

DEED OF CONVEYANCE

THIS INDENTURE is made this day of **JUNE**, in the year **TWO THOUSAND TWENTY FOUR (2024): BETWEEN, 1. SRI MANUJ KHETAWAT, PAN - ARLPK3532H, (AADHAAR No. - 403475919070),** Son of Sri Lalit Kumar Khetawat, faith- Hindu, by occupation – Business, both by nationality – Indian, residing at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, **2. SRI HARSHIT KHETAWAT, PAN – AUBPK2669L, (AADHAAR No. – 3179-5811-7800),** son of Sri Surendra Kumar Khetawat, by faith- Hindu, by occupation –

Business, by nationality - Indian, residing at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, **3. M/S AARPEE TRADING & HOLDINGS (P) LTD., PAN -AACCA5974E**, a company incorporated under the Companies Act, 1956, having its Registered Office at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, represented by its director **LALIT KUMAR KHETAWAT, PAN - AFCPK5724N, (AADHAAR No. 703939144580)**, son of Late Prahlad Rai Khetawat, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, all are represented by their constituted attorney **CENTRAL HOLDING PRIVATE LIMITED, PAN- AACCC0885G**, a company registered under the Companies Act, 1956, having its Registered Office at 267 B.B. Ganguly Street, P.O. + P.S.- Bow Bazar, Kolkata – 700 012, represented by one of its director, **ZAFAR AHMED KHAN, PAN- AIHPK8406F, (AADHAR NO.- 407207225546), (M- 9831023140)**, Son of Nasir Ahmed Khan, by faith - Muslim, by occupation- Business, by nationality - Indian, residing at 33, Belgachia Road, P.O.- Belgachia, P.S.- Tala, Kolkata- 700 037, has been appointed as constituted attorney by registered power of attorney dated 09.09.2022, duly registered in the Office of the Additional Registrar of Assurance – II, Kolkata, in Book No. I, CD Volume No. 1902-2022, Pages from 382820 to 382861, being No. 190210799 for the year 2022 **4. SUSANTA CHANDRA, PAN - ACKPC0623K (AADHAAR No. - 214279491578)**, Son of Late Rana Kishore Chandra, by faith- Hindu, by occupation – Business, by nationality- Indian, residing at 74, Dr. Suresh Sarkar Road, P.O.+ P.S.- Entally, Kolkata- 700 014, **5. PRASANTA CHANDRA, PAN – ACKPC0622J, (AADHAAR No. - 585625476955)**, son of Late Rana Kishore Chandra, by faith- Hindu, by occupation – Business, by nationality- Indian, residing at 74, Dr. Suresh Sarkar Road, P.O.+ P.S.- Entally, Kolkata- 700 014, both are represented by their constituted

attorney **CENTRAL HOLDING PRIVATE LIMITED, PAN- AACCC0885G**, a company registered under the Companies Act, 1956, having its Registered Office at 267 B.B. Ganguly Street, P.O. + P.S.- Bow Bazar, Kolkata – 700 012, represented by one of its director, **ZAFAR AHMED KHAN, PAN-AIHPK8406F, (AADHAR NO.- 407207225546), (M- 9831023140)**, Son of Nasir Ahmed Khan, by faith - Muslim, by occupation- Business, by nationality - Indian, residing at 33, Belgachia Road, P.O.- Belgachia, P.S.- Tala, Kolkata- 700 037, has been appointed as constituted attorney by registered power of attorney dated 09.09.2022, duly registered in the Office of the Additional Registrar of Assurance – II, Kolkata, in Book No. I, CD Volume No. 1902-2022, Pages from 382158 to 382158, being No. 190210798 for the year 2022, hereinafter referred to as **“the OWNERS/VENDORS”** (which term or expression shall unless, repugnant to the subject be deemed to mean and include their respective legal heirs, executors, legal representatives, administrators, successors nominees and assigns) of the **FIRST PART:**

AND

1. _____, **PAN-**_____, **(AADHAAR NO. - _____)**, Son of _____, by faith- _____, by Occupation- _____, by nationality- _____, residing at _____, P.O.- _____, P.S. - _____, District- _____, Pin Code – _____, **2.** _____, **PAN-** _____, **(AADHAAR NO.- _____)**, Son/daughter/wife _____, by faith- _____, by occupation- _____, by nationality- Indian, both are residing at residing at _____, P.O.- _____, P.S. – _____, District- _____, Pin Code – _____, residing at _____, P.O.- _____, P.S. – _____, District- _____, Pin Code – _____, residing at _____,

P.O.- _____, P.S. - _____, District- _____, Pin Code - _____, residing at _____, P.O.- _____, P.S. - _____, District- _____, Pin Code - _____, hereinafter collectively referred to as **“the PURCHASERS/SECOND PARTIES”** (which expression shall unless it be repugnant to the context or meaning thereof mean and include each of their respective heirs, heiress, executors, administrators and assigns) of the **SECOND PART:**

AND

CENTRAL HOLDING PRIVATE LIMITED, PAN- AACCC0885G, a company registered under the Companies Act, 1956, having its Registered Office at 267 B. B. Ganguly Street, P.O. & P.S.- Bow Bazar, Kolkata – 700 012, represented by one of its director, **ZAFAR AHMED KHAN, PAN- AIHPK8406F, (AADHAR NO.- 407207225546)**, son of Nasir Ahmed Khan, by faith - Muslim, by occupation- Business, by nationality - Indian, residing at 33, Belgachia Road, P.O.- Belgachia, P.S.- Tala, Kolkata- 700 037, who has been duly authorized by way of resolution of the Board of Directors to represent the Company, hereinafter jointly referred to as **“the DEVELOPER/ CONFIRMING PARTY ”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal representatives, executors, administrators, successor and/or successors in office and assigns) of the **THIRD PART:**

WHEREAS One Shyama Prosad Sil, son of Umesh Chandra Sil by way of registered Indenture of Sale dated 22.09.1971 duly registered in the Office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 291, Pages 21 to 23 being No. 3762 for the year 1980 sold, conveyed and transferred two premises viz. ALL THAT undivided half share in the land measuring 4 Cottahs and 13 Chittaks

of rent free land be the same a little more or less with a brick-built one storied structures standing thereon which contains a number of shop rooms all let out to different tenants and togetherwith the structure standing on the Northern side of Bipin Behari Ganguly and is known and numbered as Municipal Premises No. 169/A, Bipin Behari Ganguly Street which premises is a part and Holding No. 96, Block No. II in the North Division of Calcutta and ALL THAT undivided half share in the land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca Two storied building and togetherwith two out houses one on the Northern and another on the Eastern side of the aforesaid land, the entire block known and numbered as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street and which Municipal Premises is a part of the Holding No. 96, Block No. II, in the North-Division of the town of Calcutta within Police Station – Muchipara and within jurisdiction of the Registrar of Assurances of the town of Calcutta in favour of Rana Kishore Chandra, since deceased.

AND WHEREAS the said Rana Kishore during his life by way of Court Sale made by the Sheriff of Calcutta dated 07.11.1973 which was confirmed on 24.07.1974 in Suit No. 1465 of 1961 by the Hon'ble High Court in its ordinary Civil Jurisdiction also purchased another undivided half share in the land measuring 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behary Ganguly Street which premises is a part and Holding No. 96, Block No. II in the North Division of Calcutta and undivided half share in the land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses as Municipal

Premises No. 169/B, Bipin Bihary Ganguly Street both in the town of Calcutta within Police Station Munchipara.

AND WHEREAS in the event aforesaid two sale deeds said Rana Kishore Chandra became absolute owner and person in possession in respect of ALL THAT 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street, Calcutta Municipal Corporation Ward No. 67 Calcutta - 700 012, and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith brick-built pucca two storied building standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street Calcutta Municipal Corporation Ward No. 67 Calcutta - 700 012, in total Land of the said two premises comes to measuring 21 Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon, hereinafter collectively referred to as the "said Premises" and morefully and particularly described in the First Schedule hereunder Written. It is pertinent to mention herein that although in the said Court Sale was made by the Sheriff of Calcutta dated 07.11.1973 which was confirmed on 24.07.1974 in Suit No. 1465 of 1961 by the Hon'ble High Court in its ordinary Civil Jurisdiction the total land area was mentioned as One Bigha One Cottah and One Chhittak equivalent to 21 Cottahs 1 Chhitaks but on perusal of the all deeds and documents the total land area is considered as 21 Cottahs only. But it is fact neither Court Sale or said Indenture of Sale dated 22.09.1971 no map was annexed with the said two documents, as such it was not possible to know actual physical measurement of the said Two Premises.

AND WHEREAS the said Rana Kishore Chandra being Hindu and governed by Dayabhaga School of Hindu while thus seized, possessed and sufficiently entitled to **ALL THAT** 4 Cottahs and 13

Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and another brick-built two out houses standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street in total Land measuring **21 (Twenty One) Cottahs** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihary Ganguly Street, P.S.-Munchipara, Calcutta Municipal Corporation Ward No. 67 Calcutta - 700 012, died intestate on 13.10.1986 leaving behind his surviving his widow wife namely Smt. Bela Rani Chandra, his Four Sons namely Susanta Chandra, Prasanta Chandra, Supravat Chandra and Subrata Chandra and two daughters namely Smt. Shibani Chandra and Smt. Indrani Chandra as his legal heirs and successors, who inherited the property left behind by said Rana Kishore Chandra.

AND WHEREAS in the event of thus happened said Smt. Bela Rani Chandra, Susanta Chandra, Prasanta Chandra, Supravat Chandra, Subrata Chandra, Smt. Shibani Chandra and Smt. Indrani Chandra became absolute joint owners and persons in possession having each of them 1/7th Share in the said landed property viz. ALL THAT 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, BipinBehari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and another brick-built two out houses standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street togetherwith structures standing thereon lying at and being Premises

No. 169/A and 169/B, Bipin Bihary Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 and thereafter said Smt. Bela Rani Chandra, Susanta Chandra, Prasanta Chandra, Supravat Chandra, Subrata Chandra, Smt. Shibani Chandra and Smt. Indrani Chandra applied for mutation and upon consideration of right, title, interest and possession the concerned authority of Kolkata Municipal Corporation mutated the names of said Smt. Bela Rani Chandra, Susanta Chandra, Prasanta Chandra, Supravat Chandra, Subrata Chandra, Smt. Shibani Chandra and Smt. Indrani Chandra as owners in respect of Premises No. 169/A, B.B. Ganguly Street under Assessee No. 110480300786 and also Premises No. 169/B, B.B. Ganguly Street under Assessee No. 110480300798.

AND WHEREAS that said Smt. Shibani Chandra while thus seized, possessed and sufficiently entitled to 1/7th share in the ALL THAT 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihary Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 under Assessee No. 110480300786 and under Assessee No. 110480300798 respectively by

way of two deeds of Gift dated 12.03.1987 being Deed Nos. 2760 for the year 1987 and 2777 for the year 1987 gifted, conveyed and transferred her 1/7th share in the **ALL THAT** 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihary Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 under Assessee No. 110480300786 and under Assessee No. 110480300798 in favour of her two brothers Sri Susanta Chandra and Sri Prasanta Chandra.

AND WHEREAS in the event as aforesaid the said Susanta Chandra and Prasanta Chandra became the absolute joint owners and persons in possession in respect of 3/7th share in respect of the **ALL THAT** 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and two out houses building standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at

and being Premises No. 169/A and 169/B, Bipin Bihary Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 under Assessee No. 110480300786 and under Assessee No. 110480300798.

AND WHEREAS by way of Deed of Gift dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances-II, Kolkata and recorded in Book No.- I, Volume No. 3, Pages from 1 to 14, being No. 3229 for the year 2002, said Bela Rani Chandra gifted, conveyed and transferred ALL THAT undivided 1/7th share of interest right, title in the Shop Room measuring 225 Sq. Ft. lying at Premises No. 169/A, Bipin Bihary Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 in favour of said Subrato Chandra out of said entire premises as owner of the M/s. R.K. Chandra & Sons.

AND WHEREAS by way of another Deed of Gift dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances-II, Kolkata and recorded in Book No.- I, Volume No. 3, Pages from 1 to 14, being No. 3230 for the year 2002, said Supravat Chandra, Susanta Chandra, Shibani Chandra, Prasanta Chandra, Indrani Chandra nee Pal jointly gifted, conveyed and transferred ALL THAT undivided 5/7th share of interest right, title in the Shop Room measuring 225 Sq. Ft. built up area lying at Premises No. 169/A, Bipin Bihary Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 in favour of said Subrato Chandra out of said entire premises as owner of the M/s. R.K. Chandra & Sons.

AND WHEREAS in the event of said two gift deeds the said Subrata Chandra became absolute sole owner and person in possession in respect of said Shop Room measuring 225 Sq. Ft. built up area lying at Premises No. 169/A, Bipin Bihary Ganguly Street,

P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 (hereinafter referred to as the "said Shop Room") including 1/7th share in 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and 1/7th share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and two out houses standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihary Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward no. 048, Kolkata - 700 012.

AND WHEREAS that the said Sri Susanta Chandra and said Prasanta Chandra, being the owner Nos. 4 and 5 herein while thus seized, possessed and sufficiently entitled to ALL THAT 3/7th share in said two premises viz. Premises No. 169/A, BipinBehari Ganguly Street and 3/7th share in premises No. Premises No. 169/B, Bipin Bihary Ganguly Street under the then Calcutta Municipality Assessee No. 110480300786 and under Assessee No. 110480300798 by way of Deed of Sale dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances- II, Kolkata and recorded in Book No. – I, being Deed No. 2097 for the year 2003 making said Shibani Chandra as confirming Party sold, conveyed and transferred **ALL THAT** undivided 1/7th share in 6 Cottahs and 2 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 at

present Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 and 1/7th share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 at present Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 in favour of Messers R.N.R. Development & Consultant Private Limited upon consideration mentioned therein. Said Bela Rani Chandra, Supravat Chandra and Indrani Chandra nee Pal while thus jointly seized, possessed and sufficiently entitled to **ALL THAT** 3/7th share Premises No. 169/A, Bipin Behari Ganguly Street and 3/7th share in Premises No. 169/B, Bipin Bihary Ganguly Street lying under Assessee No. 110480300786 and under Assessee No. 110480300798 by way of Deed of Sale dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances- II, Kolkata and recorded in Book No. - I, being Deed No. 2096 for the year 2003 sold, conveyed and transferred **ALL THAT** undivided 1/7th share in 6 Cottahs and 2 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 at present Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 and 1/7th share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street P.S.- Munchipara, formerly Calcutta

Municipal Corporation Ward no. 67 at present Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, in favour of Messers R.N.R. Development & Consultant Private Limited upon consideration mentioned therein. That said Subrata Chandra while thus seized, possessed and sufficiently entitled to **ALL THAT** 1/7th share including said Shop Room measuring 225 Sq. Ft. built up area lying at Premises No. 169/A, Bipin Behari Ganguly Street and 1/7th share in the Premises No. 169/B, Bipin Bihary Ganguly Street under Assessee No. 110480300786 and under Assessee No. 110480300798 respectively by way of Deed of Sale dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances- II, Kolkata and recorded in Book No. - I, being Deed No. 2098 for the year 2003 sold, conveyed and transferred **ALL THAT** undivided 1/7th share in 6 Cottahs and 2 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 at present Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 and 1/7th share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 at present Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, in favour of Messers R.N.R. Development & Consultant Private Limited upon consideration mentioned therein. Thereafter said Subrata Chandra by way of Deed of Conveyance dated 07.05.2010 duly registered in the Office of the A.R.A.- II, Kolkata, being Deed No. 4415 for the year 2010 sold,

conveyed and transferred ALL THAT One Shop Room measuring 225 Sq. Ft. Built Up Area a little more or less on the Ground Floor lying at Premises No. 169/A, B.B. Ganguly Street, Kolkata- 700 012 togetherwith proportionate share of land and common amenities in favour of Sri Binay Singh upon consideration mentioned thereon. It is mentioned that clarified herein that although in the previous deeds and documents it has been found that the land measuring 4 Cottahs and 13 Chittaks lying at premises No. 169A, B.B. Ganguly Street but during execution and registration of the aforesaid three deeds being Deed Nos. 2096/2003, 2097/2003 and 2098/2003 upon the physical measurement it is found that land measuring about 6 Cottahs 2 Chhittaks lying in Premises No. 169A, B.B. Ganguly Street and Land measuring 16 Cottahs 3 Chhittaks lying in Premises No. 169B, B.B. Ganguly Street, i.e. in total landed area comes to **22 Cottah 5 Chhittaks** and as such said three deeds was executed and registered on the basis of the total physical landed area i.e. **22 Cottahs 5 Chhittaks** lying in said Premises Nos. 169A and 169B, B.B. Ganguly Street **except** shop room measuring **225 Sq. Ft.** Built Up Area equivalent **5 Chhitaks** of landed area at Municipal Premises No. 169A, Bipin Behari Ganguly Street.

AND WHEREAS in the event of thus happened owner Nos. 4 and 5 herein became absolute joint Owners and persons in possession in respect of **ALL THAT 2/7th share** in the 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Bihari Ganguly Street P.S.- Munchipara, the then Calcutta Municipal Corporation Ward no. 67, presently K.M.C. Ward No. 048, Kolkata - 700 012, and **2/7th share** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith

one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, the then Calcutta Municipal Corporation Ward no. 67, presently K.M.C. Ward No.- 048, Kolkata - 700 012, in total **2/7th share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **6 (Six) Cottahs 4 (Four) Chhitaks 25 (Twenty Five) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012.

AND WHEREAS by virtue of the aforesaid three sale Deeds the said Messers R.N.R. Development & Consultant Private Limited became absolute Owner and person in possession in respect of **ALL THAT 5/7th share** in the 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Bihary Ganguly Street P.S.- Munchipara, the then Calcutta Municipal Corporation Ward no. 67, presently K.M.C. Ward No. 048, Kolkata - 700 012, and **5/7th share** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street P.S.- Munchipara, the then Calcutta Municipal Corporation Ward no. 67, presently K.M.C. Ward No.- 048, Kolkata - 700 012, in total **5/7th share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **15 (Fifteen) Cottahs 11 (Eleven) Chhitaks 20 (Twenty) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing

thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihary Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012.

AND WHEREAS in the event while thus said Messers R.N.R. Development & Consultant Private Limited seized, possessed and sufficiently entitled to said property viz. **ALL THAT 5/7th share** in the 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Bihary Ganguly Street P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012 and **5/7th share** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012, in total **5/7th share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **15 (Fifteen) Cottahs 11 (Eleven) Chhitaks 20 (Twenty) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihary Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, by way of registered Deed of Conveyance dated 29.07.2011, duly registered in the Office of the A.R.A.- II, Kolkata and recorded in Book No.- I, CD Volume No. 41, Pages from 3637 to 3651, being No. 10796 for the year 2011 sold, conveyed and transferred said property **ALL THAT 5/7th share** in the 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at

Municipal Premises No. 169/A, Bipin Bihary Ganguly Street P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012 and **5/7th share** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012, in total **5/7th share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **15 (Fifteen) Cottahs 11 (Eleven) Chhitaks 20 (Twenty) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihary Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 in favour of the Owner Nos. 1, 2 and 3 herein upon consideration mentioned therein.

AND WHEREAS in the event of thus happened the owners herein became absolute joint owners and persons in possession in respect of **ALL THAT 5/7th share** in the 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Bihary Ganguly Street P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012 and **5/7th share** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihary Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012, in total **5/7th share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **15 (Fifteen) Cottahs 11 (Eleven) Chhitaks 20 (Twenty) Sq. Ft.** of

rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihary Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, under Assessee No. 110480300786 and under Assessee No. 110480300798.

AND WHEREAS by a Development Agreement dated 17.08.2022, duly in the registered in the office of Additional Registrar of Assurances - II, Kolkata, on 17.08.2022 and recorded in Book No. I, Volume No. 1902-2022, Pages from 351943 to 352026, Being No. 190209785 for the year 2022 the Owner Nos. 1, 2 and 3 herein jointly have entrusted the developer herein in respect of **ALL THAT 5/7th share** in the 5 Cottahs and 13 Chhitaks equivalent to **4 Cottahs 2 Chhittaks 20 Sq. Ft.** of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and **5/7th share** in the land measuring 16 Cottahs 3 Chhitaks equivalent to **11 Cottahs 9 Chhitaks** of rent free land be the same a little more or less togetherwith the one brick build pucca two storied building and togetherwith two out houses old dilapidated structure on the northern and another eastern side of the land standing thereon at Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total **5/7th share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **15 (Fifteen) Cottahs 11 (Eleven) Chhitaks 20 (Twenty) Sq. Ft.** of rent free land be the same a little more or **less togetherwith structures standing thereon lying at and being** Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 thereby empowering and authorizing the developer to construct a multistoried building thereon in accordance with the sanctioned plan to be sanctioned by the concerned authority of the Kolkata Municipal Corporation, and in the

said Development Agreement along with other terms and conditions it has been provided that the developer will bear all expenses as would be needed and/or to be incurred for the purpose of sanctioning building plan as also constructing multistoried building in terms and/or in accordance with the sanctioned plan. In view of incurring expenses towards sanctioning fees, as also for bearing the cost of construction the developer would get 45% of the built up area of the proposed building together with proportionate share on the land, common spaces and common amenities relating thereto which is collectively called and referred to as the “Super Built Up Area”, which would be the developer’s allocation and the developer herein would acquire right over the said property in respect of the developer’s allocation. As such the Owner/Vendor Nos. 1, 2 and 3 also gave registered Power of Attorney dated 09.09.2022, duly registered in the Office of the Additional Registrar of Assurance – II, Kolkata, in Book No. I, CD Volume No. 1902-2022, Pages from 382820 to 382861, being No. 190210799 for the year 2022 in favour of the Developer herein for doing needful for the purpose of Development on the land in respect its share including Sale, Assignment, Lease or Transfer right in any form in respect of developer’s allocation.

AND WHEREAS by a Development Agreement dated 17.08.2022, duly registered in the office of Additional Registrar of Assurances - II, Kolkata, and recorded in Book No. – I, Volume No. 1902-2022, Pages from 352027 to 352082, being No. - 190209786 for the year 2022 the Owner Nos. 4 and 5 herein jointly have entrusted the developer herein for development of the property viz. **ALL THAT 2/7th share** in the 5 Cottahs and 13 Chittaks equivalent to **1 Cottah 10 Chhittaks 25 Sq. Ft.** of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and **2/7th share** in land

measuring 16 Cottahs 3 Chhitaks **2/7th share** land measuring 16 Cottahs 3 Chhitaks equivalent to **4 Cottah 10 Chhitaks** of rent free land be the same a little more or less together with one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total **2/7th share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **6 (Six) Cottahs 4 (Four) Chhitaks 25 (Twenty Five) Sq. Ft.** of rent free land be the same a little more or **less togetherwith structures standing thereon lying at and being** Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, thereby empowering and authorizing the developer to construct a multistoried building thereon in accordance with the sanctioned plan to be sanctioned by the concerned authority of the Kolkata Municipal Corporation, and in the said Development Agreement along with other terms and conditions it has been provided that the developer will bear all expenses as would be needed and/or to be incurred for the purpose of sanctioning building plan as also constructing multistoried building in terms and/or in accordance with the sanctioned plan. In view of incurring expenses towards sanctioning fees, as also for bearing the cost of construction the developer would get 45% of the built up area of the proposed building together with proportionate share on the land, common spaces and common amenities relating thereto which is collectively called and referred to as the "Super Built Up Area", which would be the developer's allocation and the developer herein would acquire right over the said property in respect of the developer's allocation. As such the Owner/Vendor Nos. 4 and 5 also gave registered Power of Attorney dated 09.09.2022, duly registered in the Office of the Additional Registrar of Assurance – II, Kolkata, in Book

No. I, CD Volume No. 1902-2022, Pages from 382158 to 382158, being No. 190210798 for the year 2022 in favour of the Developer herein for doing needful for the purpose of Development on the land in respect its share including Sale, Assignment, Lease or Transfer right in any form in respect of developer's allocation.

AND WHEREAS thereafter upon the application for amalgamation, made by the said owners of the said two premises viz. Premises No. 169A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, containing an area 5 Cottahs and 13 Chittaks., together with brick-built old dilapidated one storied structures standing thereon, and Premises No. 169B, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012, containing an area 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building thereon, have been amalgamated and upon amalgamation of aforesaid two premises the amalgamated premises has been known and numbered as Premises No. 169A, Bipin Bihari Ganguly Street, under Assessee No. 110480300786, P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012, measuring about **22 Cottas 00 Chittacks 00 Sq. Ft.**, herein after referred to as the said property and morefully described in the Second Schedule hereunder written.

AND WHEREAS in terms of and/or in compliance of said two Development Agreements in respect of the said **ALL THAT** available land measuring about measuring about **22 Cottas 00 Chittacks 00 Sq. Ft.** together with structures thereon lying at and being Premises No. 169A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, being amalgamated two premises of Premises No. 169A, Bipin Bihary Ganguly Street and Premises No. 169B, Bipin Bihary Ganguly Street together with structure thereon, the developer herein applied for sanction of Building Plan and

thereupon the Building Plan of the proposed building has already been sanctioned by the concerned authority of the Kolkata Municipal Corporation being Building Permit No. _____ dated _____, Borough – V, of the Kolkata Municipal Corporation and thereupon the construction of the proposed building was started and same has been completed as per sanctioned plan.

AND WHEREAS in the event of payment of the consideration money in terms of the said two Development Agreements, the developer herein acquired right over the said property in respect of the developer's allocation and in terms of the said two General Power of Attorney the developer company has been empowered to represent the owners and/or to enter into the Agreement For Sale of the flats in respect of the developer's allocation. It has been decided and/or agreed by and between the parties herein that the area of the proportionate share of the super built up area, staircase and common passage relating to the said unit will be imposed and determined as would be applied and / or applicable in case of other intending purchasers.

AND WHEREAS for avoiding the future completions all the owners of the said premises alongwith the Developer clarified between themselves the respective allocation of Flats/Units and Car Parking Spaces in the said proposed new building and on the basis of the said clarifications the Developer herein have got its demarcated allocations and the instant Flat viz. **ALL THAT** One Residential Flat, being **Flat No.** _____, measuring Covered area of _____ (_____) **Sq. Ft.**, on the _____ **Floor** of the building known as “ _____ ” lying at and being Premises No. 169A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, being amalgamated two premises of Premises No. 169A, Bipin Bihary Ganguly Street and Premises No. 169B, Bipin Bihary Ganguly Street, within the local Limits of Kolkata Municipal, hereinafter referred to as

the “said Flat” and morefully described in the Third Schedule hereunder written, which is sold, transferred and conveyed is within the said demarcated allocation of the Developer. Since instant Flat is being sold from the developer’s allocation, so entire consideration money is received and taken by the Developer.

AND WHEREAS the developer herein on the consent and confirmation of the Owners of the said premises making them as parties entered into an Agreement for Sale on _____ with the Purchaser herein in respect of **ALL THAT** One Residential Flat, being **Flat No. _____**, measuring Covered area of _____ (_____) **Sq. Ft.**, on the _____ **Floor** of the building known as “ _____ ” lying at and being Premises No. 169A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, being amalgamated two premises of Premises No. 169A, Bipin Bihary Ganguly Street and Premises No. 169B, Bipin Bihary Ganguly Street, within the local Limits of Kolkata Municipal, from the developer’s allocation and the developer has received full payment towards consideration of the said Flat from the Purchaser.

AND WHEREAS for the reasons as aforesaid on the request and instance of the developer, the owners of the said premises being agreed to sell, convey and transfer do hereby and hereunder sell, convey and transfer **ALL THAT** One Residential Flat, being **Flat No. _____**, measuring Covered area of _____ (_____) **Sq. Ft.**, on the _____ **Floor** of the building known as “ _____ ” lying at and being Premises No. 169A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, being amalgamated two premises of Premises No. 169A, Bipin Bihary Ganguly Street and Premises No. 169B, Bipin Bihary Ganguly Street, within the local Limits of Kolkata Municipal, in favour of the Purchaser and the Purchaser is also agreeable to purchase the said Flat **ALL**

THAT One Residential Flat, being **Flat No.** _____, measuring Covered area of _____ (_____) **Sq. Ft.**, on the _____ **Floor** of the building known as “ _____ ” lying at and being Premises No. 169A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, being amalgamated two premises of Premises No. 169A, Bipin Bihary Ganguly Street and Premises No. 169B, Bipin Bihary Ganguly Street, within the local Limits of Kolkata Municipal, morefully described in Third Schedule hereunder written, and the common areas and facilities described in Fourth Schedule hereunder written at a total consideration of **Rs.** _____ /- (**Rupees** _____) **only**, excluding G.S.T. amount. It is mentioned herein that the consideration of this Deed is including T.D.S. has been borne by the Developer herein.

AND WHEREAS the owners/vendors and the developer have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire on ownership basis **ALL THAT** One Residential Flat, being **Flat No.** _____, measuring Covered area of _____ (_____) **Sq. Ft.**, on the _____ **Floor** of the building known as “ _____ ” lying at and being Premises No. 169A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, being amalgamated two premises of Premises No. 169A, Bipin Bihary Ganguly Street and Premises No. 169B, Bipin Bihary Ganguly Street, within the local Limits of Kolkata Municipal, also together with the undivided proportionate share or interest in all common parts, portions, areas and facilities/amenities comprised in the said building and/or the said Premises morefully and particularly mentioned and described in the Fourth Schedule hereunder written and Together With the undivided indivisible proportionate share or interest in the land comprised in the said Premises and attributable thereto but without any right over and in respect of excluded portion

at the said Premises hereinafter collectively referred to as the said Flat and the properties appurtenant thereto.

AND WHEREAS The Purchaser having made full payment of the amount of consideration agreed to be paid in terms of the said Sale Agreement in respect of the said Flat and the properties appurtenant hereto has requested the Developer herein to execute the Deed of Conveyance in respect of the said Flat and the properties appurtenant thereto which the Developer has agreed to do so subject to the terms and conditions hereinafter appearing. It is provided here in this Deed certain expressions have been assigned the meaning as would appear from the First Schedule hereunder written.

NOW THIS INDENTURE WITNESSETH that in the pursuance of the said Agreement and in pursuance of the consideration of a sum of **Rs. _____/- (Rupees _____) only**, of the lawful money of the Union of India well and truly paid by the Purchaser to the developer as per memo below at or before the execution hereof (the receipt whereof the developer do hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and also the said Flat and the Properties Appurtenant thereto hereby intended to be sold and transferred) the owners/vendors with the instance, request consent and concurrence of the Developer, at the request of the Purchaser doth hereby sell transfer convey, and or release relinquish and disclaim all its right title interest into or upon the said Flat and Properties Appurtenant thereto unto and in favour of the Purchaser herein absolutely and forever do hereby sell transfer convey assure grant and assign **ALL THAT** One Residential Flat, being **Flat No. _____**, measuring Covered area of _____ (_____) **Sq. Ft.**, on the _____ **Floor** of the building known as “_____” lying at and being

Premises No. 169A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, being amalgamated two premises of Premises No. 169A, Bipin Bihary Ganguly Street and Premises No. 169B, Bipin Bihary Ganguly Street, within the local Limits of Kolkata Municipal, hereinafter referred to as “the Said Flat” situated whereof is shown and delineated in the map or plan hereto annexed and bordered in RED thereon Also together with the proportionate share or interest in all other common areas, parts and portions facilities and/or amenities comprised in the said building at the said Premises (morefully and particularly mentioned and described in the Fourth Schedule hereunder written) and also the undivided impartible indivisible proportionate share or interest in the land comprised in the said Premises and attributable to the said Flat (hereinafter referred to as the Undivided Share) unto and in favour of the Purchaser and the said Flat and the undivided proportionate share in all common parts portions areas and facilities and the said undivided share are hereinafter collectively referred to as the Said Flat and the Properties Appurtenant thereto together with the right to use the common areas installations and facilities in common with the other Flat Owners/Co-Purchaser and the owners and other lawful occupants of the New Building excepting and reserving but such right easements and quasi easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Flat and the Properties Appurtenant thereto (morefully and particularly mentioned and described in the Sixth Schedule hereunder written) **TO HAVE AND TO HOLD** the said Flat hereby sold transferred and conveyed and every part thereof unto and to the use of the Purchaser subject to the restrictions (morefully and particularly mentioned and described in the Seventh Schedule hereunder written) And also subject to the Purchaser making payment of the maintenance charges and other charges payable

in respect of the said Flat and the Properties Appurtenant thereto (such Maintenance Charges morefully and particularly mentioned and described in the Eighth Schedule hereunder written) to the Society and/or Association Flat Owners' Association.)

II. AND THIS DEED FURTHER WITNESSETH that in consideration of the said Sale Agreement and in pursuance of the obligation of the developer to execute the Deed of Conveyance in respect of the said undivided share and for beneficial use and enjoyment of the said Flat and Properties Appurtenant thereto the owners/vendors do hereby sell transfer convey assure assign release and relinquish unto and in favour of the Purchaser herein All That the undivided impartible indivisible proportionate share or interest in the said land comprised and forming part of the said Premises No. 169A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, being amalgamated two premises of Premises No. 169A, Bipin Bihary Ganguly Street and Premises No. 169B, Bipin Bihary Ganguly Street, within the local Limits of Kolkata Municipaltogether with structure thereon, attributable to the said Flat (hereinafter referred to as the Undivided Share) To Have and to Hold the same absolutely and forever unto and to use of the Purchaser.

III. AND THE OWNERS/VENDORS AND DEVELOPER DO HEREBY COVENANT WITH THE PURCHASER as follows:-

(a) That notwithstanding any act deed matter or thing whatsoever by the owners/vendors and/or developer done or expected or knowingly suffered to the contrary the owners/vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Flat and the properties appurtenant thereto hereby granted sold conveyed transferred assigned or intended so to be and every part thereof for a perfect and indefeasible estate or

inheritance without any manner or conditions use trust encumbrances or make void the same.

(b) That notwithstanding any act deed or thing whatsoever done as aforesaid the owners/vendors now has good right full power and absolute authority to grant convey transfer sell and assign all and singular the said Flat and the properties appurtenant thereto hereby sold conveyed transferred or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid.

(c) That the said Flat hereby sold granted and conveyed or expressed or intended so to be is now free from all claims demands charges encumbrances liens attachments leases lispens debuttar or trust made or suffered by the owners/vendors or any person or persons having or lawfully or equitably claiming any estate or interest therein under or in trust for the owners/vendors.

(d) That the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said Flat and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the owners/vendors or any person or persons having or lawfully or equitably claiming as aforesaid. Since the Purchaser acquired absolute ownership of the said Flat, by the purchase by registered Deed upon payment of full consideration, so the Purchaser shall have every liberty to mortgage, lien, charges, Gift, sale or any type of Transfer without the consent of the Vendors as also Developer.

(e) That the Purchaser shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all claims demands charges encumbrances liens attachments leases lispens debuttar or trust or claims and demands whatsoever created occasioned or made by the Owners/Vendors or any person or persons lawfully or equitably claiming as aforesaid.

(f) AND FURTHER THAT the owners/vendors and all persons having or lawfully or equitably claiming any estate or interest in the said Flat or any part thereof through under or in trust for the owners/vendors and/or the developer shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make do and execute or cause to be made done and executed all such further and lawful acts deeds or things whatsoever for further better or more perfectly assuring the said Flat and every part thereof unto and to the use of the Purchaser in the manner as aforesaid as shall or may be reasonably required.

(g) That the owners/vendors and developer have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and where under the said Flat hereby granted transferred and conveyed or expressed so to be or any part thereof can or may be impeached encumbered or affected in title or otherwise.

(h) That from the date of getting actual possession of the said Flat as also execution and registration of instant Indenture the Purchaser shall not cause any default in respect of payment of maintenance of the said building to the Developer till the owners' association is formed. After the owners' association is formed the payment of maintenance would be made by the Purchaser as like as other co-owners of the said building month by month to the said owners' association.

(i) That the Developer shall not make any delay in respect of collecting the municipal taxes and to make payment thereof to the KMC till separate assessment is made in favour of the Purchaser herein.

(j) That the owners/vendors shall not make any delay in respect of signing the necessary papers and documents as also in respect of showing, placing and producing the original documents relating to title of the premises and the developer shall not make any delay in handing over sanction building plan, clearance certificate occupancy certificate and other certificates relating thereto and/also to supply the Xerox

copies of the same to the Purchaser as would be necessary for the purpose of separation and mutation, installations of new electric meter in the name of the Purchaser and also formation of owners' association.

(k) AND FURTHER that the owners/vendors and/or the developer shall and will at all times, indemnify and keep harmless the Purchaser her heirs and/or successors and/or assigns from or against all encumbrances, charges, claims and demands whatsoever in respect of the said premises hereby sold or conveyed.

IV. AND THE PURCHASER SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID FLAT HEREBY CONVEYED AND HEREBY COVENANT WITH THE OWNERS/VENDORS AS FOLLOWS :-

a) That the Purchaser and all other persons deriving title under them shall and will at all times hereafter shall observe the restrictions/house rules regarding the user of the said Flat and also the obligations set forth in the Seventh Schedule hereunder written.

b) That the Purchaser shall at all times from the date of possession regularly and punctually makes payment of all the municipal rates and taxes and other outgoings including cesses, multi-storied building tax, water tax, urban land tax, if any, and other levies impositions and outgoings which may from time to time be imposed or become payable in respect of the said Flat and proportionately for the new building as a whole and proportionately for the common parts and portions.

c) That the Purchaser shall within 6 months from the date of execution of these presents shall apply for obtaining mutation of her name as the owner of the said Flat from the Kolkata Municipal Corporation and shall also obtain separate assessment of the said Flat and so long the said Flat is not separately assessed the Purchaser shall

pay the proportionate share of the assessed municipal tax and other taxes and impositions payable in respect of the new building, as may be determined and fixed by the developer to the developer.

V. AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

(a) That the undivided share in the land comprised in the said premises and the proportionate share in common parts and portions hereby sold and transferred and attributable to the said Flat shall always remain indivisible and impartible unless specified.

(b) The right of the Purchaser shall remain restricted to the said Flat and proportionate share or interest in the common parts, portions areas, facilities and/or amenities comprised in the said building and/or the said premises.

(c) That the Unit Owners of the Ground Floor and First Floor would not have any right of using the roof but the ultimate roof of the said building shall remain as part of the common area or portion without any exclusive right for the Purchaser and/or the owners of various residential flats having common utilities situated thereon such as overhead water tank, stair covers etc. and the same shall remain common for use by the Purchaser in common with other co-Purchasers and/or occupants of the residential Flats and the key of the roof Gate would be kept to the developer unless owners' association is formed and after formation of owners' Association the said key would be kept to the said Association.

(d) The said new building shall always be known as “_____”

(e) The owners/vendors have already provided for separate electricity meter for the said Flat in the name of the Purchaser and the Purchaser shall be liable and agree to regularly and punctually make payment of the electricity charges and further agree not to withhold the same on any account whatsoever or howsoever.

VI. AND THE PURCHASER hereby further agrees and covenants with the Owners/Vendors as also the developer as follows:-

I. The Purchaser along with other flat/Flat owners in the building known as “_____” will form a Flat Owners’ Association being a company or society or association to hold the common parts and portions and also to provide maintenance of such common parts and portions and rendition of the common services and the Purchaser shall be liable and has agreed to contribute the proportionate share for common services as well as maintenance charges. Until formation of the said Flat owners’ association said proportionate share for common services as well as maintenance charges shall continue to be paid to the Developers and in no event the Purchaser shall withhold payment of the services and maintenance charges.

II. AND IT IS HEREBY expressly agreed that this Deed of Conveyance shall supersede all previous agreement brochures arrangements representations and writings and the parties hereto shall be governed by the terms and conditions herein contained.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(DEFINITIONS)

- 1.1 Common Purposes shall mean and include the purpose of maintaining the said premises and the said new building and in particular the common parts portions areas and meeting of the common expenses and matters relating to mutual rights and obligations of the owners of various Flats and common use and enjoyment thereof.
- 1.2 Common Expenses shall mean the common expenses to be paid borne and contributed by the intending Purchasers(s) in proportion to the area of their respective flat(s)/Flat(s) for

rendition of common services to the said Flat owners' association morefully and particularly mentioned and described in the Eight Schedule hereunder written.

- 1.3 Common Parts and Portions shall mean and include lobbies corridors staircases, hallways, passage-ways, driveways, lifts, lift-shafts, sub-stations, pump rooms, machine room, meter room, maintenance room, transformer room, overhead water tank, underground reservoir, generator, common roof, generator room, common lavatories in the said building, and other facilities and/or spaces comprised in the said new building and particularly mentioned and described in the Fourth Schedule hereunder written.
- 1.4 Common Roof shall mean All that the ultimate roof of the building whereon is situated overhead water tank, lift room, stair cover and other facilities and shall be available for use by the Purchaser in common with co-Purchasers and/or occupants of the said building as mentioned above.
- 1.5 Owners/Vendors shall mean the said **1. SRI MANUJ KHETAWAT**, Son of Sri Lalit Kumar Khetawat, faith- Hindu, by occupation – Business, both by nationality – Indian, residing at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, **2. SRI HARSHIT KHETAWAT**, son of Sri Surendra Kumar Khetawat, by faith- Hindu, by occupation – Business, by nationality - Indian, residing at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, **3. M/S AARPEE TRADING & HOLDINGS (P) LTD.**, a company incorporated under the Companies Act, 1956, having its Registered Office at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, represented by its director **LALIT KUMAR**

KHETAWAT, son of Late Prahlad Rai Khetawat, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, **4. SUSANTA CHANDRA**, Son of Late Rana Kishore Chandra, by faith- Hindu, by occupation – Business, by nationality- Indian, residing at 74, Dr. Suresh Sarkar Road, P.O.+ P.S.- Entally, Kolkata- 700 014, **5. PRASANTA CHANDRA**, son of Late Rana Kishore Chandra, by faith- Hindu, by occupation – Business, by nationality- Indian, residing at 74, Dr. Suresh Sarkar Road, P.O.+ P.S.- Entally, Kolkata- 700 014 and shall include their respective heirs, executors, administrators, legal representatives and assigns.

- 1.6 The Developer shall mean the said **CENTRAL HOLDING PRIVATE LIMITED**, a company registered under the Companies Act, 1956, having its Registered Office at 267 B. B. Ganguly Street, P.O. & P.S.- Bow Bazar, Kolkata – 700 012, represented by one of its director, **ZAFAR AHMED KHAN**, and shall include its successor or successors in office/interest and assigns.
- 1.7 Flats/Flats shall mean the various/flats/Flats/apartments/constructed spaces etc. capable of being occupied independently of each other.
- 1.8 Masculine Gender shall include feminine and neutral genders as well.
- 1.9 New Building shall mean the new building has been constructed on the said premises in accordance with the plan already sanctioned by the Kolkata Municipal Corporation with such modification variations permitted by the Kolkata Municipal Corporation.
- 1.10 The Purchaser shall mean the said _____, son/daughter of _____, by faith- _____, by

occupation – _____, by nationality - Indian, residing at _____, P.O.- _____, P.S.- _____, Kolkata- _____, and shall include his/her heirs, heiress, representatives, executors, administrators, legal representatives and assigns.

- 1.11 The Premises shall mean All that the Municipal **ALL THAT** One Residential Flat, being **Flat No.** _____, measuring Covered area of _____ (_____) **Sq. Ft.**, on the _____ **Floor** of the building known as “ _____ ” lying at and being Premises No. 169A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, being amalgamated two premises of Premises No. 169A, Bipin Bihary Ganguly Street and Premises No. 169B, Bipin Bihary Ganguly Street, within the local Limits of Kolkata Municipal containing an area of about 22 (Twenty Two) Cottahs, togetherwith structure thereon, (morefully and particularly mentioned and described in the Second Schedule hereunder written.)
- 1.12 Restriction/House Rules shall mean various restrictions regarding the user/holding of the said Flat as hereinafter stated and morefully and particularly mentioned and described in the Seventh Schedule hereunder written.
- 1.13 Sanctioned Plan shall mean the building plan sanctioned by the Kolkata Municipal Corporation Sanctioned Building Permit No. _____ dated _____, Borough – V and shall include such modification or variation as permitted by K.M.C.
- 1.14 The said Flat and the Properties Appurtenant Thereto shall mean **ALL THAT** One Residential Flat, being **Flat No.** _____, measuring Covered area of _____ (_____) **Sq. Ft.**, on the _____ **Floor** of the building known as “ _____ ” lying at and being Premises No. 169A, Bipin Bihari Ganguly Street, P.S.-

Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, being amalgamated two premises of Premises No. 169A, Bipin Bihary Ganguly Street and Premises No. 169B, Bipin Bihary Ganguly Street, within the local Limits of Kolkata Municipal Together with the undivided indivisible impartible proportionate share or interest in the land comprised in the said premises and attributable to the said Flat Together with the proportionate share in the common parts portions areas facilities and/or amenities comprised in the said building at the said premises (such common parts and portions morefully and particularly mentioned and described in the Fourth Schedule hereunder written) the said Flat capable of being held and/or enjoyed independently (morefully and particularly mentioned and described in the Third Schedule hereunder written.)

- 1.15 Association or Organizations shall mean the Flat Owners Association or a Society or an Association as shall be formed by the flat owners in the said building.
- 1.16 Singular Number shall include plural number as well.
- 1.17 Undivided Impartible Proportionate Share in the Land shall mean the undivided impartible indivisible proportionate share in the land comprised in the said premises described in the Second Schedule hereto, appurtenant to the said Flat and inter alia, agreed is being sold to the Purchaser herein, which shall always be impartible and shall be proportionate to the covered area of the said Flat and shall also include such shares appurtenant to all other Flats comprised in the new building wherever the context so permits.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(The Said Premises)

ALL THAT available land measuring about 17 Cottahs 03 Chittaks, 03 Sq. Ft. together with structures thereon lying at and being Premises No. 2A, Mirza Ghalib Street, P.S. formerly Taltala at present New Market, K.M.C. Ward No. 46, Kolkata – 700087, being amalgamated three premises of Premises No. 2C, Mirza Ghalib Street, 2A and 2B, Mirza Ghalib Street together with structure thereon, and butted and bounded in the manner as follows:-

On the North	:	Market Street.
On the South	:	K.M.C. Land
On the East	:	Mirza Ghalib Street
On the West	:	Premises No. 12, Market Street.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(The Said Flat)

ALL THAT One Residential Flat, being **Flat No.** _____, measuring Covered area of _____ (_____) **Sq. Ft.**, on the _____ **Floor** of the building known as “ _____ ” lying at and being Premises No. 169A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, being amalgamated two premises of Premises No. 169A, Bipin Bihary Ganguly Street and Premises No. 169B, Bipin Bihary Ganguly Street, within the local Limits of Kolkata Municipal Together With the undivided impartible proportionate share or interest in the land comprised in the said Premises and attributable/allocable to the said Flat and also together with the proportionate share or interest in the common parts, portions, areas, facilities and/or amenities comprised in the said building at the said Premises (such common parts and portions morefully and particularly mentioned and described in the Fourth Schedule hereunder written). The said Flat, being Flat No. _____ is clearly shown

in the annexed site plan being delineated by **Red Ink** border which site plan is part and parcel of this Deed and the said Flat, being Flat No. 2F which is butted and bounded as follows :-

On the North :
 On the South :
 On the East :
 On the West :

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(The Common Areas, Parts and Portions)

1. The foundation columns girders beams support main walls roofs corridors lobbies stairs stairways landings entrances exits and pathways.
2. Drains and sewers from the premises to the municipal duct.
3. Existing vacant spaces around the said premises drawing of the building side walls, water electric connection, sewerage and other civil amenities of the said premises for common use.
4. Common drive ways and lobby on the ground floor save and except the open car parking spaces reserved.
5. Water sewerage and drainage connection pipes from the Flats to drains and sewers common to the premises.
6. Office for the Association of the Flat Owners.
7. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the premises.
8. The security & maintenance staff rest room with electrical wiring switches and points fittings and fixtures.

9. Boundary walls of the premises including outer side of the walls of the building and main gates and also security check points.
10. Water pump and motor with installations and room thereof and other common plumbing installations.
11. Tube well water pump overhead tanks and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
12. All electrical installations, electrical sub-stations and all electrical wiring, meters and fittings excluding those as are installed within the exclusive areas of any apartment/flat and/or exclusively intended for its use.
13. Transformer electrical wiring meters and fittings and fixtures for lighting the staircase lobby and other common areas (excluding those as are installed for any particular Flat) and spaces required thereof.
14. Windows/doors/grills and other fittings of the common area of the premises.
15. Generator its installations and its allied accessories and room.
16. Lifts and their accessories installations and spaces required thereof.
17. Such other common parts areas equipments installations fixtures fittings covered and open space in or about the said premises and/or the building as are necessary for passage to for use and occupancy of the flats/Flats as are necessary.
18. Fire fighting and lobby in the ground floor excepting open car parking area.
19. Letter boxes with names in the lobby on the ground floor.
20. All other facilities and amenities in the premises which are intended for common use.

21. Such other common parts areas equipments installations fixtures fittings and spaces in or about the said multi storied building as are necessary for the use and occupancy of the flat in common and as are specified by the Owners/Vendors expressly to be common part including the ultimate roof and/or terrace.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Easement or Quasi Easements)

The under mentioned rights easements and quasi-easements privileges and appurtenances shall be reserved for the flat owners.

1. The right in common with the Purchaser and/or other person or persons entitled to the other part or parts of the new building as aforesaid for the ownership and use of common part or parts of the new building including its installations staircases open spaces in ground floor covered spaces electrical installations and other passages.
2. The right of passage in common with the Purchaser and other person or persons as aforesaid of electricity water and soil from and to any part (other than the said Flat) of the other part or parts of the new building through pipes, drains, wires, conduits lying or being under through over the said Flat so far as may be reasonably necessary for the beneficial use and occupation of the other portion or portions of the new building for all purposes whatsoever.
3. The right of protection for other portion or portions of the new building by all parts of the said Flat as far as they now protect the same or as may otherwise become vested in the Purchaser by means of structural alterations to the said Flat as far as they now protect the same or as may otherwise become vested

in the Purchaser by means of structural alterations to the said Flat or otherwise in any manner to lessen or diminish the support at present enjoyed by other part or parts of the new building.

4. The right of the flat owners and/or occupier or occupiers of other part or parts of the new building for the purpose of ingress and egress to and from such other part or parts of the new building the front entrances staircase, electrical installations open and covered space and other common passages or paths of the new building,
5. The right of the flat owners or its authorized agents with or without workmen and necessary materials to enter from time to time upon the said Flat for the purpose of repairing so far as may be necessary such pipes drains wires and conduit underground/overhead reservoir, firefighting equipment as aforesaid.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

The Purchaser shall be entitled to all rights privileges vertical and lateral supports easements, quasi-easement and appurtenances whatsoever belonging to or in any way appertaining to the said Flat or therewith usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto which are hereinafter morefully specified Excepting And Reserving unto the flat owners' association the rights easements quasi-easements privileges and appurtenances hereinafter more particularly set forth in the Fifth Schedule hereto.

1. The right of access and passage in common with the flat owners' association and/or the co-owners and occupiers of the building at all times and for all normal lawful purposes connected with

the use and enjoyment of the staircase, tube well, lifts and electrical installations and facilities in the new building and the said premises.

2. The right of way in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the said Flat with or without vehicles over and along the drive-ways and pathways excepting area which are reserved and Provided Always and it is hereby declared that nothing herein contained shall permit the Purchaser or any person deriving title under the Purchaser or the servants agents employees and invitees of the Purchaser to obstruct in any way by vehicles deposit of materials rubbish or otherwise the free passage of or other person or persons including the co-owners and the flat owners' association along such drive way and path ways as aforesaid.
3. The right of support, shelter and protection of the said Flat or from all parts of the new building so far as they now support shelter or protect the same.
4. The right of passage in common as aforesaid electricity water and soil from and to the said Flat through pipes drains wires and conduits lying or being in under through or over the new building and the said premises so far as may be reasonable necessary for the beneficial occupation of the said Flat and for all purposes whatsoever.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

(Restrictions/House Rules)

As from the date of possession of the said Flat the Purchaser agrees and covenants.

- a) To co-operate with the other co-Purchasers and/or co-buyers and the Owners/Vendors and/or Developer in the management and maintenance of the said building.
- b) To observe the rules framed from time to time by the Developer and upon formation of the association by the owners of the Flat or co-operative society or private limited company (hereinafter referred to as “the Flat Owners’ Association” for quite and peaceful enjoyment of the said building as a decent building.
- c) To allow the Developer and/or their authorized representative and upon formation of the flat owners’ association, such flat owners’ association, to enter into the said Flat and/or common parts and areas including the Utility Room for the purpose of maintenance and repairs, with prior information/notice.
- d) To pay and bear the common expenses and other outgoings and expenses since the date of possession and also the rates and taxes for and/or in respect of the said building including those mentioned in the Eight Schedule hereunder written proportionately for the building and/or common parts/areas and wholly for the said Flat and/or to make deposits on account thereof in the manner mentioned hereunder to or with the Developer and upon the formation of the association of co-operative society or private limited company. Such amount shall be deemed to be due and payable on and from the date of possession whether actual possession of the said Flat has been taken or not by the Purchaser.
- e) To pay charges for electricity proportionately in or relating to the common parts.
- f) Not to throw dirt rubbish or other refuse or permit the same to be thrown or accumulated in the said building and/or compound on

any portion of the building except in the space for garbage to be provided in the ground floor of the said building.

g) Not to store or bring and allow to be stored and brought in the said Flat any goods of hazardous or combustible nature or which are so heavy as to affect or endanger the structures of the building or any portion of any fittings or fixtures thereof including windows, doors, floors etc in any manner.

h) Not to do or cause anything to be done in or around the said Flat which may cause or tend to cause or that amount to cause or affect any damage to any flooring or ceiling of the said Flat or adjacent to the said Flat or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.

i) Not to damage or demolish or cause to be damaged or demolished the said Flat or any part thereof or cause damage to the fittings and fixtures affixed thereto.

j) Not to do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said Flat or any part of the said building or cause increased premium to be payable in respect thereof if the building is insured.

k) The Purchasers shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Said Building, outside walls of the Said Building, the Said Cluster and the Said Property save in the manner indicated by the Developer/the Association (upon formation).

k) To abide by such building rules and regulations as may be made applicable by the Developer before the formation of the flat owners' association and after the flat owners' association is incorporated to comply with and/or adhere to the building rules and regulations of the Flat owners' association.

l) Use the Said Flat for residential purpose only. Under no circumstances shall the Buyer use or allow the Said Flat to be used for commercial, industrial or other non-residential purposes.

m) The Purchasers shall also not use or allow the Said Flat to be used as a religious establishment, hotel, hostel, boarding house, restaurant, nursing home, club, school or other public gathering place.

n) The purchasers will not alter, modify or in any manner change the structure or any civil construction in the Said Flat and Appurtenances or the Common Portions or the Said Building.

o) The purchaser not use the Said Flat or the Common Portions or the Specified Facilities or the Parking Space, if any, or permit the same to be used in such manner or commit any act, which may in any manner cause nuisance or annoyance to other occupants of the Said Building and/or the neighboring properties and not make or permit to be made any disturbance or do or permit anything to be done that will interfere with the rights, comforts or convenience of other persons.

l) Not to do or permit to be done any act deed or thing whereby the sentiments of other occupiers are in any way injured or hurt.

THE EIGHT SCHEDULE ABOVE REFERRED TO:

(Common Expenses)

1. All cost of maintenance, operating, replacing white washing painting rebuilding, reconstructing, decorating, and lighting the common parts and also the outer walls of the building.
2. Paying a fair proportion of the cost of clearing repairing installing any drains and sewers forming part of the property.
3. Cost and charges of establishment of maintenance of the building/premises and for the watch and ward staff, electricity charges for common area.

4. Municipal Taxes, Multi Storied Building Tax if any outgoings save those separately assessed or charged on the respective Units/Flats.
5. All charges and deposits for supplies and maintenance of common facilities and utilities.
6. All other expenses and outgoings as are deemed by the flat owners' association to be necessary or incidental and/or for regulating interest and/or the rights of the flat owners.

IN WITNESS WHEREOF the parties herein put the respective signatures on the day, month and year first above written.

**IN PRESENCE OF
WITNESSES:**

1.

2.

SIGNATURE OF THE OWNERS/VENDORS

SIGNATURE OF THE PURCHASER

