attached therewith as well as common right of easement proportionately of the said premises more fully and particularly mentioned and described in the schedule "A" herein above written and delineated in the Map or Plan annexed hereto, which is butted and bounded by:

ON THE NORTH :

ON THE SOUTH :

ON THE EAST :

ON THE WEST :

SCHEDULE 'C' REFERRED TO ABOVE
(COMMON AMENITIES AND FACILITIES)

1. Common passage including Main Entrance, stair case, **lift** and part of the roof ;
2. Open and/or covered paths and passages within the said plot of land and/or holding ;
3. Lobbies and stair cases of the said building ;
4. Electric Meter of the Building ;
5. Water reservoir, water tanks, water pipes (save those inside the unit) ;
6. Wiring and accessories for lighting of common area of the said building ;
7. Pump and Motor ;
8. Drains, sewers and pipes ;
9. Electrical installations relating to the Meter ;
10. Lights at the entrance Gate and the passage within the said building.

SCHEDULE 'D' REFERRED TO ABOVE
(COMMON EXPENSES)

- a) The expenses of maintaining, repairing, redecorating of the main structures and in particular the roof, gutters, water pumps, rain water pipe, electric installations used in common by the owners of the flats the main entrance passages landings and staircase, compounds, terrace, water meters, water tank etc.

- b) The cost of cleaning and lighting the passages, landings, staircase and other parts of the said building including the open space.
- c) The cost of decorating, repairing and painting the exterior of the said building.
- d) The salaries of clerks, chowkidars, durwans, sweepers, electricians, plumbing etc.
- e) Municipal and other taxes.
- f) Cost of water meter or electric meter and/or any deposit or electricity, electric charges for common rights, water pumps etc.
- g) Service, maintenance and repairing charges of pumps.
- h) Such other capital or recurring expenses as are necessary or incidental for the maintenance and up-keep of the said building, open spaces and all other amenities of common nature to be enjoyment by the purchaser with the owners or occupants of the other flats in the said building.

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

SIGNED, SEALED & DELIVERED

in presence of :

WITNESS : for & as the constituted attorney of Land
Owners
1.

2.
Owners/Vendors

Signature of the

PREPARED BY :

Signature of the developer

Signature of the purchaser

TYPED BY

District Judges' Court
Barasat, North 24 Parganas

MEMO OF CONSIDERATION

RECEIVED sum of **Rs. (Rupees**) only from the within named purchaser as and by way of Earnest Money or part payment payable under these presents as per Memo below :-

Date Name of Bank

Ch.No.

Amount (Rs.)

Total Rs.

(Rupees only

WITNESSESS :

1.

2. Signature of the Developer