

DEED OF CONVEYANCE

THIS IDENTURE is made on this _____ day of _____, Two Thousand
and _____ (20 _____),

BETWEEN

(1) SMT. BASANTI GHOSH, (PAN – AUCPG9991Q, AADHAAR NO. 3457 3524 3429), daughter of Late Bhusan Chandra Ghose, by cast and religion – Hindu, by occupation- Housewife, by nationality – Indian, residing at 9/1C, Hem Dey Lane, Post Office – Sinthee, Police Station – Sinthee, Kolkata – 700050, **(2) SMT. ANJALI GHOSE ALIAS ANJALI GHOSH (PAN – AUCPG9992P, AADHAAR NO. 6936 4269 9308)**, daughter of Late Bhusan Chandra Ghose, by cast and religion – Hindu, by occupation- Housewife, by nationality – Indian, residing at 9/1C, Hem Dey Lane, Post Office – Sinthee, Police Station – Sinthee, Kolkata – 700050, **(3) SMT. RINA GHOSH ALIAS RANI GHOSH, (PAN – AIOPG9846Q, AADHAAR NO. 4014 6454 3354)**, daughter of Late Sambhu Nath Ghosh alias Shambhunath Ghosh and wife of Subir Ghosh, by cast and religion – Hindu, by occupation- Housewife, by nationality – Indian, residing at 6 J.N. Lahiri Road, Post Office – Sreerampore, Police Station – Sreerampore, District – Hooghly, Pin - 712201, **(4) SMT. TULIKA JANA, (PAN – AETPJ4390P, AADHAAR NO. 2996 8250 1114)**, wife of Devasish Jana and daughter of Late Sambhunath Ghosh, by cast and religion – Hindu, by occupation- Housewife, by nationality – Indian, residing at AE788, Salt Lake City, AE Market, Sector – I, Bidhannagar C.C. Block, Post Office – Bidhannagar C.C. Block, Police Station – Bidhannagar, Kolkata – 700064, **(5) SMT. TUHINA BOSE, (PAN – BAQPB0953E, AADHAAR NO. 8877 1357 7798)**, wife of Sankar Bose and daughter of Late Sambhunath Ghosh, by cast and religion – Hindu, by occupation- Housewife, by nationality – Indian, residing at 18/B, Mondalpara Lane, Post Office – Noapara, Police Station – Baranagar, Kolkata – 700090, **(6) SHRI SOMENATH GHOSH, (PAN – AKYPG3734D, AADHAAR NO. 3138 8571 5634)**, son of Late Gopal Chandra Ghosh, by cast and religion – Hindu, by occupation - Service, by nationality – Indian, residing at Ramkrishna Park, Sodepur, Panihati, Post Office –

Sodepur, Police Station – Sodepur (Ghola), Kolkata – 700110, hereinafter jointly called and referred to as the **OWNERS/FIRST PARTY** (which expression shall unless executed by or repugnant to the context be deemed to include their respective legal heirs/heiresses, executor, administrator, legal representatives and/or assigns) of the **FIRST PART** by virtue of Developer Power of Attorney dated 17.01.2022 represented by their constituted Attorneys **(1) SHRI AJAY KUMAR SAHA, (PAN – AYIPS0066Q, AADHAAR NO. 9790 2632 2551)**, son of Late Nirmal Kumar Saha, by cast and religion – Hindu, by occupation - Business, by nationality – Indian, residing at Premises No. 58G, Satchasi Para Road, Post Office and Police Station – Cossipore, Kolkata – 700002, **(2) SHRI SAMAR KUMAR SAHA, (PAN – ALFPS5270G, AADHAAR NO. 3742 6880 4007)**, son of Late Sudhir Kumar Saha, by cast and religion – Hindu, by occupation - Business, by nationality – Indian, residing at Premises No. 64/98C, Khudiram Bose Sarani, Flat No. B – 703, 7th Floor, Block – Salboni, Post Office – Belgachia, Police Station – Ultadanga, Kolkata – 700037, and also residing at Dakshinpara, Rajhat, Police Station – Polba, Dadpur, District – Hooghly, Pin – 712123 and the said Development Power of Attorney was registered with the office of Additional Registrar of Assurance – IV, Kolkata and recorded in Book No. I, Volume No. 1904 – 2022, Pages from 146182 to 146236, being No. 190400582 for the year 2022.

AND

hereinafter called and referred to as the **PURCHASER** (which expression shall unless executed by or repugnant to the context be deemed to include their respective legal heirs/heiresses, executor, administrator, legal representatives and/or assigns) of the **SECOND PART**.

AND

S.N. DEVELOPER, (PAN - AEJFS2218H), a partnership firm constituted within a meaning of Indian Partnership Act, 1932 having its place of business at 58G, Satchasi Para Road, Post Office and Police Station – Cossipore, Kolkata – 700002, being represented by its **PARTNERS (1) SHRI AJAY KUMAR SAHA, (PAN - AYIPS0066Q, AADHAAR NO. 9790 2632 2551)**, son of Late Nirmal Kumar Saha, by cast and religion – Hindu, by occupation - Business, by nationality – Indian, residing at Premises No. 58G, Satchasi Para Road, Post Office and Police Station – Cossipore, Kolkata – 700002, **(2) SHRI SAMAR KUMAR SAHA, (PAN - ALFPS5270G, AADHAAR NO. 3742 6880 4007)**, son of Late Sudhir Kumar Saha, by cast and religion – Hindu, by occupation - Business, by nationality – Indian, residing at Premises No. 64/98C, Khudiram Bose Sarani, Flat No. B – 703, 7th Floor, Block – Salboni, Post Office – Belgachia, Police Station – Ultadanga, Kolkata – 700037, and also residing at Dakshinpara, Rajhat, Police Station – Polba, Dadpur, District – Hooghly, Pin – 712123 hereinafter jointly called and referred to as the **DEVELOPERS** (which expression shall unless executed by or repugnant to the context be deemed to include their respective legal heirs/heiresses, executor, administrator, legal representatives and/or assigns) of the **THIRD PART**.

WHEREAS by a registered Deed of Conveyance dated 18th day of May 1949 corresponding to Bengali dated 4th Jaistha 1356 B.S. Sambhunath Ghosh, Biswanath Ghosh, Ajit Kumar Ghosh and Gopal Chandra Ghosh purchased ALL THAT piece and parcel of bastu land measuring area about 06 (six) Cottahs 09 (nine) Chittacks 16 (sixteen) Sq.Ft. be the same a little more or less TOGETEHR WITH structure lying and situated the then Division – I, Sub-Division – 14, Holding-190 , Mouza - Sinthi, previously 56. Barrack Pore Trunk Road known

as Emareld Bower , then 8 East Uttarpar Lane and subsequently at and being 9 / 1A , Hem De Lane and 9 / 1C , Hem De Lane presently amalgamated Premises No. 9 / 1A . Hem De Lane , P.S. - Sinthee , Kolkata - 700050 under Kolkata Municipal Corporation, under Asseessee No.-110021000139 , Borough No.- 1, Ward No. 2, with common passage and all facilities with easement right with common passage and all facilities with easement right hereinafter for the sake of brevity referred to as the “Said Premises” and more particularly described in the SCHEDULE written hereunder and the said Deed of Conveyance was registered with the Office of Registrar of Calcutta and recorded in Book No. - I , Volume No.- 56 , Pages - 6 to 11, Being No.- 1689 for the year 1949 of the said Registration Office;

AND WHEREAS by virtue of purchase as aforesaid Sambhunath Ghosh, Biswanath Ghosh, Ajit Kumar Ghosh and Gopal Chandra Ghosh had become the joint absolute owners in respect of the “Said Premises” and/or seized and possessed thereof and/or well and sufficiently entitled to;

AND WHEREAS aforesaid Gopal Chandra Ghosh died intestate on 15/09/2005 leaving behind his son Somenath Ghosh to inherit to his estate, be it mentioned herein that his wife Shila Ghosh demises on 09/05/1995;

AND WHEREAS by virtue of inheritance as aforesaid Sambhunath Ghosh, Biswanath Ghosh, Ajit Kumar Ghosh and Somenath Ghosh had become the joint absolute owners in respect of the “Said Premises” and/or seized and possessed thereof and / or well and sufficiently entitled to ;

AND WHEREAS aforesaid Ajit Kumar Ghosh died intestate on 11/10/2007 leaving behind his daughter SMT . SUJITA PRAMANICK and son of his predeceased son Subhankar Ghosh (Son of Late Sujit Ghosh) and widow of a pre deceased son Sabitri Ghosh (wife of Late Sujit Ghosh) to inherit to his estate, be it mentioned herein that his wife Kalyani Ghosh demise on 25/11/1986 and his predeceased son Sujit Ghosh died on 08/01/2007;

AND WHEREAS by virtue of inheritance as aforesaid Sambhunath Ghosh, Biswanath Ghosh, Smt. Sujita Pramanick, Subhankar Ghosh, Sabitri Ghosh and Somenath Ghosh had become the joint absolute owners in respect of the “Said Premises” and/or seized and possessed thereof and/or well and sufficiently entitled to;

AND WHEREAS aforesaid Sambhu Nath Ghosh died intestate on 23/01/2010 leaving behind his widow Anjali Ghosh alias Anjali Ghose and three daughters Rina Ghosh alias Rani Ghosh, Tulika Jana and Tuhina Bose to inherit to his estate;

AND WHEREAS aforesaid Biswanath Ghosh died intestate unmarried on 25/04/2021 leaving behind his sister Basanti Ghosh surviving him to inherit to her estate;

AND WHEREAS by virtue of inheritance as aforesaid 1. Smt. Basanti Ghosh, 2. Smt. Anjali Ghosh alias Ghose, 3. Smt. Rina Ghosh alias Rani Ghosh, 4. Smt. Tulika Jana, 5. Smt Tuhina Bose, 6. Sri Subhankar Ghosh, 7. Smt Sabitri Ghosh , 8. Smt. Sujita Pramanick , 9. Somenath Ghosh have become the joint absolute owners in respect of the “Said Premises” and / or seized and possessed thereof and / or well and sufficiently entitled to;

AND WHEREAS by a registered Deed of Conveyance dated 01/10/2021 aforesaid Sri Subhankar Ghosh, Smt. Sabitri Ghosh, Smt . Sujita Pramanick, sold, transferred, assigned and assured their total undivided 1 / 4th share and / or interest of the ' Said Premises ' unto and in favour of Smt. Rina Ghosh alias Rani Ghosh , 4. Smt . Tulika Jana , 5. Smt. Tuhina Bose and the said Deed of Conveyance was registered with the Office of District Sub Registration Office 1, Barasat, North 24 Parganas and recorded in Book No. - I, Volume No. 1501-2021, Pages - 442010 to 442058 , Deed No.- 150112292 for the year 2021 of the said Registration Office ;

AND WHEREAS for reason as aforesaid Basanti Ghosh , Smt Anjali Ghosh alias Anjali Ghose, Smt. Rina Ghosh alias Rath Ghosh , Smt . Tulika Jana , Smt. Tuhina Bose, Somenath Ghosh have become the absolute OWNERS in respect of the "Said Premises" and/or seizes and possesses the "Said Premises" and/or absolutely well and sufficiently entitled to ;

AND WHEREAS the OWNERS herein being desirous of getting the "Said Premises" developed by and through a DEVELOPER have jointly proposed to the DEVELOPER herein to develop the " Said Premises " by constructing building upon the ' Said Premises ' at the cost and expenses of the DEVELOPER ;

AND WHEREAS the OWNERS have entered into an Agreement for Development dated 17/01/2022 with the Developers , " S.N. DEVELOPER " , a Partnership firm constituted within the meaning of the Indian Partnership Act 1932, having its place of business at 58 / G , Satchasi Para Road , Police Station - Cossipore, Post Office -

Cossipore, Kolkata 700002, and the said Deed of Conveyance was registered with the Office of A.R.A. - IV, Kolkata and recorded in Book No. - 1, Volume No.- 1904-2022, Pages from 137450 to 137511 , Being No.- 190400498 for the year 2022 of the said Registration Office AND the VENDORS have also tendered Development Power of Attorney on the even dated 17/01/2022 represented by their constituted Attorneys 1. SRI AJAY KUMAR SAHA son of Late Nirmal Kumar Saha residing at 58G , Satchasi Para Road, Police Station - Cossipore, Post Office – Cossipore, Kolkata - 700002, 2. SRI SAMAR KUMAR SAHA son of Late Sudhir Kumar Saha, residing at Flat no. B 703, 7th Floor, Block Salboni, 64/98c, Khudiram Bose Sarani, Police Station - Ultadanga , Post Office - Belgachia, Kolkata 700037, also of Dakshinpara , Rajhat , Polba , Dadpur , Hooghly- 712123, and the said Development Power of Attorney was registered with the Office of A.R.A. - IV , Kolkata and recorded in Book No.- I , Volume No.- 1904-2022 , Pages from 146182 to 146236 , Being No.- 190400582 for the year 2022 of the said Registration Office.

AND WHERE AS the OWNERS herein being desirous of getting the “Said Premises” developed by and through a DEVELOPERS have engaged **S.N. DEVELOPER, (PAN – AEJFS2218H)**, a partnership firm constituted within a meaning of Indian Partnership Act, 1932 having its place of business at 58G, Satchasi Para Road, Post Office and Police Station – Cossipore, Kolkata – 700002, being represented by its **PARTNERS (1) SHRI AJAY KUMAR SAHA, (PAN – AYIPS0066Q, AADHAAR NO. 9790 2632 2551)**, son of Late Nirmal Kumar Saha, by cast and religion – Hindu, by occupation - Business, by nationality – Indian, residing at Premises No. 58G, Satchasi Para Road, Post Office

and Police Station – Cossipore, Kolkata – 700002, **(2) SHRI SAMAR KUMAR SAHA, (PAN – ALFPS5270G, AADHAAR NO. 3742 6880 4007)**, son of Late Sudhir Kumar Saha, by cast and religion – Hindu, by occupation - Business, by nationality – Indian, residing at Premises No. 64/98C, Khudiram Bose Sarani, Flat No. B – 703, 7th Floor, Block – Salboni, Post Office – Belgachia, Police Station – Ultadanga, Kolkata – 700037, and also residing at Dakshinpara, Rajhat, Police Station – Polba, Dadpur, District – Hooghly, Pin – 712123.

AND WHEREAASS the said **DEVELOPERS** has agreed with the **VENDORS** to get the “Said Premises” or on part thereof developed as per plan sanctioned by the Kolkata Municipal Corporation and entered into an Agreement for Development dated 17.01.2022 under certain terms, conditions, covenants and considerations thereto which was registered before the A.R.A. IV Kolkata, Recorded in Book No. I, Being No. 498 for the year 2022.

AND WHEREAS in terms of Agreement for Development a Power of Attorney has also been executed and registered on 17/01/2022 with the Office of A.R.A. IV Kolkata, Recorded in Book No. I, Being No. 582 for the year 2022 of the Registration Office and the DEVELOPERS constructed a building as per building sanction plan no. 2023010052, dated 05.08.2023 under Ward No. 2 , Borough No. – I.

AND WHEREAS in terms of the said Development Agreement the Developer has become sufficiently entitled to ALL THAT the self contained residential flat in the lying on the floor , measuring a Super Built Up area of sq.ft. more or less which include % Super Built Up area of side containing Rooms, One Dining, One

Kitchen, two Toilet, One Balcony having marble/tiles floor in the said building **TOGETHER WITH** proportionate share in land of the Premises No. 9/1A, Hem Dey Lane, P.S.-Sinthee, Kolkata-700050 **AND TOGETHER WITH** all other rights, liberties, easement appertaining thereto which is more particularly described in the **THIRD SCHEDULE** written hereunder and hereinafter for the sake of brevity referred to as the "Said Flat" from the Developer's Allocation and the Developer herein proposed to sell, transfer, assign and assure the "Said Flat" of and for a consideration of **Rs. only.**

AND WHEREAS the **PURCHASER** has agreed to purchase the "Said Flat" at and for a sum of **Rs. only** under certain terms conditions, consideration.

AND WHEREAS the **OWNERS/VENDORS/Developer** have jointly and severally represented that the said flat is free from all encumbrances, lien, charges, accusation, requisition, charges whatsoever and the **PURCHASER** believing the same to be true and acting on good faith agreed to purchase the "**Said Flat**".

AND WHEREAS the **PURCHASER** has already inspected all the documents and papers related to the right, title and interest of the DEVELOPER and the OWNERS and after being fully satisfied therewith decided to enter into this agreement and covenants not to raise any question or objection or make any requisition of the title with regard to the same.

AND WHEREAS the parties herein have now decided to enter into an Agreement incorporating the terms, conditions, considerations and stipulations agreed upon by and between the parties.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS
FOLLOWS:-**

- 1) That the total super built area of the residential flat is sqft. be the same a little more or less. The consideration of the 'Said Flat' is **Rs. only**
- 2) That on or before the execution of this agreement the PURCHASERS have paid a sum of Rs. Only through DD / Cheque with DD / Cheque No. _____ and dated which amount is duly acknowledged and admitted to have been received by the DEVELOPER as earnest money and the balance amount shall be paid in the following manner. Balance amount Balance amount delivery of possession.
- 3) That the Agreement shall be deemed to have commenced on and with effect from day of 2023.
- 4) That the possession of the residential flat shall be given by the DEVELOPER, from the Developer's Allocation to the PURCHASERS after the said building is ready for occupation within 30 months from the date of plan sanction from Kolkata Municipal Corporation SUBJECT to Force Majure / Act of God and it is regard the completion Certificate issued by the Architect shall be final, conclusive ad binding on the PURCHASERS. That the DEVELOPER is duty bound to obtain Completion Certificate from the Kolkata Municipal Corporation at its own cost and expenses.

- 5) That simultaneously with the execution of the deed of conveyance and delivery of possession of the said flat in the new building to be constructed unto and in favour of the Second Party of the Second Party shall stand determined and totally extinguished. But till and until the Deed of Conveyance in respect of the residential portion is registered and possession of the "Said Flat" is delivered unto the Purchaser/Second Party SUBJECT TO full payment.
- 6) That if the PURCHASERS and DEVELOPERS shall fails to make payment in terms of this agreement then 12 % interest shall be charged from the date of failing instalment.
- 7) That the "Said Flat" shall not be deviated than the actual measurement in terms of this agreement failing which the Second Party liable to pay Rs. Only per sq.ft to the PURCHASERS as and by way of compensation money in market value. In case the measurement of the said flat enhance than the actual measurement then the Second Party also liable to pay Rs. only per sq.ft to the DEVELOPER.
- 8) That DEVELOPER shall be liable to bring the electric meter connection for the PURCHASERS of the Said Flat' before possession. The purchaser pay to the Developer Rs. only installed electric meter at their own cost and expenses.
- 9) THE PURCHASERS HEREBY COVENANTS WITH THE OWNER AS FOLLOWS:

- a) Not to cause any objection or hindrance in relation to the electric meter or its connection installed within the commercial space.
- b) Not to make obstruction or interference with the free ingress to and egress to and from the said building or the "Said Premises".
- 10) That the PURCHASERS shall not decorate the exterior of the said building or side spaces or front elevation of the building otherwise than the manner agreed upon by the **DEVELOPER** in writing.
- 11) That the **PURCHASERS** shall pay all proportionate cost and expenses of the maintenance charges fixed by them by creating own flat owners committee expenses that may be required for the purpose of upkeep of the flat owners area in the building.
- 12) That any notice to be served the **PURCHASERS** contemplated under the agreement shall be deemed to have been served if sent by "Speed Post" under certificate of posting at his address specified above unless otherwise provided for herein before .

EXTRAS AND DEPOSITS:-

In addition to the amounts mentioned herein above, the PURCHASERS shall also bear

- a) The stamp duty, registration fee and other miscellaneous expenses in this agreement, G.S.T. (If applicable) and other documents, if any to be executed in pursuance thereof.
- b) The PURCHASERS can use roof as a common area.

- c) That the said flat will be handed over within 30 months from the date of sanction of building plan, time is the essence of contract.
- d) That if there be any dispute will be settled as per law of land within the Jurisdiction of Kolkata.

**THE FIRST SCHEDULE REFERRED
TO "SAID PREMISES"**

ALL THAT piece and parcel of bastu land measuring area about 06 (Six) Cottahs 09 (Nine) Chittacks 16 (Sixteen) Sq. Ft. be the same a little more or less TOGETHER WITH G+4 Storied residential building named "TILOTTAMA" with lift provision lying and situated at and being 9 / 1A , Hem De Lane and 9 / 1C , Hem De Lane presently amalgamated Premises No. 9 / 1A , Hem De Lane (as per registering authority Hem Ch . Dey Lane) , P.S. - Sinthee , Kolkata - 700050 under Kolkata Municipal Corporation , under Asseessee No.- 110021000139 , Borough No. - 1 , Ward No. - 2 , District -Kolkata , within Jurisdiction of Additional District Sub Registration Office Cossipore Dum Dum, North 24 - Parganas , with common passage and all facilities with easement right with common passage and all facilities with easement right and butted and bounded as follows :

- On the North** : By South Sinthi Road;
- On the South** : By 20' Feet wide K.M.C. Road;
- On the East** : By House of Others.
- ON the West** : By Hem De Lane (Hem Chandra Dey)

SECOND SCHEDULE ABOVE REFERRED TO

(said flat)

ALL THAT the self contained residential flat on the Floor, Flat No. , side of the said Premises more particularly described in the Second Schedule measuring about sq.ft. including Super Built Up area consisting of Bedrooms, One Dining Kitchen, Toilet and One Balcony having marble / tiles floor of the 'Said Premises' being no. 9 / 1A , Hem De Lane (as per registering authority Hem Ch. Dey Lane), P.S. Sinthee , Kolkata - 700050 under Kolkata Municipal Corporation, under Asseessee No.-. 110021000139, Borough No. - 1. Ward No. 2 , District Kolkata , within Jurisdiction of Additional District Sub Registration Office Cossipore Dum Dum, North 24 -Parganas together with undivided share of the flat and all other common rights, liberties easements attached therewith with all other common rights, liberties easements attached therewith.

THE THIRD SCHEDULE
(The Common Areas)

1. AREAS : -

- a) Open and / or covered paths and passages ;
- b) Pump room , electric meter room .
- c) Common tap water .

2. WATER AND PLUMBING : Water reservoirs , water tank , water pipes

3. ELECTRICAL INSTALLATIONS :

- a) Wiring and accessories for lighting of Common Areas :
- b) Pumps and motors ;

4. **DRAINS** : Drains , sewers , pipes and septic tanks ;
5. Ground Floor Common toilet only for usage of shop owners. A
6. Lift.

THE FOURTH SCHEDULE
(The Common Expenses)

1. **MAINTENANCE** : All costs for upkeep and maintaining operating replacing while washing, paining, decorating, re-decorating, re-building, re-constructing, lighting and renovating the common areas, walls of the said building.
2. **OPERATION** : All expenses for running and operating all machinery, equipments and installing comprised in the Common Areas, pumps, lights of the common areas and other common installations, including their license fees taxes and other levies (if any) for shop Owner's area in ground Floor.

THE FIFTH SCHEDULE REFERRED TO
(Specification)

1. **BUILDING**: the Building structure R.C.C. column, beam, roof, tie-beam, pillar as per structural design approved by the competent authority out side brick wall 8 thickness. Inside partition wall 5' and 3' as per Engineer as per Engineer direction.
2. **FLOORING** : All bed rooms, dining hall, drawing room, verandah, Kitchen, Toilet to have Marble / Tiles finish.
3. **DADO** :
 - A. The Toilet dado upto 7 feet height with glass tiles,
 - B. Kitchen on the gas table installed the black stone and back wall 3 feet height glass tiles of cooking platform to protect the oil spot and one still sink.

- 4. TOILET :** On the Toilet Western type, Commode system another one basin will be installed dining space.
- 5. WINDOW :** All Aluminium window frame and palla and rod iron grill with design glass.
- 6. DOORS:** Main DOOR will Sagun all doors frames will be shall wood, Palla will be good quality ply door.
- 7. WATER SUPPLY :** Round the clock is assured.
- 8. PLUMBING :** Inside of the wall toilet pipe line will be conceal.
- 9. ELECTRIC :** Full conceal wearing, Bed room three lights points two 14 ampere , plug point and one fan point, leaving room two light points and one 14 ampere , plug point and one fan point and per bedroom AC point.
- 10. KITCHEN:** Two light Point, one exhaust fan points and two 14 ampere plug point and one fan point.
- 11. TOILET :** Two light point and one 14 ampere plug point for geezer only common bath room.
- 12. VERANDAH:** 1 light point and one calling bail points at the main entrance.
- 13. PAINTING :** Inside wall of the flat will be putty.
- 14. EXTRA WORK :** Any extra work other than the standard Schedule shall be charged extra as decided by the OWNER or his DEVELOPER and such amounts shall be deposited the execution of such works.
- 15. ROOF WORK:** Common users with others

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

SIGNED, SEALED AND DELIVERED by the within named parties at Calcutta city in the presence of:

WITNESS:

1.

For Constituted Attorney

2.

SIGNATURE OF OWNERS/FIRST PARTY

SIGNATURE OF PURCHASERS/
SECOND PARTY

SIGNATURE OF DEVELOPER/
THIRD PARTY

Drafted and Prepared by:

Sujal Dey, Advocate
Bar Association Room No. 9,
High Court, Calcutta
Enrollment No. F/792/786/2019

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. (Rupees) only as part payment of total consideration money as per memo below :-

M E M O

Ch dt bank amount

1)

Signature of the Developer

Kumkum sarkar fild