

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the....., Day of  
....., 2024 .

SKYARE DEVELOPERS PVT. LTD.  
*Preethi Kumar Arora*  
DIRECTOR

**BETWEEN**

1. **SMT. SANDHYA DAS ( Pan No. BEUPD2159C)** Wife of Sri. Ajit Kumar Das daughter of late Ushangini Das and Late Nagendra Nath Das, by faith Hindu, by occupation home - maker residing at Royal Park , Barrackpore, P.O and P.S. Barrackpore, Kolkata -700121, within the district of North 24 Parganas.
2. **SMT.GITA DAS ( Pan No. AVEPD5034E)** Wife of Late Biswanath Das.
3. **SRI. BIPLAB DAS (Pan No. AVUPD7076J)** Son of late Biswanath Das, both by faith Hindu, by occupation home - maker and service, both residing at 63/2, Banerjee para Road, P.O and P.S. Sarsuna, Kolkata 700061, hereinafter referred to as **OWNER/PFIRST PART** ( which expression unless expressly excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators and assigns) of the **FIRST PART**.

**AND**

**M/S SKYARE DEVELOPERS (P) LIMITED**, having pan number AAXCS4676E a company formed under companies Act 1956, amended from time to time and having its office at 98A/3, Brojomoni Debya Road, Police Station Thakurpukur, Kolkata - 700061 represented by its director **SRI. PRODOS KUMAR ADHIKARI** having pan number ARNPA8234A Son of Sri. Provat Kumar Adhikari, residing at 259, Kalitalla Road, Police Station Garfa, Kolkata - 700078, hereinafter referred to as the '**DEVELOPER**' (which terms shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors-in-office, representative, executors, administrators and assigns) of the **SECOND PART**.

**AND,**

**1.SRI. DEBOJYOTI CHAKRABORTY (Pan number AOEPC8535J)** son of Sri. Bablu Chakraborty **2. SMT. DEBASMITA CHAKRABORTY Pan Number BEXPD2640P)** wife of Debojyoti Chakraborty both residing at 193/5, Sarsuna Main Road, Chatterjee Para, P.O and P.S. Sarsuna,Kolkata - 700061, both by faith Hindu, by occupation Service and Home- maker herein after called and referred to as the “**PURCHASER**” (which terms and expression shall unless excluded by or repugnant to the context shall be deemed to mean and include his legal heirs, executer, administrators, representatives and assigns) of the **OTHER PART**.

**WHEREAS** The property morefully described in Schedule “A” amongst other properties being a piece and parcel of Rayati Dakhali Satta land measuring more or less **45 decimals Bagan Land** situated and lying at Mouza- Dakshin Behala, Pargana- Balia, Dist. Collectorate Touzi No.1523 , R.S No. 84, J.L No.16, comprised in C S Khatian No, 379 , CS Dag No.131, within the ambit of South Suburban Municipality under Ward No.25, known as Holding No. 81/75 Banerjee Para Road now under KMC ward No.127, Sub Registry Office – Behala, & DSR –II , Police Station- Behala , Dist. 24 Parganas (South) now known and identified as part of Premises No. 63, & 63/4 Banerjee Para Road , P.O- Sarsuna , P.S-- Behala,, Kolkata- 700061 originally belonged to one Smt Ushangini Dasi wife of late Nagendra Nath Das who purchased the same on a valuable consideration from the erstwhile owner Sri Narayan Das Mitra, resident of 134 Apurba Mitra Road , Bhowanipur, Kolkata on executing a Deed of Conveyance on 12.04.1935 duly registered on 23.04.1935 in the office of Sub

Registry office Alipore and recorded in Book No.I, Volume No.47, Pages 22 to 24 , being No.1437, for the year 1935 .

**AND WHEREAS** after purchase of the said land during her lifetime it was mutated in the name of said Smt Ushangini Dasi being finally published in the record of Rights under R S Khatian No.608 , R.S Dag No.131 .

**AND WHEREAS** apart from above land the said Smt Ushangini Dasi had been a Rayati Dakhali Satta owner in respect of a piece and parcel of land measuring more or less **18 decimals** under C S Khatian No, 371, R S Khatian No.606 , R.S Dag No.131/278 and in respect of another piece and parcel of land measuring more or less land measuring more or less **14 decimals** under C S Khatian No, 371, R S Khatian No.607 , R.S Dag No.132 the said lands in two Dags were also mutated in the name of said Smt Ushangini Dasi being finally published in the record of Rights.

Thus the said Smt Ushangini Dasi became owner of all that piece and parcel of land measuring more or less **45 decimals** comprised in R.S Dag No.131 , land measuring more or less **18 decimals** comprised in R.S Dag No.131/278 and land measuring more or less **14 decimals** comprised in R.S Dag No.132 **totaling** land measuring  $45+18+14=$  **77 decimals** of land more or less and the said land while

within the ambit of South Suburban Municipality under Ward No.127, was known and numbered as Holding No. 81/75 Banerjee Para Road .

**AND WHEREAS** the said Smt Ushangini Dasi being absolute owner and occupier of aforesaid land while enjoying the same under her peaceful possession by paying Rates and khajanas she died leaving behind her **three sons** namely **Madan Mohan Das , Uma Kanta Das , Biswanth Das** and **three daughters** namely **Sandhya Das , Tara Das and Rama Das** being only legal heirs as her husband Nagendra Nath Das predeceased .

**AND WHEREAS** the said legal heirs of Smt Ushangini Dasi pondering over their future course of enjoying their respective shares removing all doubts , disturbance and misunderstanding decided to go for a Partition over the said ejmali property left by their beloved mother Smt Ushangini Dasi as per Provisions of Hindu Succession Act 1954 and accordingly two Plans were prepared by a Surveyor apportioning respective share distinctively by metes and bounds amongst the said legal heirs namely **Madan Mohan Das, Uma Kanta Das , Biswanth Das, Sandhya Das, Tara Das and Rama Das** . In view of said arrangement a Deed of Partition was executed and registered on 15.04.1981 before the Sub Registry office Alipore having been recorded in its Book No.I, Volume No.21, Pages 118 to 130 , being No.1208, for the year 1981 .

**AND WHEREAS** in view of said Registered Deed of partition amongst the parties therein , the party of First part namely **Madan Mohan Das** was allotted Plot Nos. 2,8,13,17 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 measuring more or less 06 Cottahs 09 Chittaks 17 sq.ft under Schedule “KHA” marked with RED border and the party of Second part namely **Uma Kanta Das** was allotted Plot Nos. 3,11,12,19 comprised in RS Khatian No.608, 607, under RS Dag No.131, 132 measuring more or less 06 Cottahs 09 Chittaks 09 sq.ft under Schedule “GA” marked with BLUE border, and the party of Third part namely **Biswanth Das** was allotted Plot Nos. 5,10,12,20 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 measuring more or less 06 Cottahs 07 Chittaks 36 sq.ft under Schedule “GHA” marked with YELLOW border, and the party of Fourth part namely **Sandhya Das** was allotted Plot Nos. 4,8,9,14,16 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 measuring more or less 07 Cottahs 02 Chittaks 11 sq.ft under Schedule “UNGA” marked with MERUN border and the party of Fifth part namely **Tara Das** was allotted Plot Nos. 1,7,8,9,15 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 measuring more or less 7 Cottahs 6 Chittaks 00 sq.ft under Schedule “CHA” marked with GREEN border and the party of Sixth part namely **Rama Das** was allotted Plot Nos. 6,8,9,18 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 measuring more or

less 07 Cottahs 03 Chittaks 02 sq.ft under Schedule "CHHA" marked with ORANGE border and all the above property situated and lying at Mouza- Dakshin Behala , Pargana- Balia, Dist. Collectorate Touzi No.1523 , R.S No. 84, J.L No.16, , within the ambit of South Suburban Municipality under Ward No.25, being known forming part and separate and demarcated portion of Holding No. 81/75 Banerjee Para Road, Police Station- Behala , Dist. 24 Parganas (South).

**AND WHEREAS** in view of aforesaid Partition , **Biswanth Das** became absolute owner in respect of land measuring more or less **06 Cottahs 07 Chittaks 36 sq.ft** under Plot Nos. 5,10,12,20 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 under Schedule "GHA" marked with YELLOW border and while he was possessing and enjoying the said Land died intestate on 16.03.2005 leaving behind him surviving **wife** namely **GITA DAS**, one son namely **BIPLAB KUMAR DAS** to inherit above landed property left by said **Biswanth Das** having  $\frac{1}{2}$  undivided share each as wife and son and they have been enjoying the said property in ejmali.

**AND WHEREAS** by virtue of aforesaid Partition , **Sandhya Das** became absolute owner in respect of land measuring more or less **07 Cottahs 02 Chittaks 11 sq.ft** under Plot Nos. 4,8,9,14,16 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 under Schedule "UNGA" marked with MERUN border and while she was possessing and enjoying the said Land she

gifted some portions measuring 2 Cottahs 6 Chittaks 34 sqft to her nephews, 4 sons of **MadanMohan Das** as mentioned hereinabove retaining all that piece and parcel of land measuring **4 Cottha 13 chittaks 22** sq.ft in Plot Nos. 4,16 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 and she has been enjoying the said land measuring **4 Cottha 13 chittaks 22** sq.ft peacefully by paying rates to the concerned offices.

**AND WHEREAS** for the sake of mutual benefit Smt. Sandhya Das, Smt. Gita Das and Sri. Biswanath Das amalgamated their property vide a registered Deed of Exchange dated 23.09.2020 in the office of the A.D.S.R.Behala South 24 Parganas and the same was recorded in Book - I, Volume number 1607-2020, Pages from 220982 to 221009 being number 160706248 for the year 2020.

**AND WHEREAS** That the Owner herein for the purpose of Development of their premises but due to their paucity of fund they wish to appoint an eminent Developer to develop the said property for construction in his said Property a building consisting of several flat/s and spaces therein at the cost of the Developer as per scheme or plan made by him.

**The Developer herein knowing the proposal of Land Owner has agreed to take over the said Development work on Premises No. 63/2A, Banerjee Para Road Road, P.S. Sarsuna, Kolkata - 700061 and they had executed two Joint Venture Agreement with Development Power dated 05.07.2019**



being number 160707086 for the year 2019 and on 28.01.2020 being number 160700870 both registered in the office of the A.D.S.R Behala 24 Parganas South with mentioned there in.

The Developer duly sanctioned a building plan from the Building Department of Kolkata Municipal Corporation on 01.12.2023 being number 2023140224.

That being approached by the Developer herein, the Purchaser herein has agreed to acquire and purchase a flat being No.2B facing South and West, measuring about 1095sq. ft super built up area, with all common facilities attached therein together with undivided proportionate share of the land underneath and with other easement and quasi easement right attached thereto along with 120 sqft car parking space on the ground floor at the said Premises No.63/2A, Banerjee para Road P.S. Sarsuna, Kolkata – 700 061 which is more fully and particularly described in the Schedule – ‘B’ hereunder written and hereinafter altogether to as the “Flat” at or for the price of Rs.40,50,000/- (Forty Lakh Fifty Thousand ) only on certain terms and conditions which have been agreed between the parties hereto and recorded hereunder.

**NOW THIS INDENTURE WITNESSETH** as follows:

**THAT** in pursuance of the agreement for sale dated ..... Day ..... 2024, and in consideration of the said sum of Rs...../- (.....) only being true and lawful money of the Union of India paid by the purchasers to the vendor herein on or before execution of these presents, the receipt whereof the vendor herein has admitted and acknowledged as per the Memo of Consideration written hereunder) towards the costs of the ..... and ..... facing ..... sqft ..... Floor Flat being numbered .... with the proportionate land of the Schedule ‘A’ premises along with open car parking space each measuring..... sqft the vendor herein **DOETH** hereby forever release, acquit, exonerate, sell, convey, transfer and discharge upon the purchasers in respect of **ALL THAT** piece and parcel of the .....facing .....Floor Flat measuring about ..... super built up area a little more or less consisting ...bed rooms, one drawing – cum - dining - one kitchen, two toilets one balcony on the .....Floor together with the undivided proportionate share of land and 01open car parking space measuring 100 sqft each along with easement rights of

common areas, passages, pathways, installations, fittings, fixtures of the said building lying and situated at premises number. 63/2A, Banerjee Para Road, Ward No.127, Kolkata – 700061, P.S. Sarsuna (within the limits of the Kolkata Municipal Corporation, District South 24 Parganas (particularly mentioned in the respective schedule 'B' hereunder written) and delineated in **RED** Border Lines in the attached Plan/Map which is the part and parcel of this Deed of Conveyance, the Developer herein DOTH hereby grant, convey, sell, transfer, assign and assure absolutely unto the Purchasers **ALL THAT** the impartible undivided proportionate interest in the land of the said schedule 'A' Premises **TOGETHER WITH** all easement and quasi-easement or other stipulations and provisions for the beneficial use and enjoyment of the said flat (more fully and particularly described in the Schedule 'B' hereunder written) along with the right to use the common areas, and facilities and installations of the said building such as open spaces surrounding the building, main entrance gate, boundary wall, stair case, landings, lobbies, underground and overhead water reservoir, septic tank, drainage, sewerage, common meter spaces, pump room (with the absolute ownership right of all sanitary fittings, fixtures, windows, grills, electrical wiring, lighting installed or situated in the said flat) pipeline, lighting on common passages, plumbing installations, common water tap and other common installations of the said building more fully described in the Schedule 'C' hereunder written in common with all other owners or occupiers of the flats of the building for the purpose of uninterrupted ingress, egress and use of the said property **OR HOWSOEVER OTHERWISE** the said property now are or is or at any time heretofore were, was, situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all yards, compounds areas and other rights, lights, liberties, easements, privileges, appendages, appurtenances, benefits and advantages, whatsoever belonging or in any way appertaining to or usually held and occupied, enjoyed, accepted or reputed to belong or appurtenant thereto **AND** the reversion or reversions, reminders and the rents, issues and profits thereof and every part thereof **AND** all the estate right, title, interest, inheritance, use, trust, property and possession claim and demands whatsoever upon the Schedule 'B' mentioned flat both at law and in equity of the vendor unto and upon or in respect of the said property or every part thereof **AND** all deeds, muniments, writing/writings and other

evidences of title exclusive relating to or concerning the said property or any part thereof which now are or is or at any time or times shall or may be in possession custody or power of the vendor herein and can or may procure the same without any action or suit of law or in equity **TO HAVE AND TO HOLD** the said property hereby sold unto the purchasers and forever delivered and transferred the said flat mentioned in the Schedule 'B' hereunder written which is absolutely free from all encumbrances, trusts, liens, lis pendens, attachments, claims and demands **WHATSOEVER** and the property thus purchased by the purchasers and the purchasers along with their respective heirs, executors, successors shall have the right to use, occupy and possess the flat absolutely together with the common parts in common with other co-owners, purchasers of the said building and such common parts being occupiers of the common parts described in the respective schedule hereunder **AND** the purchaser shall use, occupy, possess, let out and also shall have right to sell, convey, transfer, gift, lease, mortgage, convey or dispose of the said flat and the undivided proportionate share of said land and some common restrictions upon the purchaser along with other purchasers of the flats for the development and maintenance of the said property for future benefits of the purchasers and other owners and occupiers of the building **AND** also subject to the purchasers shall pay and discharge the payment of all taxes and other impositions of the said flat wholly and the said building proportionately.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS** as follows:

a. **THAT NOTWITHSTANDING** anything hereto before done or suffered to the contrary the vendor has good and absolute right, title and authority to sell, convey and transfer the schedule mentioned property free from all encumbrances, charges, liens, lis pendens, demands and claims whatsoever particularly described in the schedule hereunder written and all right, privileges and appurtenances thereunto belonging and hereby sold, conveyed and transferred and that the vendor has not done or knowingly suffered anything whereby the property may be encumbered effected or impeached in estate title or otherwise.

b. That the vendor shall and will at all times indemnify and keep indemnified and keep harmless the purchasers against all claims, demands, whatsoever in respect of the said property hereby sold and conveyed and make good the purchasers of all losses, costs and expenses that may be accrued or be incurred by reason of any defect, deficiency that may be found or detected in right, title and interest in the said property and for getting the same right.

c. That the purchasers shall henceforth peacefully and quietly hold, possess and enjoy the rents, issues and profits desirably from and out of the said property hereby sold without any lawful eviction, interruption, hindrances, claims or demands whatsoever from or by the vendor herein or any other person or persons claiming through or under entrust for the vendor and without any lawful hindrances and interruptions or disturbances by any person/persons whatsoever.

d. That all the rates, taxes and revenues and other impositions payable in respect of the said flat hereby sold have been fully paid by the vendor unto the date hereof and if any portion of such be found to have been remained unpaid for the period unto the date agreement for sale, the same shall be deemed to be the liability of the vendor and realisable from the vendor herein, but after handing over the possession in respect of the said flat by the vendor to the purchasers herein all the obligations are to be complied by the purchasers herein.

e. That the vendor herein shall at all times do and execute at the costs and expenses of the purchasers all such further acts, deeds and things and assurances as may be reasonably acquired by the purchasers for the better or further affecting and assuring the conveyance hereby sold and conveyed.

f. That the vendor has handed over today the respective copy of deed or other papers for inspection by the purchasers or other statutory authority in future, if required for mutation and other related works.

**THE PURCHASERS DOTH HEREBY COVENANT WITH THE VENDOR**

1. That upon delivery of possession of the flat hereby sold, the purchasers herein shall be entitled to use and possess the same and every part thereof exclusively and to the rent issues and profits thereof.
2. That the purchasers shall pay all the Municipal rates and taxes and other outgoings proportionately in respect of the said ..... floor flat mentioned in the Schedule 'B' herein from the date of execution of this deed of conveyance.
3. That the purchasers shall also apply for and mutate their name as the owner in respect of the ..... Floor flat being number .... hereby sold before the appropriate concerned authority at their own costs and the purchasers herein shall pay all taxes.
4. That the purchasers since this day provide all and punctually contribute and pay month by month and every month the proportionate share of the costs expenses and outgoings, if any, including the maintenance service charges.
5. That the purchasers shall keep with co-owners of other flats all sewers, drains, pipes, passages, staircase, maintenance, serving the said property in good condition jointly with the other owners of flat.
6. That the purchasers shall be entitled to make addition and alteration and renovation and as well as interior decoration of the said ..... Floor Flat without causing any damage to the other portion of the building or increasing structural load or structural change of any part of the building which may cause damage to the main building with the consent of the said owners' association, if necessary. The purchasers shall not pull down any wall or roof so that the other portion of the said building may be damaged or fall down or become insecure. Nothing can be done on the common wall except internal colour or plastering/repair works.
7. Save and except the said ..... Floor ..... facing flat hereby sold along with one open car parking space each measuring 100 sqft each, the purchasers shall have no exclusive claim or right of any nature or kind over or in respect of all other areas of the said building except

what has been granted to them by this conveyance in common with the inhabitants of the other apartments more particularly described Schedule 'B' hereunder written.

8. That subject to the above terms and conditions the purchasers of the said flat shall be entitled to exclusive use and absolute enjoyment thereof without any interruption by the vendor or any other person or persons.

9. That the said ..... Floor Flat being Number..... hereby granted or sold, transferred and conveyed shall be heritable and transferable.

**The vendor herein further covenants with the purchasers also as follows:**

As per West Bengal Apartment Act, the purchasers are the co-owner of the building and will enjoy all the common facilities such as water supply from overhead tank, sewer line, the sanitary function including proportionate right of water tank, common stair case, lift, lift landing etc.

b. The maintenance charges for the above items (common items) will be borne proportionately by the purchasers along with other flat owners/occupiers of the building.

c. The purchasers shall bear the proportionate costs of repairs of the sewers and drain, main water supply and also proportionate cost of repair of outside walls and common passages and common items.

**PROVIDED ALWAYS** it is hereby agreed and declared by and between the parties hereto that the purchasers shall observe and comply with and carry out the stipulations and obligations hereunder set out as follows:

1. The right of the vendor in common with the purchasers to electricity, telephone, water connection and the soil pipes or other parts of the building not conveyed and transferred to the purchasers through or over the said flat of building granted to the purchasers.

2. The purchasers shall keep the said ..... Floor .....facing flat hereby sold, conveyed and its walls, sewers, drains and pipes belonging or appertaining thereto in such state and

condition so as to support and protect the other part of the building not sold to the purchasers and the purchasers shall keep at their own proportionate costs and expenses the common areas and facilities of the said building in proper repair and condition and wind and water tight.

3. The purchasers shall not be entitled to claim any partition or division, separation or demarcation of the common areas, installations fittings of the buildings as the same shall always remain common, impartible, undivided and the purchasers with other co-owners of the building shall enjoy or use the same for the common purposes.

### **SCHEDULE 'A' ABOVE REFEREED TO .**

#### **SCHEDULE OF THE PROPERTY**

ALL THAT piece and parcel of homestead land measuring an area about 4 (Four) cottahs 11 (Eleven) chittacks 22 (Twenty Two) sq.ft, be the same or a little more or less, with old brick made structure thereon, comprised a Mouza Dakshina Behala, Pargana Balia J.L. No.16, R.S No.84, Touzi No.1523, C.S.Khaitan No. 379, C.S.Dag No. 131 Police Station- Sarsuna, within the District 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 127, lying and situated at and being Premises No. 63/2A, Banerjee Para Road, Kolkata- 700061 and Assessee no : 41-127-01-020775-7, along with all easement rights, paths, passages, ways and interest thereon, and the said property is butted and bounded by:

ON THE NORTH : Land of Dag No.128. 129 and 130  
ON THE SOUTH : 16 feet wide Common Passage.  
ON THE EAST : Others land.  
ON THE WEST : 12 feet wide Common Passage. .

**SCHEDULE 'B' ABOVE REFERRED TO**

**( Said Flat)**

All that the self contained flat being no ....., facing..... on the .....floor measuring .....sq ft super built up area and one open car parking space measuring 100 sqft on the ground floor of the G+ III storied building, along with undivided proportionate impartible share of all common ways , passages, facilities and amenities attached therein together with undivided proportionate share of the land underneath the said building lying and situated at present premises 63/2A, Banerjee Para Road, P.S. Sarsuna Kolkata 700061, along with all easement rights to ingress and egress thereto.

**COMMON PORTIONS**

**ALL THAT** undivided impartible proportionate share and / or interest in the land described in the SCHEDULE – “A” and common portions described in the schedule – “C”.

**THE SCHEDULE ABOVE REFERRED TO AS “C” :**

**Description of the common portions:**

1. Main stair on all floors .
2. Main Stair landings in all floors
3. Main entrance gate, side spaces, back spaces and common passage leading to main entrance gate.
4. Water pump, underground and overhead water reservoir, tanks, K.M.C. water connections, distribution pipe line.



5. Electricity, electric connections, pipe connections, pipelines, electric sub-station, electric wiring, electric meter, electric sub-meters, all electrical fittings and fixtures, appliances, equipments, lighting in all common areas and other installations.

6. Drainage, sewerage connections, pipe connections and lines.

7. Lift and Lift landings.

8. Boundary walls and main entrance gate with all the joint, joists, pillar, column, common wall, partition wall and other easement or quasi-easement rights.

Such common parts, areas, equipments, installations, fixtures, fittings and other spaces as well as the ultimate roof and terrace in or around the said building as are necessary for passage, user and occupation of the units/flats in common parts of the said building.

#### **COMMON EXPENSES.**

a. Repairing costs of the outside of the building, boundary walls to be borne proportionately with other owners.

b. Proportionate common meter costs.

c. Tax bills for common areas proportionately

d. Proportionate maintenance costs of the building including painting.

e. Proportionate costs of pump and maintenance thereof.

f. Proportionate costs of common electricity for lighting in the common areas of the building.

g. The capital or recurring expenditure for replacement repairing and rebuilding of the said portion and the said building and/or common facilities proportionately.

**IN WITNESS WHEREOF** the vendor, developer and the purchasers herein have put their respective seal and signature on this the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

**WITNESSES:**

**1.**

**SIGNATURE OF THE OWNERS**

**OPER**

**SIGNATURE OF THE DEVEL-**

**SIGNATURE OF THE PURCHASERS**

**2.**

Drafted By :

(.....)

Advocate, Alipore Court, Kolkata.

**MEMO OF CONSIDERATION**

RECEIVED from the within named Purchasers the within mentioned sum of Rs ...../- (Rupees ..... ) only being the total consideration price in respect of the ..... Floor flat being number ..... facing..... as mentioned in the respective schedule here in above, by following manner:

- |   |           |
|---|-----------|
| 1. .... Bank Cheq.No..... dated .....   | Rs...../- |
| 2. .... Bank Cheq. No. .... dated ..... | Rs...../- |
| 3. .... Bank Cheq. No. .... dated ..... | Rs...../- |

**TOTAL**

Rs...../-

**WITNESSES:**

1.

**SIGNATURE OF OWNER.**

SKYARE DEVELOPERS FVT. LTD.  
*Pradeep Kumar Aulakh*  
DIRECTOR

**SIGNATURE OF DEVELOPER**

2.