

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the _____ day
of _____, in the year Two Thousand Twenty Four (2024)
;

BETWEEN

(1) **SRI PRADIP BISWAS** (PAN BBBPB2191Q) (AADHAAR NO. 9680-9375-5694), (2) **SRI DILIP BISWAS** (PAN BMLPB0305D) (AADHAAR NO. 2913-3570-8326), both sons of Late Gouranga Biswas, both by faith Hindu, both by occupation - Service, both by Nationality Indian, both residing at A 6/15. Diamond Park, Post Office Joka, Police Station - Haridevpur, Kolkata - 700104, District - South 24 Parganas, (3) **SMT. SHIKHA GHOSH** (PAN AFQPG3560C) (AADHAAR NO. 5133-0611-8256), wife of Durgapada Ghosh, daughter of Late Gouranga Biswas, by faith Hindu, by occupation - Retired, by Nationality Indian, residing at 18/B Diamond Park, Post Office Joka, Police Station - Haridevpur, Kolkata - 700104, District - South 24 Parganas, (4) **SMT. REKHA CHOWDHURY** (PAN APYPC4356C) (AADHAAR NO. 6630-7298-1539), wife of Kalyan Chowdhury, daughter of Late Gauranga Biswas, by faith Hindu, by occupation -

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Proprietor

Housewife, by Nationality Indian, residing at Saroj Park, Post Office and Police Station - Barasat, Kolkata - 700124, District-North 24 Parganas, (5) **MISS KANIKA BISWAS** (PAN ASNPB7152R) (AADHAAR NO. 4253-4756-9572) daughter of Late Gouranga Biswas, by faith Hindu, by occupation - Household duty, by Nationality Indian, residing at A 6/15, Diamond Park, Post Office Joka, Police Station - Haridevpur, Kolkata - 700104, District-South 24 Parganas, hereinafter referred to and collectively called as the "**LAND OWNERS**" (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART** represented by their **Constituted Attorney SRI DIPAK KUMAR HALDER** (PAN AAZPH0522P) (AADHAAR No. 9092-3781-9554), son of Tulsi Charan Halder, by faith - Hindu, by occupation - Business, residing at 10, Shibrampur, K.D. Road, Post Office Sarsuna, Police Station Sarsuna, Kolkata - 700061, District South 24 Parganas, sole Proprietor of "**D.D. CONSTRUCTION & PROJECTS**" a Proprietorship concern having its office at 10, Shibrampur, K.D. Road, Post Office Sarsuna, Police Station

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Sarsuna, Kolkata - 700061, District South 24 Parganas, by way of a Development Power of Attorney, duly registered on 19.04.2022, in the office of A.D.S.R Behala and recorded in Book No. 1, Volume no. 1607-2022, Pages 192368 to 192400, being No. 160705565, for the year 2022.

A N D

"D.D. CONSTRUCTION & PROJECTS" a Proprietorship concern having its office at 10, Shibrampur, K.D. Road, Post Office Sarsuna, Police Station Sarsuna, Kolkata - 700061, District South 24 Parganas, represented by its sole proprietor **SRI DIPAK KUMAR HALDER** (PAN AAZPH0522P) (AADHAAR No. 9092-3781-9554), son of Tulsi Charan Halder, by faith - Hindu, by occupation - Business, residing at 10, Shibrampur, K.D. Road, Post Office Sarsuna, Police Station Sarsuna, Kolkata - 700061, District South 24 Parganas, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.**

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_____ (PAN _____) (AADHAAR No. _____), son of _____, by faith/ Religion Hindu, by Nationality Indian, by Occupation _____, residing at _____, Post Office - _____, Police Station - _____, Kolkata - 700 _____, District South 24-Parganas hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

WHEREAS one Khukurani Biswas, since deceased purchased land measuring more or less 05 Cottahs lying and situated at Mouza - Kalua, Pargana - Magura, Touzi No. 58 and 98, J.L No. 22, Revenue Survey No. 336, comprised in Dag No. 59, appertaining to Khatian No. 446, under Police Station - Behala thereafter Thakurpukur now Haridevpur, in the District of 24 Pargana now South 24 Parganas from the then owner Smt. Sureshi Bala Sen by way of Kobala, which was duly registered on 24.05.1967 in the office of Sub Registrar of Alipore, District 24 Pargana and recorded in Book No. I, Volume No. 74, Pages

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from 40 to 42, being No. 3628 for the year 1967 for the valuable consideration mentioned therein.

AND WHEREAS after purchase the said Late Khukurani Biswas mutated her name in the record of the Kolkata Municipal Corporation and the property known and numbered as Premises No. 111, Diamond Park under KMC Ward No. 143, Kolkata- 700104.

AND WHEREAS while enjoying and possession of the said land, the said Khukurani Biswas died intestate on 17.01.2022 leaving behind her two sons namely SRI PRADIP BISWAS and SRI DILIP BISWAS and two married daughters namely SMT. SHIKHA GHOSH and SMT. REKHA CHOWDHURY and one unmarried daughter MISS. KANIKA BISWAS as her legal heirs and successors to her property she left. Be it mentioned that Gouranga Biswas husband of said deceased Khukurani Biswas died on 05.02.2008 which is prior to the death of said Khukurani Biswas.

AND WHEREAS the said SRI PRADIP BISWAS, SRI DILIP BISWAS, SMT. SHIKHA GHOSH, SMT. REKHA CHOWDHURY

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and MISS. KANIKA BISWAS by way of inheritance became the joint undivided owners of the said land measuring more or less 05 Cottahs lying and situated at Mouza - Kalua, Pargana - Magura, Touzi No. 58 and 98, J.L No. 22, Revenue Survey No. 336, comprised in Dag No. 59, appertaining to Khatian No. 446, being Kolkata Municipal Corporation Premises No. 111, Diamond Park under Ward No. 143, Kolkata - 700104, under Police Station Behala thereafter Thakurpukur now Haridevpur, in the District of 24 Pargana now South 24 Parganas herein and jointly enjoying the right, title and interest of the said landed property and also have enjoying the same by paying rents and taxes to the authorities concerned regularly without any hindrances from any corner whatsoever and the land is free from all encumbrances.

AND WHEREAS the said SRI PRADIP BISWAS, SRI DILIP BISWAS, SMT. SHIKHA GHOSH, SMT. REKHA CHOWDHURY and MISS. KANIKA BISWAS of the FIRST PART herein has entered into an Joint Venture Development Agreement and Development Power of Attorney and the deed was duly registered on 19.04.2022, in the office of A.D.S.R Behala and

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recorded in Book No. I, Volume no. 1607-2022, Pages 192368 to 192400, being No. 160705565, for the year 2022 and recorded in Book No. I, Volume no. 1607-2022, Pages 192224 to 192241, being No. 160705586, for the year 2022, respectively with the Developer "**D.D. CONSTRUCTION & PROJECTS**" Proprietorship concern having its office at 10, Shibrampur, K.D. Road, Post Office Sarsuna, Police Station Sarsuna, Kolkata - 700061, District South 24 Parganas, Represented by its sole Proprietor **Sri Dipak Kumar Halder** for proposed construction of a multistoried building thereon consist of residential flats/shops/car parking spaces in accordance with the terms and conditions laid down therein.

AND WHEREAS the owners herein became the joint undivided owners of land measuring more or less 5 Cottahs having peaceful possession thereof without any hindrances from any corner whatsoever and the land is free from all encumbrances.

AND WHEREAS while seized and possessed the Owners hereinstated above mutated their names in the Kolkata Municipal Corporation and recorded as Premises No. Premises

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No. 111, Diamond Park under Ward No. 143, Kolkata - 700104, under Police Station Behala thereafter Thakurpukur now Haridevpur, in the District of 24 Pargana now South 24 Parganas, Assessee No. 71-143_____ on paying rent and taxes to the authority concern regularly.

AND WHEREAS the owners herein with the help of Developer also received sanctioned building plan being Building Plan No. 2023160127 dated 10.06.2023 from Kolkata Municipal Corporation for proposed construction of a ground + three storied building divided into residential flats/ shops/car parking spaces in the said premises.

AND WHEREAS while seized and possessed the aforesaid property, the owners herein being desirous of developing their property by raising a multistoried building thereon are looking for a prospective developer to develop the Schedule mentioned property as per sanctioned building plan by Kolkata Municipal Corporation according to its specification.

AND WHEREAS party of the Second Part is carrying on business of such promotion, development and construction of

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properties and have full experience and confidence in this type of work.

AND WHEREAS as per the said Development Agreement, inter alia contained the following clauses :-

(i) The Owners have agreed to allow the Developer/ Promoter to construct the building for developing the property described in the Schedule hereunder by investing necessary funds by the said Promoter/ Developer.

(ii) The Developer/Promoter will construct the building as per the sanctioned Plan in the land of the Owners as per the specification and Owners will co-operate in all respect as per Development Agreement.

(iii) After construction of the building the Developer/ Promoter will provide the owners' allocation on the _____ Floor as per super built up area to be constructed as per the sanctioned Building Plan, as the Owners' Allocation, subject to registration of Deed of Partition in due course.

(iv) The Owners have further decided, confirm and assured that the said Premises is free from all encumbrances, charges,

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liens, lispens, stipulations, requisitions and trusts of whatsoever nature and the Owners have further declared that there are no impediments, legal or otherwise, to sale, transfer of the said Premises in any manner whatsoever and whereas the said Premises does not hit the Urban Land (Ceiling & Regulations) Act, 1976.

AND WHEREAS in pursuance to the said Agreement the Developer/Promoter have duly completed the said building as per the sanctioned Building Plan and specifications in all respects.

AND WHEREAS Promoter/Developer has seized and possessed balance area of residential flats/shops/car parking space on _____ floor of the building of construction as his allocation and he is enjoying the same by keeping his area of the said Ground + Three storied residential building possession uninterruptedly without any hindrance from any corner whatsoever.

AND WHEREAS the Purchaser herein wanted to purchase a flat in the said building measuring more or less _____

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Square Feet super built up area on the _____ Floor being Flat No. _____ at a consideration of Rs. _____/- (Rupees _____) only and entered into an Agreement for Sale on _____ for purchase of a flat being No. _____ on the _____ Floor and paid a sum of Rs. _____/- on this date of Agreement as an advance to the Developer.

AND WHEREAS as per the said Agreement for Sale the Purchaser herein agreed to purchase the said flat measuring _____ **Square Feet** super built up area being **Flat No.** _____, on the _____ **Floor**, _____ side in the said building at a total consideration price of **Rs.** _____/- (**Rupees** _____) **only** and accordingly the promoter has also agreed to sale the said flat to the Purchaser herein and received the consideration money towards the price of the flat as per Memo of Consideration.

AND WHEREAS the Purchaser herein have agreed to purchase the said **Flat No.** _____, situated on the _____ **Floor**, _____ **Side**, totally measuring a super built up area of more or less _____ **Square Feet**, consisting of _____ Bed Rooms, One Kitchen, One Drawing cum Dining

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Room, _____ Toilet, One Veranda, in the said Premises No. 111, Diamond Park under Ward No. 143, Kolkata - 700104, under Police Station Behala thereafter Thakurpukur now Haridevpur, in the District of 24 Pargana now South 24 Parganas, in the Building named _____ described more fully in the Second Schedule hereunder written at or for price or sum of **Rs. _____/- (Rupees _____) only.** The payment made by the Purchaser to the Developer/ Promoter as per the Memo of Consideration mentioned below which acknowledge by the Promoter/ Developer.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale and in consideration of the total sum of **Rs. _____/- (Rupees _____) only** well and truly paid by the Purchaser to the Developer /Confirming Party on or before the execution of these presents (the receipt whereof the Developer/Confirming Party doth hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the payment of the same and every part thereof the Developer/Confirming Party doth hereby acquit, release and forever discharge the said Purchaser as well

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Atipak Singh or Holder
Proprietor

as the said property hereby sold, transferred and conveyed) the Developer/Confirming Party doth hereby grant, transfer, convey, sell, assign and assure unto the Purchaser **ALL THAT** one self contained residential Flat being marked as _____ at the _____ Side on the _____ Floor of the said Ground + three storied building named as _____, measuring super built up area of _____ Square Feet more or less on the ____ Floor in the said building **TOGETHER WITH** undivided impartible proportionate share of total land measuring 5 Cottahs more or less with right to use common portions lying and situate at and being Premises No. 111, Diamond Park under Ward No. 143, Kolkata - 700104, under Police Station Behala thereafter Thakurpukur now Haridevpur, in the District of 24 Pargana now South 24 Parganas, together with all easement rights thereto more fully and particularly described in the Second Schedule hereunder written and delineated in the Plan annexed hereto and shown by Red Border lines **OR HOWSOEVER OTHERWISE** the said property now are or is or heretofore were or was situated, butted, bounded, called, known numbered described or distinguished **TOGETHER WITH** all paths passages, ways, sewers, drains, ditches, common fences

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and all other former and ancient rights, lights liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said property or in anywise appertaining thereto or usually held, used enjoyed or occupied therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions, remainder or remainders and the rents, issues and profits thereof **AND** all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said property and every part thereof **AND** all the deeds, pattahs, monuments, writings evidences of title whatsoever which exclusively relates to the said property or every part thereof which now are or hereafter shall or any be in the custody, power, control or possession of the Vendors or any person or persons from whom the said Vendors can or may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said property so to be unto and to the use of the said Purchaser absolutely forever free from all charges encumbrances and attachments.

AND WHEREAS the Owners/Vendors doth hereby covenant and agree with the said Purchaser that

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Selpan Kumar Haldar
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notwithstanding any act, deed or matters or things made by the said Owners done committed or knowingly permitted or suffered to the contrary the said Owners have now good right lawful and absolute authority by these present to grant, convey, transfer and assure the said messuage, tenement or dwelling Flat with proportionate share in land and the common spaces within the premises of the building, hereditaments and flat on the _____ Floor.

AND WHEREAS the said Purchaser shall and may at all times hereafter peaceably hold and enjoy the said messuage tenement or dwelling flat without any interruption, claim or demand whatsoever from or by the said Vendors or any other person lawfully or equitably claiming through or in trust for them.

AND WHEREAS that freely and clearly and absolutely acquired exonerated and discharged from or by the said Vendors and well effectually saved defended, kept harmless and indemnified or from and against all and all manner of former and other estates, rights, title, liens, charges and encumbrances whatsoever created made, done, occasioned or

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suffered by the Vendors or any person or persons rightfully claiming or to claim through or under or in trust for them.

AND WHEREAS that the said Owners/Vendors and all other person or persons having or claiming any estate, right, title, interest, demand whatsoever into or upon the said messuage, tenement, flat from through or under for them shall and will from time to time and at all times hereafter upon every reasonable request and at the costs and expenses of the said Purchaser made to do execute and perfect or cause to be made or done, executed and perfected, corrected all such further and more perfectly conveyed assuring and confirming the said title, messuage or dwelling flat unto and to the said Purchaser forever in the manner aforesaid in favour of the Purchaser. The Vendors also do undertake to assist and co-operate with the Purchaser to supply or deliver up the relating papers covering property which may reasonably be required the by the Purchaser for reasonable and legal purposes.

The Purchaser will not be at liberty to construct any thing in the common space or on the roof which should remain common. The Purchaser having purchased the Flat, is at liberty

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Dipak Kumar Halder
Proprietor

to mutate his name and also will be liable to pay taxes and any outgoings on that score before the K.M.C. or any statutory body or any Govt. Authority from the date of purchasing the Flat.

AND WHEREAS that the Vendors/Owners covenant with the Purchaser and declares that they are well seized and in possession of the said portion of the Premises in their own right and possessing an indefeasible right, title and interest and have not in any way encumbered charged or caused to be charged the said portion of Premises No. 111, Diamond Park under Ward No. 143, Kolkata - 700104, under Police Station Behala thereafter Thakurpukur now Haridevpur, in the District of 24 Pargana now South 24 Parganas to be conveyed by this Deed of Conveyance **THE VENDOR ALSO AGREED** hereby and promises to indemnify against all actions proceedings, claims, demand, costs including corporation taxes and expenses as may be suffered by the Purchaser arising out of all acts, deeds, things, done or to be done in respect of the said portion of the land prior to the registration of this Deed of Conveyance. The Purchaser shall and may at all times peaceably and quietly enjoy and use the said portion of the Flat without any

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Srijay Kumar Halder
Proprietor

interference and interruption, claims and/or demands whatsoever from or by the Vendors or any other person/persons lawfully and/or equitably claiming through or under them or interest for them **AND** the Vendors further covenant that if it transpires that the Flat hereby conveyed is not free from all encumbrances as stated hereinbefore then the Vendors will be bound to make good and loss sustained by the Purchaser.

AND THE PURCHASER HEREBY COVENANTS WITH THE VENDORS/OWNERS IN THE MANNER as follows :-

1. That save and except the particular Flat No. _____, on the _____ Floor hereby sold the Purchaser shall have no access or claim or right of any nature or kind whatsoever or in respect of open spaces on the _____ Floor or in any other spaces of the Premises or any other Floor i.e. save and except the common portions of the building.
2. The Purchaser for the purpose of repairing maintaining cleaning lighting and keeping in good order and good conditions all sewers, drains, pipes, cables, covers, gutters or other convenience belonging to or used for the said building i.e. the

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Deepak Kumar Halder
Proprietor

common matters and things should be dealt with in the mood of co-operation.

3. The Purchaser shall not throw or accumulate any dirty rubbish or other refused articles or permit the same to be thrown or accumulated in the open areas or in any common places of the building and shall not cause any obstruction or nuisance on the said common passage, stair or in any common portion of this building.

4. The Purchaser may form any Co-operative Society with other Flat Owners if desires so. He shall not do anything that may cause or likely to cause breach of peace in the said building or locality. The Purchaser shall not at any time demolish or damage the said Flat or any part thereof or caused to be demolished or damage the same in any manner which may harm or disturb the other Flat Owners.

5. That Purchaser shall use the said Flat only for residential purposes and shall not carry on or caused to be caused on any obnoxious, injurious, noise, dangerous, illegal or immoral

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Deepa Kumari
Proprietor

activities in the said Flat or in the common areas and portions of the said Building.

6. The Purchaser shall not keep or store any offensive combustible hazardous or dangerous goods in the said Flat or in any portions of the said building.

7. The Purchaser shall also co-operate in all common affairs of the building and also will share the expenses proportionately with other occupants of the building like maintenances of the building, drains, sewerages and any other common portions and portions and purposes and also for common amenities and facilities as may from time to time be required for up keeping the building.

**AND IT IS FURTHER AGREED AND DECLARED
BETWEEN THE VENDORS AND THE PURCHASER :-**

1. The Purchaser shall have the full and absolute right of their purchased portion and on common spaces such as the other Purchaser/Co-owners and derives their title save and except of that of demolishing or committing waste in respect of this building in any manner so as to effect the other Co-owners

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Proprietor

who have already purchased and acquired or may hereafter purchase or acquire similar property rights.

2. The Purchaser shall also be entitled to sale gift mortgage lease or otherwise alienate this Flat No. _____ on the _____ Floor hereby conveyed to any person/persons without any consent of the Owner/Vendor or anybody else or any other Co-owners who may be hereafter acquire any right, title or interest similar to those acquired by the Purchaser under the terms of Conveyance.

3. The Purchaser's proportionate undivided interest in the soil or land and other common parts of the said building shall remain joint for all times with the other Co-owners who may hereafter or hereto before have acquired right, title and interest in any portion of the building it being hereby declared that such interest shall be impartible.

4. The Purchaser has inspected the title of the said land and also the building Plan in respect of the building and the Unit and is fully satisfied about the same and the construction of the

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Deepak Kumar Halder

Proprietor

building including the Unit and common portions as per specification.

AND THE DEVELOPER DOETH HEREBY COVENANT WITH THE PURCHASER as follows :-

1. That the Developer has duly completed the construction of the Unit and other portions and has since delivered vacant possession of the Unit i.e. Flat to the Purchaser.
2. That the Developer has no right, title or interest of any nature whatsoever in the Unit and the common portions except his portions, if any.
3. That the Developer doth hereby confirm the sale made by the Owners in favour of the Purchaser by these presents.

SCHEDULE-"A" ABOVE REFERRED TO :

ALL THAT piece and parcel of Bastu land measuring more or less 05 Cottahs with G+III storied building, lying and situated at Mouza - Kalua, Pargana - Magura, Touzi No. 58 and 98, J.L No. 22, Revenue Survey No. 336, comprised in Dag No. 59, appertaining to Khatian No. 446, under Police Station Thakurpukur now Haridevpur, being Kolkata Municipal

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Dejats Kumar Haldar
Proprietor

Corporation Premises No. 111, Diamond Park under Ward No. 143, postal address A6/15, Diamond Park, Kolkata- 700104, District- South 24 Parganas at present Additional District Sub - Registrar Office at Behala, within the limits of the Kolkata Municipal Corporation, South Suburban Unit, Behala butted and bounded in the manner following :-

BY THE NORTH : Land of Surendra Kumar Bhowmick.

BY THE SOUTH : 20' feet wide KMC Road.

BY THE EAST : Land of Alope Sarkar.

BY THE WEST : Land of Sureshi Bala Sen.

SECOND SCHEDULE I.E. SOLD OUT FLAT

ALL THAT piece and parcel of one self contained residential _____ Floor flat (lift facility), _____ Side Flat which is measuring the super built up area of more or less _____ Square Feet and carpet area _____ Square Feet more or less with _____ flooring consisting of _____ Bed Rooms, One Kitchen, One Drawing-cum-Dinning Room, _____ Toilets and One Veranda of the said Ground + three storied building along with proportionate share of land of the Premises No. Premises No. 111, Diamond Park under Ward No.

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Deepankar Kumar Halder
Proprietor

143, postal address A6/15, Diamond Park, Kolkata - 700104, District - South 24 Parganas Police Station Thakurpukur now Haridevpur, in the building named _____ details of which has been deduced in the First Schedule. Sold out Flat being marked as Flat No. _____ is being shown in the annexed Site Plan with **RED** border line which will be treated as part and parcel of this Deed of Sale.

THIRD SCHEDULE AS REFERRED TO ABOVE :

(COMMON AREAS AN FACILITIES)

1. The foundation, columns, girders beams, supports, main walls, corridors.
2. Path and passage for egress and ingress from and to the said flat.
3. The free ingress and egress of car from parking.
4. Staircase including the roof rights.
5. Common passage from K. M. C road to the Ground floor stair landing, water pump, water tank, reservoir and other plumbing installations and pump room.

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6. Common passage, drive ways, common areas under ground over head water reservoir.
7. Electrical wiring, motors, meter room, electrical fittings (except those which are installed for any particular unit) Electrical Sub-Station etc.
8. Boundary wall and main gate.
9. Such other fittings, equipment and fixtures which are being used commonly either for the common purpose or needed for using the individual facilities/amenities.
10. Sewers.
11. Common plumbing and other common relation.
12. Roof of the building.
13. Caretaker Room.
14. Lift, Lift Room, Lift well
15. Spaces between the boundary wall and outer wall of the building.
16. Electric Room.

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Proprietor

17. Such others common facilities and spaces as may be specially provided for.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(COMMON EXPENSES)

1. The expenses of maintaining, repairing, redecorating etc of the main structure and in particular the roof gutter and rain water pipes of the Building an enjoyed or used the purchaser/purchasers in common with the other occupiers of other Fiats and the main entrance, passages, landings and staircases of the Building as enjoyed by the purchaser in common as aforesaid the Boundary walls of the Building compound etc.
2. The costs of cleaning and lighting the passages, landing staircase and other part of the building as enjoyed or used by purchaser in common as aforesaid.
3. The cost of the salaries of the, collectors, chowkidars, sweepers, electricians. Lift man etc.

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4. Cost of working and maintenance of water, light, and Lift maintenance charge and service charges and the cost of electricity for lighting the common areas and Lift.
5. Insurance of the building.
6. Capital or recurring expenditure for replacement and re-building of the flats, building and of any common facilities utilities.
7. Such other expenses as per demand by the society/ owner's Association of the building necessary or incidental for the maintenance and up keep of the Building.

IN WITNESS WHEREOF the Parties hereto have executed and delivered these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
by the Parties at Kolkata in the
presence of :

1.

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Deepak Kumar Halder
Proprietor

(SIGNATURE OF THE VENDORS
REPRESENTED BY THEIR
CONSTITUTED ATTORNEY)

2.

**Drafted as per instruction
of both the parties :**

Advocate

MEMO OF CONSIDERATION

RECEIVED by D.D. Construction & Projects on and from the within named Purchaser the within mentioned full and final consideration money of **Rs. _____ /- (Rupees _____)** **only** as per Memo given below :-

Sl. No.	Name of the Bank & Branch	Demand Draft No.	Date	Amount (Rs.)
1.				
2.				
3.				

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Shekhar Kumar Haldar
Proprietor

10/12/2019
D.D. CONSTRUCTION & PROJECT
10/12/2019

4.				
5.				
6.				
Total:				Rs.

(Rupees) only.

WITNESSES :

1.

(SIGNATURE OF THE DEVELOPER/ PROMOTER)

2.

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Deepak Kumar Haldar
Proprietor