

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made at _____ on
this _____ day of _____, 20____

BETWEEN

SMT. SIKHA DAS,

PAN : BGHPD6906Q , Aadhaar No. : 5194 0807 7358.

W/o. Late Ranendu Bhusan Das, by Religion – Hindu,

By Occupation – Housewife, by Citizen – Indian,

Residing at Mitra Compound,

P.O., P.S., Municipality, Town, Pargana, Sub-Registry Office – Midnapore,

Mahalla – Station Road, Dist. – Paschim Medinipur, hereinafter called the

LAND OWNER (which expression shall unless otherwise excluded by or
repugnant to the context be deemed to mean and include her heirs,
executors, administrators, representatives and assigns) of the **FIRST PART.**

S S DEVELOP.
Suman Suman
Partners

AND

S.S. DEVELOPER, PAN – ADZFS5977J hereinafter called the “Developer”) having its registered Office at 59/A, Bidhannagar, Midnapore Town, P.O., P.S., Municipality, Sub-Registry Office – Midnapore, District – Paschim Medinipur represented by its Partners (1) SRI SOMNATH SINGHA ROY, PAN : AKOPS4347L, Aadhaar No. : 4330 6171 4135,S/o. Late Basudeb Singha Roy, by Religion – Hindu, by Occupation – Busienss, by Citizen – Indian, resident of 59/A, Bidhannagar, P.O., P.S., Municipality, Sub-registry Office – Midnapore, Dist. – Paschim Medinipur (2) SRI SOUMEN SAMANTA, PAN : AQJPS6132J, Aadhaar No. 6429 0838 1586, S/o. Late Balai Samanta, by Religion – Hindu, by Occupation – Business, by Citizen – Indian, residing at BE-75, Bidhannagar East, P.O., P.S., Municipality, Sub-Registry Office – Midnapore, Dist. – Paschim Medinipur hereinafter jointly called the DEVELOPER (which expression shall mean and include their respective heirs, representatives, executors, administrators & assigns) of the CONFIRMING PART.

AND

SRI,
 PAN :.....,Aadhaar No.....
 W/o ,S/O.....,
 by Religion – Hindu,
 By Occupation –....., Bothby Citizen – Indian,
 Both Residing at P.O. –
 P.S. – Dist. –Pin-..... hereinafter jointly called the PURCHASERS (which expression shall mean and include their respective heirs, representatives, executors, administrators & assigns) of the SECOND PART.

WHEREAS the first part is the owner of the schedule mentioned land measuring an area 0.0660 acres as per Deed 0.0588 acres as per Recorded land who became the owner of the land by purchase vide Deed No. 1730 Of 1982 dt. 19.03.1982 executed by Ajit Kumar Mitra for self and Constituted Attorney of Niharika Dutta & Shefalika Sarkar Mitra, resident of Keranitola, Mitra Compound, P.O. & P.S. – Midnapore, Dist. – Paschim Medinipur and

since purchase, Purchaser Smt. Sikha Das, W/o. Late Ranendu Bhusan Das is in possession of her land as owner and mutate her land in the Office of the B.L. & L.R.O. Sadar, Midnapore and her name has been recorded in L.R. Khatian 2278 in L.R. Plot No. 204, 205, 207 & 536, Mouza – Sekhpura, J.L. No. 172 and she mutate her name in the Office of the Midnapore Municipality and a Municipal Holding Number has been open being Holding No. 1264, Word No.6 and paid Govt. Rent and Municipal Tax against receipt.

AND WHEREAS the Plot of land of Mouza – Sekhpura, J.L. No. 172 under Police Station – Midnapore (Kotwali) originally belonged to late Charu Chandra Mitra predecessor of Smt. Saila Bala Mitra, Ajit Kumar Mitra, Smt. Shefalika Sarkar, Smt. Niharika Dutta, who were in possession of their respective share of land and Schedule mentioned land and other landed properties are retain land of Late Charu Chandra Mitra and R.S.R.O.R. have been prepared in respective Khatian in respect of the lands and after death of Charu Chandra Mitra, Ajit Kumar Mitra, Saila Bala Mitra, W/o. Charu Chandra Mitra, two married daughters Smt. Shefalika Sarkar & Smt. Niharika Dutta inherited the property left by Charu Chandra Mitra.

And while said wife, son and daughters of Late Charu Chandra Mitra used to possess their land Niharika Dutta transfer her 1/4th share vide Gift Deed dated 19.06.1964 in favour of her brother Ajit Kumar Mitra.

AND WHEREAS while Saila Bala Mitra was in possession of her land she executed a Will and after Probate of Will of Saila Bala vide Probate Case No. 51/1978 Ajit Kumar Mitra became owner of 7/12th share of land. Smt. Shefalika Sarkar became the owner of 4/12th share of land & Smt. Niharika Dutta became the owner of 1/12th share of land.

AND WHEREAS while Ajit Kumar Mitra, Smt. Shefalika Sarkar and Smt. Niharika Dutta were in possession of their respective land in ejmal they have decided to transfer their land as mentioned in the Schedule of this Development Agreement and on hearing the same owner Smt. Sikha Das wanted to get the Schedule mentioned land by paying money for the land and after considering the proposal of Smt. Sikha Das, Ajit Kumar Mitra, Smt. Shefalika Sarkar & Smt. Niharika Dutta agreed to transfer their land and after accepting the consideration money Ajit Kumar Mitra, Smt.

Shefalika Sarkar, Smt. Niharika Dutta transfer their land as described in the Schedule by executing a Lease Deed t. 28.05.1982 and delivered vacant possession of the land in favour of present owner, Smt. Sikha Das and since the Smt. Sikha Das is in possession of her land as owner.

AND WHEREAS after getting the Schedule mentioned Sikha Das mutate her land in the Office of B.L. & L.R.O., Sadar Midnapore & L.R.R.O.R. has been prepared in her name in respect of Schedule mentioned land in L.R. Khatian No. 2278 of Mouza – Sekhpura, J.L. No. 172 under P.S. – Midnapore in L.R. Plot No. 204, 205, 207 & 536 measuring an area 0.0220 acres, 0.0126 acres, 0.0083 acres & 0.0159 acres respectively and in all 0.0588 acres though in the Deed dt. 28.05.1982 area of the land has been written as 0.0660 acres or 2875 sq.feet or 3 kathas 15 chattak 40 sq.feet, R.S. Plot No. 143/288, Sub Plot No. 35 and owner, Sikha Das also mutate her name in respect of her land in the Office of the Midnapore Municipality and a new Holding has been opened under Ward No. 6 Station Road, Mahalla and till date Smt. Sikha Das is in possession of her land by paying Govt. Rent and Municipal Tax against receipt.

AND WHEREAS the Owner/ First Part has decided to develop her land measuring an area 0.0660 acres or 6.60 dec. or 2875 sq.feet or 3 kathas 15 chhatak 40 sq.ft. land as described in Schedule (A) of this Development Agreement by constructing Multi-Storied Building thereon and as such she is searching Building Contractors or Developer who have knowledge in respect of construction of Multi-Storied Building and after discussion with the Building Contractors and Developers the Owner/ First Part realize that it is not possible on her part to construct Multi-Storied Building as she has no financial capacity for the same.

AND WHEREAS the Owner/ First Part requested the CONFIRMING PART to develop her land by constructing by Multi-Storied Building on the Schedule mentioned land after discussion and also going through all connected and related documents in respect of Ownership of land of the Owner/ First Part as mentioned in the Schedule of this Development Agreement Developer agreed to undertake the Development work.

AND WHEREAS on hearing such intention of the owner, the Developer herein approached that they are agreed to undertake the aforesaid job, where the owner accepted the same under some terms and conditions mentioned thereon.

AND WHEREAS by registered **Deed of Development Agreement No. 4980/2022, Dated 08/12/2022** made between the owner and the Developer and the Developer agreed to develop the said premises by making construction of a Multi-Storied building thereon consisting of several numbers of Flats including ground floor space, in accordance with the building plan sanctioned and approved by the competent authority.

AND WHEREAS the Developer herein with a view to develop the said land by way of construction of an apartment building consists of numbers of Flat, in the Multi-Storied building formulated scheme and necessary plan and specification for the purpose of construction of the said apartment building which has been sanctioned and approved by the **Midnapore Municipality**.

AND WHEREAS under the aforesaid Development Agreement the owner specifically granted right to the Developer to enter into Agreement for Sale of Flats or portion of the building the owner authorized the Developer to sell and transfer all the Flats and portions of the building and enter into all contracts and Agreements in connection therewith to any intending Purchaser or Purchasers save and except the allocated portions of the owner, in terms of registered **Deed of Development Agreement No. 4980 dt. 08.12.2022** and also registered **Power of Attorney being No. 4984 dt. 08.12.2022**.

S.S. DEVELOPER, PAN - ADZFS5977J hereinafter called the "Developer" having its registered Office at 59/A, Bidhannagar, Midnapore Town, P.O., P.S., Municipality, Sub-Registry Office - Midnapore, District - Paschim Medinipur represented by its Partners (1) SRI SOMNATH SINGHA ROY, PAN - PAN : AKOPS4347, S/o. Late Basudeb Singha Roy, by Religion - Hindu, by Occupation - Busienss, by Citizen - Indian, resident of 59/A, Bidhannagar, P.O., P.S., Municipality, Sub-registry Office - Midnapore, Dist. - Paschim Medinipur (2) **SRI SOUMEN SAMANTA**, PAN - AQJPS6132J,

S/o. Late Balai Samanta, by Religion – Hindu, by Occupation – Business, by Citizen – Indian, residing at BE-75, Bidhannagar East, P.O., P.S., Municipality, Sub-Registry Office – Midnapore, Dist. – Paschim Medinipur hereinafter jointly called the DEVELOPER (which expression shall mean and include their respective heirs, representatives, executors, administrators & assigns) of the CONFIRMING PART.

AND WHEREAS on being empowered and authorized by the Landowners, the Developer herein started construction of the said proposed Multi-Storied Building Name & Style of Apartment is **“NILACHAL RESIDENCY”** thereon as per plan sanctioned and approved by the **Midnapore Municipality**.

AND WHEREAS the above mentioned owner Jointly approached to one developer firm to take up the said project and complete the same at its own funds with right of developer’s end construction of Residential ownership Building on the said plot of land referred in the First schedule hereunder and the Developer Partnership Firm under the name and style **SS DEVELOPER** having its office at 59/A Bidhan Nagar, P.O. Midnapore, P.S. Midnapore, District – Paschim Medinipur, represented by Partners namely (1) SRI SOMNATH SINGHA ROY, S/o. Late Basudeb Singha Roy, by Religion – Hindu, by Occupation – Business, by Citizen – Indian, resident of 59/A, Bidhannagar, P.O., P.S., Municipality, Sub-registry Office – Midnapore, Dist. – Paschim Medinipur (2) SRI SOUMEN SAMANTA, S/o. Late Balai Samanta, by Religion – Hindu, by Occupation – Business, by Citizen – Indian, residing at BE-75, Bidhannagar East, P.O., P.S., Municipality, Sub-Registry Office – Midnapore, Dist. – Paschim Medinipur PIN – 721101 have jointly agreed to take up the project for development under the name and style **“NILACHAL RESIDENCY”** and for such reason above mentioned owners and developers after due discussion over the modus operandi and terms and conditions have entered into a Development Agreement being No 4980/2022 dated 08.12.2022 of Additional District Sub-Registrar, Midnapur on terms that the Development Firm would make construction of the proposed building and with the authority & power to proposed building and would make as an agent for the intending purchasers to be secured by the Development Firm

and would also realize the cost of construction of the flat/unit /Car Parking and common parts from the intending purchaser/s directly for self and the cost of the proportionate share of interest in the land described in the "First" schedule mentioned hereunder and as would be proportionate to each such flat/unit /Car Parking and common parts for and on behalf of the owners and upon receipt of such payment from the intending purchaser/s the Developer shall nominate the intending purchaser/s for purchase of the undivided proportionate importable and indivisible share or interest in the said land as would be proportionate to each such flat/unit /Car Parking agreed to be acquired by the intending purchasers to the said owners who would execute proper Sale Deed / Conveyance Deed in respect at the said undivided, importable and indivisible interest in the land and both of them accept the said proposal.

AND WHEREAS on the term & conditions at the Development Agreement the owner executed Power of Attorney being No. 4984/2022 dated 08.12.2022 at Additional District Sub- Registry Office Midnapur in favour of the Developer Firm for development & construction at multi storied residential building consisting at several flat/unit /Car Parking on the basis at sanctioned building plan issued by Midnapur Municipality and to transferred the flat/unit /Car Parking together with undivided proportionate share at land underneath including right at easement, common facilities and amenities to the intending purchaser/s.

AND WHEREAS the said owners entitled to enjoy the "First" schedule mentioned property as Joint owner have obtained sanctioned plan from the office of the Midnapur Municipality with the help of the Development Firm, the project category ground floor with G+IV STD Multistoried Residential Building over the First schedule property at Mouza- SEKHPURA, J.L. No. 172 under Midnapur Municipality consisting self contained Flat /unit /Car Parking etc. under the name & styled as "**NILACHAL RESIDENCY**".

AND WHEREAS the Developer Firm represented by its managing partner as attorney of the owner and for self has declared to sell the Flat being No.on the **floor** a little more or lesssq.ft.

Carpet area and more or lesssq. ft. build up area at the partly G+IV storied residential building together with undivided proportionate share of the land underneath including right of easements common facilities and amenities annexed there to the intending purchaser/s.

AND WHEREAS being aware of such intention of the Development Firm represented by its managing proprietor the purchasers have approached by its managing partner for purchasing the Flat being No.....on the **floor** a little more or lesssq.ft. carpet area and more or lesssq. ft. build up area of the partly G+IV storied residential building specifically in the "Second" schedule hereunder written together with undivided proportionate importable share and / or interest in the land comprised in the said premises and the common area, portions and facilities and amenities in the said building the developer firm represented by its managing partner as attorney of the owners to sell the said flat with undivided proportionate share in the said land in the first schedule and rights over the common area and common portions in the said building and premises morefully described in the "Third" schedule here to for a total consideration of **Rs.**/- only and with common benefits.

AND WHEREAS the purchasers have collected all the copies of the title deeds and deed of agreement and other related documents and confirms after having inspected and examined the title of the premises referred to in the First schedule and fully satisfied with the marketable title of the land owners and the purchasers have also inspected the various agreements herein before referred to and also the building plan duly sanctioned by the 24.05.2023 Midnapore Municipality and also its measurement dimensions and any other documents has agreed to purchase the Flat being No.....on theFloor for consideration of **Rs.**/-which is highest available market price according to the owner as well as Developer Firm.

AND WHEREAS the purchasers shall be a member of the Association or Organization of the owners to be formed of all the flat/s and other spaces and shall abide by the rules and regulations of the said Association and

shall pay proportionate cost and maintenance charges to the said Association.

AND WHEREAS the purchasers shall have the right of fixing television DTH Antenna, Radio aerials, Broad Band Antenna on the top of roof and fixing plug and supporting clams in all portions of the said property or any other used on temporary basis only.

AND WHEREAS the purchasers shall not have any right title interest claim or demand whatsoever or howsoever in respect of the other parts or portions of the said building (same and except the said flat agreed to be purchased and specified in second schedule but shall have right in common areas as referred in the Fourth schedule).

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

In pursuance at the said Agreement for Sale and in consideration of total sum of **Rs.**/- paid by the purchasers to the owner through attorney holder i.e. the Developer Firm through installments as per terms & conditions of the Agreement for Sale on or before the execution of there presents, (The receipt where of the owner as well as the Developer Firm represented by its managing partner, do hereby grant, admit acknowledge and confirm the same and every part thereof.) which includes the cost of the proportionate share of land as well as the cost of the flat unto the purchasers and the owner doth hereby grant, sale, convey, transfer assign and assure unto the purchasers ALL That piece and parcel Bastu class of land together with undivided proportionate impartible share and / or interest in the land and building a little more or less 6.60 Dec. which a G+IV storied residential building consisting of flats/units and other premises comprising in R.S Plot No. 143/288, L.R. Plot No. 204, 205, 207 & 536, L.R. Khatian No. 2278 lying and situate at Mouza – Sekhpura, J.L. No. 172 Mohalla Station road, Ward No. 6 within Midnapore Municipality, P.S. Midnapore Sadar, District – Paschim Medinipore in the state of West Bengal which is described in First schedule herein and the Flat being No. on thefloor a little more or lesssq.ft. Carpet area andsq.ft. built up area with undivided proportionate share of the land morefully described in second schedule hereunder written and with the

right to use common areas portions, facilities amenities and installation in the said building morefully described in the Third schedule here under written in the favour of the purchasers and the owners as well the Developer Firm doth hereby concur and confirm the sale and hereunder release discharge and acquit and transfer the Purchasers all that the said residential flat together and common benefits fully described in the Schedule hereunder written in the newly constructed building lying and situate at the premises referred to in the First Schedule hereinafter and the owners as well as the Developer Firm doth hereby grant, sell, convey, transfer, assign, and assure unto the Purchasers **TO HAVE AND TO HOLD ALL THAT** all that undivided proportionate share in land and the said flat and the reversion or reversions, remainder or remainders and the rents, issues and profits and all the estate, right, title, interest of the property, claim and demand whatsoever of the Vendors /Land owners and the confirming party/Developer unto or upon the Purchaser and the said flat and all other benefits hereby granted, sold, conveyed, transferred assigned and assured or expressed so to be **TOGETHER FURTHER WITH** and subject to the Right, Liberties, Easements or Quasi-Easements and other stipulations and provisions in connections with the beneficial common use and enjoyment of the said residential flat including undivided impartible proportionate share in the said land with building and all other benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressly so **AND ALSO SUBJECT** to the Purchasers paying and discharging all proportionate taxes, impositions and other common expenses, service charges and maintenance charges relating to the premises referred to in the Fourth Schedule herein.

THE VENDORS/ LAND OWNERS and THE CONFIRMING PARTY/DEVELOPERS BOTH HEREBY COVENANT WITH THE PURCHASERS as follows :-

1. That the interest of the Vendors/Land owners profess to transfer subsist and they have respective right, absolute authority and full power to grant, convey, transfer and assure the undivided impartibly share in land and the said flat including common areas and facilities respectively.

2. The Purchasers shall have absolute and unfettered proprietary right to the said flat such as of the Vendors/Land owners and the Developers derive from their respective rights, titles and interests save and except demolishing and committing waster in respect of the property.
3. The Purchasers shall have the right of execution, maintenance, repairing, replacing, painting of the doors, windows inside decoration of the said flat provided any such act, does not cause obstruction or nuisance or permanent obstruction to the other flat owners.
4. The Purchasers being absolute owners shall have the rights to sell, transfer, mortgage lease or otherwise alienate and encumber the property hereby conveyed without interference of any person or persons.
5. That notwithstanding any act, deed, matter or thing whatsoever heretofore done committed or knowingly suffered by the OwnerS and the Developer to the contrary, the OwnerS and the Developer are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said proportionate undivided share in the said land and the hereby sold, granted, transferred, conveyed, assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances whatsoever.
6. That the Owner have rightful powers and absolute authorities to sell, grant, transfer and convey the said Flat including undivided impartible proportionate share in the said land and the Developer do hereby confirm the sell, grant, transfer and convey of the said Flat with undivided proportionate impartible share and interest of the said land unto and to the use of the PurchaserS in the manner aforesaid and according to the true intent and meaning of these present.
7. That it shall be lawful for the PurchaserS at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said proportionate undivided share in the said land and the said Flat togetherwith undivided proportionate impartible share and

interest and receive the rents issues and profits thereof without any lawful eviction, interruption, hinderance, disturbance, claim or demand whatsoever from or by the OwnerS or the Developer or any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said proportionate undivided share in the said land through or under or in trust for the OwnerS and the Developer and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the OwnerS and the Developer well and sufficiently saved, defended, kept, harmless and indemnified or from and against all charges lispence and encumbrances whatsoever made done executed or knowingly suffered by the Owners and the Developer.

8. That the Owners and the Developer all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the said Flat together with undivided proportionate impartible share and interest through or under or in trust for the Owners and the Developer shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do make acknowledge and execute or cause to be done made acknowledge and executed all such further and other acts deeds things and assurances whatsoever for further better and more perfectly assuring the said proportionate undivided share in the said land and the said Flat together with undivided proportionate impartible share and interest hereby sold granted transferred conveyed assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.
9. That the Owners shall and will unless prevented by fire or other irresistible accident from time to time and at all times hereafter upon every reasonably request and at the cost of the Purchasers produce or cause to be produced before the Purchasers or Tribunal, Board, Authority or Firm for inspection or otherwise as occasion shall require the deeds and writings in connection with the said land so long as the same shall remain with the Owners and shall also at the like request and costs deliver to the Purchasers such attested or other copies of or

extracts there from as the PurchaserS such attested or other copies of or extracts there from as the PurchaserS may require and shall and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe whole unobligated and un-cancelled.

10. That the Developer hereby further declare that the Firm has no right, title and interest whatsoever in the said Flat together with undivided proportionate impartible share and interest, so constructed by itself for and on behalf and at the cost of the Purchasers on the said land comprised in the said premises.
11. That the Owners or the Developer have not done and/or shall not do anything or make any grant or term whereby the right of the Purchasers hereunder may be prejudicially affected and shall make do all such acts, deeds and things as may be necessary to assure the rights available to the Purchasers.
12. That the Owners and/or the Develope shall duly fulfill and perform all their obligations and covenants elsewhere and herein expressly contained.

THE PURCHASERS DOTH HEREBY COVENANT AND AGREE WITH THE VENDOR / LAND OWNER and CONFIRMING PARTY / DEVELOPERS as following :-

1. The Purchasers neither have or not shall claim from the Vendors/ Land Owners or from the Developers any right, title and interest in any other part or portion of the building save and except the flat hereunder conveyed but shall have common rights and facilities and benefits provided only in third Schedule hereunder written.
2. The Purchasers shall not at any time claim partition of the undivided proportionate share in the land or the common portion and common areas and facilities.
3. The Purchasers shall use the flat for residential purpose only. The Purchasers shall regularly and punctually pay the proportionate share of common expenses from the date of delivery of possession of the flat.

4. The purchasers shall make arrangements for obtaining separate electricity in the main meter room after taking possession of the flat at his own cost.
5. The Purchasers shall be liable to pay proportionately all common charges, common electricity other levies and outgoing maintenance charges and repairs of common portions lift and repairs and painting of the outer walls of the building, and other expenses necessary for the said building from the date of delivery of possession of the flat.
6. The Purchasers shall get the flat mutated in the concern records of rights and other authorities and shall pay all taxes and impositions separately along with the proportionate common expenses and water charges etc. to be levied thereon from the date of delivery of possession.
7. The purchasers along with other owners of all other portions of the Building shall form a service organization for management and maintenance of the building and shall abide by the rules and regulation and bye laws of the said Association or Organization as the case may be.
8. The Purchasers shall not independently decorate the exterior of the said building and shall not make any structural additions or improvement in the said flat as well as in the said building and shall not disturb or attach or break the constructions of the said building nor shall do any act whereby the construction and/or safety and stability of the said building may be prejudiced and/or effected. The Purchasers along with other owners and occupiers shall keep the said building and common areas and facilities and common installations in good repairable condition.
9. The Purchasers shall not keep or throw, dirt, rubbish rags refuse or other articles in the stairs or in common passage in the said buildings and shall not block the common passage in any manner whatsoever.
10. Similarly shall not keep in the parking space anything other than private motor car or motor cycle and shall not raise or put up any katcha or puccas constructions, grill, wall or enclosure thereon or part

thereof and shall keep it always open as before. Not to permit any person to reside in it i.e. parking space.

11. Not to park any car on the pathways or open spaces at the building or at any other place except the space all other to him / her.
12. The purchasers shall not kept any birds or animals which may cause annoyance to any co owners/flat owners or occupiers of the other flats comprised in the said building.
13. The purchasers before entering into this presents the purchaser has made himself / herself / itself aware that the said flat is a residential building and the purchaser agreed to maintain the decency of the said flat and shall not do not any act deed of things nor permit any act deed or things to be done which is likely to adversely after the decency of the said residential building.
14. The purchasers shall not store any inflammable, combustible explosive or offensive and hazardous articles in the flat or elsewhere surrounding the building.
15. The Purchasers has taken inspection of the flat and found it is in good habitable condition and order and has got no dispute thereof and accepted possession of the said flat.
16. That the terms, conditions and stipulations made herein contained shall be final and conclusive and shall prevail over any other contrary conditions and stipulations made herein before.

: JURISDICTION :

Appropriate court at Midnapore, District Paschim Medinipore shall have the territorial jurisdiction to entertain all disputes and actions between the parties herein.

DESCRIPTION FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a Plot of land measuring an area 2875 sq. be the same a little more or less lying and situated District – Paschim Medinipur, P.S., Municipality – Midnapore, Municipal Ward No. 6 (New), Hodling No. 1264, Mahalla-Station Road, Mouza – Sekhpura, J.L. No. 172, R.S. Plot No. 143/288, Sub Plot No. – 35, R.S. Khatian No. – 5/4 & 6/4,

L.R. Khatian No. – 2278, L.R. Plot No. – 204, area – 0.0220 acres, Plot No. – 205, Area – 0.0126 Acres, Plot No. – 207, Area – 0.0083 Acres, Plot No. – 536, Area – 0.0159 Acres in all 0.0588 acres as per Deed area of land is 0.0660 or 3 Kathas, 15 Chhatak, 40 sq.feet.

Butted and Bounded by :

North : Road with Drain. South : Land of R.S. Plot No. 153.

East : Land of Sub Plot No. 36. West : Land of Plot No. 153/288.

Measurement of the Land :

Northern side : 50 feet. Southern side : 50 feet.

Eastern side : 59 feet. Western side : 57 feet.

**THE SECOND SCHEDULE ABOVE REFERRED TO THE
(DESCRIPTION OF THE FLAT / UNIT / CAR PARKING)**

All that Flat being No. on thefloor portion measuring a Carpet areasq.ft., built-up-areasq.ft. a little more or less at the ground floor right under the flat with undivided proportionate share in land together with the benefit at common areas and facilities referred in teh Third Schedule herein.

Details specification at the Flat being No. on thefloor and other criteria are as follows :-

1. Three/Two bed rooms, one dining cum drawing room, two bathrooms, one kitchen .
2. Measuring of the flat Carpet areasq.ft. a little more or less.

That in the separate sheet one sketch map or Plan drawn of Flat annexed there in "Red" coloured butted and bounded in the manner.

**THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON AREA AND FACILITIES TO BE ENJOYED BY THE
PURCHASER)**

- a) The Foundation Collumns, beams, support, corridors, lobbies, stair case, stair ways, landings, entrances, exits and pathways.

- b) Drains, sewers, water, sewerages, connection pipes from the unit to drains and sewers common to the premises.
- c) Over head water tank underground water reservoir and distribution pipes to different flats.
- d) Space under neath the stairs at the ground floor where meters are installed, electrical wiring, switches and other fittings, (excluding only those as are installed within the exclusive area at any flat and / or exclusively for its use)
- e) Boundary walls of the premises including outside at the walls at the building and main gate.
- f) Water pumps & motor, water pump rooms, water reservoir, water tank and all common plumbing installation for carriage of water save only those who are exclusively within and for use of any unit in and/ or in respect of the building.
- g) Lifts and their accessories, installations and spaces required therefore.
- h) *The ultimate roof of the said building shall from part of the common parts and portions and none at the parties shall not be entitled to claim any exclusive right over and in respect thereof.*
- i) Windows, Grills and other Fittings at the common area of the premises.
- j) Lobbies on all floors of the building.
- k) Deep tube well and its installation in any.
- l) Such other common parts area, equipments, installation fittings fixtures spaces in or about the land and the said building as are necessary for passage to and occupancy of the flats in common without causing any disturbances to other co-owners / occupiers of the said building.
- m) The said building as are necessary for passage and user of the flat / units in common by the co-owners.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

1. The cost of maintaining, repairing, washing repainting, rebuilding, improving or other fittings as necessary and keeping the property and the said building including the exterior thereof and in the common portion at Terrance landing and stair case of the building, shutters, rain water pipes, motor pumps, tube well, electrical wire, sewerage drains, transformer (if any) and all other common parts at the fixture fittings and equipments in under or upon the building enjoyed or used in common by the occupiers thereof.
2. The cost of acquisition and other legal proceed, the cost of clearing and lighting the maintenance maintaining space, passage, landing staircase, main walls and other parts of the building as enjoyed or used in common by the occupiers hereof.
3. The cost of working repairs, replacement and maintenance lights electrical wiring, switches points, pumps and other plumbing works including all other service charges for a services rendered in common to all other occupiers.
4. Municipal Tax, Water Tax and other taxes in respect of said premises and the said building save those separately assessed on the purchaser/s.
5. All electricity charges payable in common parts for the said building.
6. Salary of all persons employed for the common purposes including security person, sweepers etc. and other expenses for maintaining the said building.
7. The costs of cleaning and lighting the entrance at the building the passage and spaces around the building lobby, staircase and other common areas.
8. Maintaining and operating the lift
9. Cleaning as necessary of the area forming part of the property.
10. Costs of formation and operating the Association.
11. The cost of maintaining boundary wall at the premises including outer side at the walls of the building and the main gates.

12. Cost of operation the fire fighting equipments personal if any.
13. Paying such workers as may be necessary in connection with the upkeep at the property.
14. Such other expenses as may be necessary for or incidental to the maintenance and upkeeping the premises and common areas and amenities.

**THE FIFTH SCHEDULE ABOVE REFERRED TO
(EASEMENTS OR QUASI-EASEMENTS)**

The PURCHASERS shall have the following rights, easements, quasi-easements, privileges and /or appurtenances:

- a) The right of common passage, user and movement in all the common portions.
- b) The right of passage of utilities, including connection for telephones, televisions pipes, cables, etc. through each and every part of the said Building including the said unit.
- c) Right of support, shelter and protection of each portion of the said Building by other and/or others thereof.
- d) The absolute unfettered and unencumbered right over the common portions.
- e) Such rights, supports, easements and appurtenances as are usually held, used occupied or enjoyed as part or parcel of the said flat and the undivided share.
- f) The right, with or without workmen and necessary materials, to enter upon the said building including the said Flat or any other units for the purpose of repairing any of the common areas or any appurtenances to any unit and/or anything comprised in any Flat is so far as the same cannot be carried out without such entry and in all such cases, in emergency, upon giving as 48 (forty eight) hours previous notice in writing to the co-owners.

**THE SIXTH SCHEDULE ABOVE REFERRED TO
(COMMENTS, RULES AND REGULATIONS)**

1. TITLE AND CONSTRUCTION :

SUBJECT TO the provisions contained in these presents **AND SUBJECT TO** the provisions of law for the time being in force, the PURCHASER shall be entitled to the exclusive ownership, possession and enjoyment of the said Flat and the same shall be heritable and transferable as other immovable properties.

2. MUTATION TAXES AND IMPOSITIONS :

The PURCHASERS shall after the transfer being completed in terms hereof, apply for and have the said unit separately assessed and mutated for the purpose of assessment of Municipal rates and taxes. Until such time as the said unit shall not be separately assessed and/or mutated in respect of any tax or imposition, the PURCHASERS shall bear and pay the proportionate share of the rates and taxes.

Upon the mutation of the said unit in the names of the PURCHASER for the purpose of assessment of liability of any tax or imposition, the PURCHASERS shall pay wholly such tax or imposition, in respect of the said flat and proportionately in respect of the common portions if any.

3 MANAGEMENT AND MAINTENANCE OF THE COMMON PORTIONS :

Upon the PURCHASERS fulfilling their obligations and covenants hereunder, the Association shall manage, maintain the common portions and do all acts, deeds and things as may be necessary or expedient for the common purposes and the PURCHASERS shall cooperate with the OWNERS and the DEVELOPER in that respect.

The PURCHASERS shall not, in any manner, interfere or objection whatsoever in or with the functions of the OWNERS and/or the DEVELOPER and/or of the Association relating to the common purpose.

The DEVELOPER upon the formation of the Association shall frame such rules, regulations and bye-laws as the Association may consider reasonable but no inconsistent with the provision herein and the PURCHASERS shall abide by the same.

The purchaser shall not use or permit to be used the allocated car parking space for any other purpose whatsoever other than parking of its own car.

Not to park car on the pathway or open space at the said building or at any other place except the space allotted to him / her and shall use the pathway.

The purchaser shall pay regularly and punctual within 7th day of every month, in advance and month by month the common expenses if the purchaser fails to pay the aforesaid expenses or part thereof within time as aforesaid, the purchaser shall be liable to pay interest @ Rs. 1% per month.

The purchaser shall not make in the said flat any structural addition and / or alterations such as beam, columns, partition walls etc. or improvements of a permanent nature except with the prior approval in writing with the sanction of the Burdwan Municipality and / or concerned authority as and when required.

4. ADDITIONS, ALTERATIONS AND PAYMENT OF BETTERMENT FEES ETC :

The PURCHASERS shall, at their own costs, wholly in case it relates to the said flat/unit or any part thereof and proportionately in case it relates to all the units in the said building and/or the common portions, make all alterations and/or additions as be required to be made by any statutory bodies and shall similarly pay all betterment fees and other levies and all other fees and/or penalties required to be paid in respect thereof but only such as may accrue for the period after date of delivery.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO
(USER OF THE SAID UNIT AND THE COMMON PORTIONS)**

After the date of delivery, the PURCHASERS shall, at their own costs, keep the said unit and every part thereof and all the fixtures and fittings

therein or exclusive thereto properly painted and in good repairs and in a neat & clean conditions and as a decent and respectable place.

- a) Use the said unit and all common portions carefully peacefully and quietly and only for the purpose for which it is meant.
- b) Use all paths, passages and staircases (save those reserved hereunder by the DEVELOPER or the Association, upon its formation) for the purpose of ingress and egress and for no other purpose whatsoever.

THE PURCHASERS SHALL NOT DO THE FOLLOW

- a) Obstruct the OWNER, the DEVELOPER and/or the association in their acts, relating to the common purposes.
- b) Violate any of the rules and/or regulations laid down for the common purposes and for the user of the common portions.
- c) Injure, harm or damage the common portions or any other Flats/Units in the said building by making any alterations or withdrawing any support or otherwise.
- d) Alter any portion, elevation scheme of the said building.
- e) Throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the common portions **SAVE** at the places indicated therefore.
- f) Place or cause to be placed any article or object in the common portions.
- g) Carry on or cause to be carried on any obnoxious or injurious activity in or through the said flat or the common portions.
- h) Do or permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other flats/ units in the said building and/or the adjoining building or building.
- i) Keep or store any offensive, illegal, combustible, obnoxious, hazardous or dangerous articles in the said unit.
- j) Keep any heavy articles or things, which are likely to damage the floors or operate any machine **SAVE** usual home appliances.

THE EIGHTH SCHEDULE ABOVE REFERRED TO
(CONSTRUCTION OVERVIEW)

1. Door - Main door and other doors are by commercial Flash door.
2. Windows - All windows are three way Aluminum channel with G-locking system.
3. Kitchen - Each kitchen space will be provided with one cooking platform finished with marble one sink with drain board and the required tap connection.
4. Toilet / Water - Each toilet will be provided with one shower, one commode, Two tap and one shower point will be provided in the toilet, PVC door, tiles of the walls of toilets.
5. Additional -
 - a) Inside wall will be painted with one coat primer
 - b) Floor of the all rooms will be made with Marble
 - c) Each flat provided with electric point .

The market valuation of the sold property is **Rs.**/-
(Rupees) only and the present deed has been prepared upon the stamp value at **Rs. _____**/- **(Rupees _____)** and the rest amount of stamp duty alongwith registration fees is hereby paid through e-payment.

In a seperate sheet of paper 10 finger prints of both hands and signature and colour photos of both the parties are annexed herewith this deed which will be treated as part and parcel of this deed.

The above mentioned Flat is situated within the area at Midnapore Municipality.

The Land revenue at the said Flat is to be paid as assessed for the purpose to the state of West Bengal through the B.L.& L.R.O., Midnapore, District – Paschim Medinipore, The State of West Bengal.

IN WITNESS WHEREOF the parties have put their respective hands the day and year first above written.

WITNESS :

**SIGNATURE OF THE DEVELOPER/
PROMOTER AS WELL AS ATTORNEY OF
LAND OWNER**

SIGNATURE OF THE PURCHASER

S S DEVELOPER
Soumen Chandra
Partner

MEMO OF CONSIDERATION

Received a sum of **Rs. (Rupees) Only(including G.S.T)** from within named Purchaser's as full and final payment in the following manner :

1.

2.

3.

4.

5.

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WITNESSES

1

2

Signature of the Vendor

S. S. DEVI
S. S. Devi

MEMO OF CONSIDERATION

Received a sum of **Rs. (Rupees)** Only(including **G.S.T)** from within named Purchaser's as full and final payment in the following manner :

- 1.
- 2.
- 3.
- 4.
- 5.
- ,

WITNESSES :

- 1.

- 2.

Signature of the Vendor

S S DEVELOPERS
Suman Samanta
Partner