

THIS DEED OF CONVEYANCE

Made this the _____ day of _____, 2024

[Two Thousand Twenty Four]

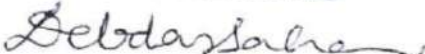
BETWEEN

[1] **SRI SAMIR BHATTACHARJEE [PAN ADJPB5461G] [AADHAAR 7622 9864 2597]**, son of Late Sita Nath Bhattacharjee, by Occupation - Retired Person, residing at F-51/2, Karunamoyee Housing Estate, Sector 2, Salt Lake City, Post Office - Bidhannagar Sech Bhawan, under Police Station - Bidhannagar, District North 24-Parganas, PIN - 700 091, West Bengal, [2] **SRI SUMAN BHATTACHARYA [PAN ASKPB9648P] [AADHAAR 5031 2455 3172]**, son of Late Sukhendu Bhattacharya, by Occupation - Service, residing at 107, Baguiati Road 3rd Lane, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, [3A] **SRIMATI GOPA BHATTACHARJEE [PAN ACWPB0274H] [AADHAAR 5102 0431 7245]**, wife of Late Subrata Bhattacharjee, by Occupation - Retired Person, residing at 1/90, M. M. Ghosh Road, M. M. Ghosh Road, Post Office - Motijheel, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 074, State - West Bengal, [3B] **SRI RAHUL BHATTACHARJEE [PAN BMIPB3757Q] [AADHAAR 8617 3992 0536]**, son of Late Subrata Bhattacharjee, by Occupation - Self Employed, residing at 1/90, M. M. Ghosh Road, M. M. Ghosh Road, Post Office - Motijheel, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 074, State - West Bengal, all by Religion - Hindu, by Nationality - Indian, hereinafter referred to and called as the **LANDOWNERS/VENDORS** [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs, executors, administrators, legal representatives and assigns] of the **FIRST PART** represented by **AVISHEK TRADING [PAN AAGFA0325E]**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners and Authorized Signatory** namely **SRI DEBDAS SAHA [PAN ARSPS6978G] [AADHAAR 2344 5388 5502]**, son of Late Satish Chandra Saha, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, as **Constituted Attorney** by virtue of a **Development Power of Attorney after Registered Development Agreement** dated 8th day of September, 2022 which was duly registered with the **Office of the Additional District Sub-Registrar at Cossipore, Dum Dum** and recorded into Book No. I, Volume No. 1506-2022, Pages from 427620 to 427638, Being No. 150611852 for the year 2022;

AND

AVISHEK TRADING [PAN AAGFA0325E], a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners and Authorized Signatory** namely **SRI DEBDAS SAHA [PAN ARSPS6978G] [AADHAAR 2344 5388 5502]**, son of Late Satish Chandra Saha, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas. PIN - 700

AVISHEK TRADING



Partner

028, West Bengal, hereinafter referred to and called as the **DEVELOPER** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives successors-in-office and assigns] of the **SECOND PART**;

AND

[1] **SRI/SRIMATI/KUMARI** _____ [PAN _____]
[AADHAAR _____], son/daughter/wife of _____, by Religion - _____, by Occupation - _____, by nationality - Indian, residing at _____, Post Office - _____, under Police Station - _____, District - _____, PIN - _____, State - _____,

[2] **SRI/SRIMATI/KUMARI** _____ [PAN _____]
[AADHAAR _____], son/daughter/wife of _____, by Religion - _____, by Occupation - _____, by nationality - Indian, residing at _____, Post Office - _____, under Police Station - _____, District - _____, PIN - _____, State - _____,

hereinafter referred to as the **PURCHASER/S** [which terms and expressions shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include his/her/their heirs, executors, administrators, representatives and assigns] of the **THIRD PART**;

WHEREAS:

A. That, by a **Mourashi Mokrari Patta** dated the **19th** day of **March, 1951** corresponding to **5th** day of **Chaitra, 1357 B. S.** one **SRI RADHA CHARAN CHATTOPADHYAY**, son of Late Sarat Chandra Chattopadhyay, therein referred to and called as the **Vendor** of the **One Part** due to his urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **10 [ten] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] appertaining to C. S. Khatian No. 271, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District 24-Parganas, unto and in favour of one **SRI HEM CHANDRA GHOSH**, son of Late Sarat Chandra Ghosh, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 27, Pages from 226 to 231, **Being No. 1706** for the year **1951** against the consideration mentioned therein and thus handed over the peaceful possession of the aforesaid property absolutely and forever;

B. That, by virtue of aforesaid Mourashi Mokrari Patta, said **SRI HEM CHANDRA GHOSH**, son of Late Sarat Chandra Ghosh, became the sole and absolute owner of aforesaid property and during the course of enjoyment due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the **26th** day of **February, 1955** corresponding to **14th** day of **Falgun, 1361 B. S.** said **SRI HEM CHANDRA GHOSH**, son of Late Sarat Chandra Ghosh, therein referred to and called as the **Vendor** of the **One Part** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **5 [five] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] appertaining to C. S.

Khatian No. 271, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District 24-Parganas, out of his total land unto and in favour of one **SRI SITANATH BHATTACHARYA**, son of Sri Taranath Bhattacharya, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 34, Pages from 196 to 198, **Being No. 1986** for the year **1955** against the consideration mentioned therein and thus handed over the peaceful vacant possession of the aforesaid property absolutely and forever;

- C. That, by virtue of aforesaid Saf Bikray Kobala, said **SRI SITANATH BHATTACHARYA**, son of Sri Taranath Bhattacharya, became the sole and absolute owner of the aforesaid property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against his name regularly and punctually and thus prepared a building plan with the help of a reputed Architect and submitted before the South Dum Dum Municipality for necessary sanction and/or approval and upon procurement of sanctioned and/or approved plan from the Municipal Authority said **SITANATH BHATTACHARYA** had constructed a two storied building from his own cost, expenses and supervision and completed the same in habitable condition in all respect and during the course of enjoyment due to his urgent requirement of lawful money sold out a portion of land to the intending Purchaser or Purchasers and thus became the sole and absolute owner of residual portion of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less;
- D. That, during the course of enjoyment said **SITANATH BHATTACHARJEE** died on **30th** day of **August, 1998**, **his wife** namely **MAYA BHATTACHARJEE** alias **MAHAMAYA BHATTACHARJEE**, died before his death on **20th** day of **July, 1983**, one of **his sons** namely **SUBRATA BHATTACHARJEE** died intestate before his death on **26th** day of **March 1992** leaving behind him, **his wife** namely **SRIMATI GOPA BHATTACHARJEE** and **only son** namely **RAHUL BHATTACHARJEE**, as the only legal heiress, heir, successors and representatives towards the estate of deceased said **SUBRATA BHATTACHARJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date and another son namely **PALTAL BHATTACHARJEE** alias **AVIJIT BHATTACHARJEE** died before his death **5th** day of **February, 1994** as **bachelor**. [1] **SRI SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA**, [2] **SRI SAMIR BHATTACHARJEE** and [3] **SRI PRABIR BHATTACHARJEE** all are sons of Late Sitanath Bhattacharjee **AND** [1] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury, [2] **SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, [3] **SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya and [4] **SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, all are daughters of Late Sitanath Bhattacharjee, as the only legal heirs, heiresses, successors and representatives towards the estate of deceased **SITANATH BHATTACHARJEE** and deceased **MAYA BHATTACHARJEE** alias **MAHAMAYA BHATTACHARJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date;
- E. That, thereafter said **PRABIR BHATTACHARJEE** died intestate on **31st** day of **August, 1999**, leaving behind him, **his wife** namely **SRIMATI BASANTI BHATTACHARJEE** and **only daughter** namely **SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, as the only legal heiresses, successors

and representatives towards the estate of deceased **PRABIR BHATTACHARJEE** by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date;

- F. That, said **SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA** died intestate on **13th** day of **May, 2021** and **his wife** namely **MINA BHATTACHARYA** died intestate on **15th** day of **June, 2021** leaving behind them, their **only daughter** namely **SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and **only son** namely **SRI SUMAN BHATTACHARYA**, as the only legal heiresses, successors and representatives towards the estate of deceased **SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date;
- G. That, after the demise of said **SITANATH BHATTACHARJEE, MAYA BHATTACHARJEE** alias **MAHAMAYA BHATTACHARJEE, SUBRATA BHATTACHARJEE, PALTAL BHATTACHARJEE** alias **AVIJIT BHATTACHARJEE, PRABIR BHATTACHARJEE, SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA** and **MINA BHATTACHARYA**, by virtue of law of inheritance said **[1A] SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and daughter of Late Sukhendu Bhattacharjee alias Bhattacharya, **[1B] SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, **[2A] SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee, **[2B] SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, **[3] SRI SAMIR BHATTACHARJEE**, son of Late Sitanath Bhattacharjee, **[4A] SRIMATI BASANTI BHATTACHARJEE**, wife of Late Prabir Bhattacharjee, **[4B] SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, daughter of of Late Prabir Bhattacharjee, **[5] SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury, **[6] SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, **[7] SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya and **[8] SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, **No. 5 to 8** all are daughters of Late Sitanath Bhattacharjee, became the absolute owner of **ALL THAT** piece and parcel of portion of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, each of them having share as according to their respective ratio;
- H. That, **[1] SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and daughter of Late Sukhendu Bhattacharjee alias Bhattacharya, **[2] SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, became the absolute joint owners of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property and each of them became the sole and absolute owner of **un-divided un-demarcated 1/16th [one sixteenth] share** of aforesaid property, said **[1] SRIMATI GOPA BHATTACHARJEE**, wife of Late

Subrata Bhattacharjee, [2] **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, became the absolute joint owners of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property and each of them became the sole and absolute owner of **un-divided un-demarcated 1/16th [one sixteenth] share** of aforesaid property, said [1] **SRIMATI BASANTI BHATTACHARJEE**, wife of Late Prabir Bhattahcharjee, [2] **SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, daughter of of Late Prabir Bhattahcharjee, became the absolute joint owners of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property and each of them became the sole and absolute owner of **un-divided un-demarcated 1/16th [one sixteenth] share** of aforesaid property and said [1] **SRI SAMIR BHATTACHARJEE**, son of Late Sitanath Bhattacharjee, [2] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury, [3] **SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, [4] **SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya and [5] **SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, **No. 2 to 5** all are daughters of Late Sitanath Bhattacharjee, each of them became the sole and absolute owner of **un-divided un-demarcated 1/8th [one eighth] share** of aforesaid property;

- I. That, during the course of enjoyment, out of love and affection by a **Deed of Gift** dated the **14th** day of **July, 2022**, said [1] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury and [2] **SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya, both are daughters of Late Sita Nath Bhattacharjee, therein referred to and called as the **Donors** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **0 [zero] Cottah 11 [eleven] Chittacks 11.25 [eleven point two five] Square Feet** more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **200 [two hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **100 [one hundred] Square Feet** more or less and **First Floor** measuring about **100 [one hundred] Square Feet** more or less which is the **undivided un-demarcated 2/8th [two eighth] share** or **undivided un-demarcated 1/4th [one fourth] share** of total land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, towards the **their own full blooded brother [within family members]** said **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, **their nephew [non-family]** said **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, **their sister-in-law [non-family]** said **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and **their another nephew [non-family]** said **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, therein referred to and called as the **Donees** of the Other Part and the **Landowners/Vendors** herein,

which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 1506-2022, **Being No. 150609232** for the year **2022** and thus handed over the peaceful vacant and physical possession of their undivided un-demarcated share of the aforesaid property absolutely and forever;

- J. That, out of love and affection by a **Deed of Gift** dated the **19th** day of **July, 2022**, said **SRIMATI ANINDITA MAZUMDER**, daughter of Late Sukhendu Bhattacharya and wife of Sri Kalyan Mazumder, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **0 [zero] Cottah 2 [two] Chittacks 36.5625 [thirty six point five six two five] Square Feet** more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **50 [fifty] Square Feet** more or less, out of which **Ground Floor** measuring about **25 [twenty five] Square Feet** more or less and **First Floor** measuring about **25 [twenty five] Square Feet** more or less which is the **un-divided un-demarcated 1/16th [one sixteenth] share** of total land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, towards her own full blooded brother and one of the co-owners as well said **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, therein referred to and called as the **Donee** of the **Other Part** and the **Landowner/Vendor No. 2** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 1506-2022, **Being No. 150609440** for the year **2022** and thus handed over the peaceful vacant and physical possession of her undivided un-demarcated share of the aforesaid property absolutely and forever;
- K. That, out of love and affection by a **Deed of Gift** dated the **19th** day of **July, 2022** said **[1] SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, **[2] SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, both are daughters of Late Sitanath Bhattacharjee, **[3A] SRIMATI BASANTI BHATTACHARJEE**, wife of Late Prabir Bhattahcharjee and **[3B] SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, daughter of of Late Prabir Bhattahcharjee, therein referred to and called as the **Donors** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **1 [one] Cottah 0 [zero] Chittacks 39.375 [thirty nine point three seven five] Square Feet** more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **300 [three hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **150 [one hundred fifty] Square Feet** more or less and **First Floor** measuring about **150 [one hundred fifty] Square Feet** more or less

which is the **undivided un-demarcated 3/8th [three eighth] share** of total land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, towards the **own brother of Donors No. 1 and 2** and **relatives of Donors No. 3A and 3B** said **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, **the nephew** of **Donors No. 1 and 2** and **relatives of Donors No. 3A and 3B** said **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, **the sister-in-law** of **Donors No. 1 and 2** and **relatives of Donors No. 3A and 3B** said **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and **the another nephew** of **Donors No. 1 and 2** and **relatives of Donors No. 3A and 3B** said **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, therein referred to and called as the **Donees** of the **Other Part** and the **Landowners/Vendors** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 1506-2022, **Being No. 150609441** for the year **2022** and thus handed over the peaceful vacant and physical possession of their undivided un-demarcated share of the aforesaid property absolutely and forever;

- L. That, by virtue of law of inheritance and aforesaid 3 [three] separate Deeds of Gift, said [1] **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, [2] **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, [3A] **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and [3B] **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, the **Landowners/Vendors** herein became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, hereinafter referred to and called as the **“SAID PREMISES”**;
- M. That, the **Landowners/Vendors** herein jointly have entered into a **Development Agreement** on **8th** day of **September, 2022** with a reputed Developer namely **AVISHEK TRADING**, a Partnership Firm, having its Principal

Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI DEBDAS SAHA**, son of Late Satish Chandra Saha, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, the Developer/Confirming Party herein to develop the aforesaid landed property by way of erection of a multi-storied building thereon which was duly registered with the **Office** of the **Additional District Sub-Registrar** at **Cossipore, Dum Dum** and recorded into Book No. I, Volume No. 1506-2022, Pages from 427620 to 427638, **Being No. 150611852** for the year **2022** under some terms and conditions mentioned therein;

- N. That, the **Landowners/Vendors** herein further executed a **Development Power of Attorney after Registered Development Agreement** on **8th** day of **September, 2022**, by which the **Landowners/Vendors** herein have appointed said **AVISHEK TRADING**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI DEBDAS SAHA**, son of Late Satish Chandra Saha, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, as their **Constituted Attorney**, which was duly registered with the **Office** of the **Additional District Sub-Registrar** at **Cossipore, Dum Dum** and recorded into Book No. I, Volume No. 1506-2022, Pages from 427620 to 427638, **Being No. 150611852** for the year **2022**;
- O. That, the Landowner/Vendor herein by virtue of the Development Agreement dated **8th** day of **September, 2022**, agreed with **AVISHEK TRADING**, on the terms and conditions set-forth therein and the plan for construction of a G + IV Storied Building was sanctioned by the **South DumDum Municipality**, vide **Sanctioned Plan No. 632**, dated the **27th** day of **December, 2023**;
- P. That, the Purchaser/s has/have perused and satisfied with the sanction plan, specification of the newly constructed building and title of the said plot of land;
- Q. That, by an **Agreement for Sale** the Developer along with the Landowners/Vendors herein have agreed to sell and the Purchaser/s agreed to purchase **ALL THAT** piece and parcel of one self contained separate **Residential Flat** being **No. “___”** on the _____ **side** of _____ **Floor** of a **G + IV Storied Building** being known and identified as **“PUBALI APARTMENT”**, measuring about _____ [_____] **Square Feet Super Built-up Area** more or less equivalent to _____ [_____] **Square Feet Carpet Area** more or less, situated at **Holding No. 72, Baguiati Third Lane, Post Office - Dum Dum**, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028, State - West Bengal** from Developer’s Allocation together with the undivided un-demarcated proportionate share in the said plot of land specifically and particularly described in the Second Schedule written hereunder together with all amenities, facilities, restrictions and common expenses provided thereto as specifically and particularly described in the

Third, Fourth, Fifth and Sixth Schedules respectively written hereunder the intent and object that the Purchaser/s shall be entitled to hold the said Flat by way of exploiting in lawful residential purposes at and for consolidated consideration of **Rs. _____/- [Rupees _____]** **only** which has been paid by the Purchaser/s to the Developer on or before execution of these presents as detailed below in the memo of consideration;

NOW THIS INDENTURE WITNESSETH by and between the parties hereto as follows:

- A. In pursuance of the said agreement and in consideration of the said sum of **Rs. _____/- [Rupees _____]** **only** of the lawful money of the Union of India and truly paid by the Purchaser/s herein to the Landowners/Vendors and Developer [receipt whereof the Landowners/Vendors and Developer doth hereby as also by the memo of consideration written herein below admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the Purchaser/s and the Property hereby sold and transferred the Landowners/Vendors and Developer herein collectively doth hereby sell, grant, transfer, convey, assign and assure unto the Purchaser/s of **ALL THAT** piece and parcel of one self contained separate **Residential Flat** being **No. “_____”** on the _____ **side** of _____ **Floor** of a **G + IV Storied Building** being known and identified as **“PUBALI APARTMENT”**, situated at **Holding No. 72, Baguiati Third Lane, Post Office - Dum Dum**, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, lying upon piece or parcel of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, measuring about _____ **[_____]** **Square Feet Super Built-up Area** more or less equivalent to _____ **[_____]** **Square Feet Carpet Area** more or less from Developer's Allocation specifically and particularly mentioned in the SECOND SCHEDULE together with the undivided proportionate share in the land where the Flat is lying and situated at the said plot of land which specifically and particularly mentioned in the FIRST SCHEDULE written hereunder and ALSO undivided share of the common passage in the building in common with the other occupiers of the building for the purpose of the beneficial use and enjoyment of the said Flat including the uninterrupted and free access to and from the main Municipal Road AND other common areas, portions, amenities restrictions and common expenses specifically and particularly described in the Third, Fourth, Fifth and Sixth Schedules respectively written hereunder, hereinafter collectively referred to as the said **FLAT OR HOWEVER OTHERWISE THE SAID FLAT** now is or at any time or time hereto before was situated, butted, bounded, called, known, described and distinguished together with all fixtures walls, sewers, drains, passage, water sources in the building and all manner of former or other rights, liberties,

easements, privileges, advantages, appendages and appurtenances whatsoever to the said Flat or any part thereof usually occupied or enjoyed or reputed to belonging or be appurtenant therein AND the reversion or reversions, remainder or reminders and the rents issues and profits thereof and every part thereof and all the estate rights, title, interest, claim, use inheritance, trust, property or deemed whatsoever of the Landowners/ Vendors doth at law or in equity into and upon the said Flat or any or any part thereof TO HAVE AND TO HOLD the said Flat hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and every part thereof together with her and every of her respective rights member and appurtenances whatsoever unto the Purchaser/s absolutely and forever free from all encumbrances, trusts, liens and attachments whatsoever SUBJECT NEVERTHELESS to the easements or quasi easements and other stipulations or provisions in connections with the beneficial use and enjoyment of the said Flat as mentioned in the FOURTH SCHEDULE hereunder written and excepting the receiving unto the Landowners/Vendors and Developer and the other owners and occupiers of the other flats, Covered Parking Space and Shop Rooms in the said building such easements or quasi easements and other rights and privileges as are mentioned in the FIFTH SCHEDULE hereunder written and also subject to the Purchaser/s covenant to bear and pay its proportionate share of common expenses for the maintenance of the said building as mentioned in the SIXTH SCHEDULE written hereunder.

B. THE LANDOWNERS/VENDORS AND THE DEVELOPER DOTH HEREBY COVENANT WITH THE PURCHASER/S as follows:-

- a) That notwithstanding any act deed matter or thing by the Landowners /Vendors and Developer or by any of their ancestors or predecessors in title done executed or knowingly suffered or permitted or suffered to the contrary Landowners/Vendors and Developer lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Flat together with the sanctioned plan hereby sold, granted, conveyed, transferred, assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance thereof without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed matter or thing whatsoever as aforesaid the Landowners/Vendors and Developer have now good right full power and lawful and absolute authority to sell, grant, convey, transfer, assign, and assure or express so to be unto and to the use of the Purchaser/s absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.
- b) That notwithstanding any act, deed or thing whatsoever be done committed or knowingly suffered by the Landowners/Vendors and Developer to the contrary the Landowners/Vendors and Developer have good right full power absolute authority and indefeasible title and/or otherwise well and sufficiently entitled to sell, grant, transfer, convey, assign, assure the said Flat unto the Purchaser/s in the manner aforesaid.
- c) That it shall be lawful for the Purchaser/s at all times hereafter to peacefully and quietly to enter into and upon and hold, occupy and enjoy the said Flat and receive the rents, issues profits thereof without any lawful eviction, interruption, hindrance, disturbance, claim or demand whatsoever from or by the Landowners/Vendors and Developer or any person or

persons having or lawfully or equitably claiming any estate right, title and interest whatsoever in the said Flat from under through or in trust for the Landowners/Vendors and Developer and free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise and by and at the cost of the Landowners/Vendors and Developer well and sufficiently saved, harmless and indemnified of from and against all charges liens attachments and encumbrances whatsoever made, done, executed or occasioned by the Landowners/Vendors or any person or persons lawfully or equitably claiming as aforesaid.

- d) That the Landowners/Vendors and Developer and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said Flat from through under or in trust for the Landowners/Vendors and Developer shall and will from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser/s do make acknowledged 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 Flat sold, granted, transferred, conveyed, assigned and assured and every part thereof unto and to the use of the Purchaser/s as shall or may be reasonably required.

C. THE PURCHASER/S HEREBY AGREED AND COVENANT WITH THE LANDOWNERS/VENDORS AND THE DEVELOPER as follows:-

- a) That the right of the Purchaser/s shall remain restricted to the said Flat and the properties appurtenant thereto and the Purchaser/s and/or any persons claiming through them, shall not be entitled to claim any right over and in respect of the remaining portions of the said building save and except the use of common area.
- b) That the Purchaser/s only for the lawful purpose shall always use the said Flat only.
- c) That the Purchaser/s shall be liable and agree to make payment of the proportionate share of maintenance and service charges regularly and punctually within seven days from the days of the submissions of the bills.
- d) That in the event of any capital expenditure for repairs, maintenance etc. for common purpose, the Purchaser/s shall/ will be liable to make payment of the proportionate share as shall be determined.
- e) That the Purchaser/s shall have the legal right to sale or lawfully handover the flat to any other Person/Persons.
- f) That the Purchaser/s shall be liable to make payment of the Municipal rates, taxes and outgoing in respect of the said Flat in full and of the common parts on the basis of prorata until unless said flat is separately assessed.
- g) That the Purchaser/s shall become a member of the Association to be formed which will comprise with all the Purchaser/s/occupiers of the space or spaces of the said building along with the Landowners/ Vendors for maintenance of the common parts.

- h) That the Purchaser/s shall permit the Landowners/Vendors, Developer and their agent with or without workmen at all reasonable time on notice [save and except in case of emergency] to enter into space of the Purchaser/s to check, view and examine to state and condition of the said space and their convenience and for purpose of cleaning, repairing and keeping in order the sewers, drain, pipes, rain water pipes, electric cables and conditions.
- i) That the Purchaser/s shall not deposit throw, accumulate any rubbish water, dirt rage or other refuge in the common parts of the building or premises or permit the same.
- j) That the Purchaser/s shall not display any hoarding, sign boards or placards on the terrace of the said unit or any share else in the said premises save and except in front portion of their Flat. It is hereby made expressly not to put anything outside the Flat of the said building.
- k) That the Purchaser/s shall keep the internal portion of the said Flat and every part thereof in good conditions so as to support and protect other supporting parts of the building.
- l) That the Purchaser/s shall not make any addition and alteration in structural work of the said Flat except with the prior approval and sanction of the appropriate authority and/or appropriate authorities.
- m) That the Purchaser/s shall not use stove or Chula in the open space and other common portions and/or allow smoke to spread and go in common portions.
- n) That the Purchaser/s shall not to do any act, good or thing whereby the Landowners/Vendors are prevented from selling, assigning or disposing off any other portion or portions in the said building.
- o) That the Purchaser/s shall use in common with other occupiers and owners the common areas and facilities and in the passage of entrance from the main road to the premises and the corridors of the building.
- p) That the Purchaser/s shall not do or not permit to be done which is likely to cause nuisance or annoyance to other occupiers of the said building;
- q) That the Purchaser/s shall not carry on or caused to be carried on any obnoxious, injurious, noisy, dangerous, hazardous, illegal, criminal or any other activities in the said unit or anywhere else within the building.
- r) That water of the building will be supplied from the one over head reservoir, nobody can raise objection towards the supply of water into any unit of the building;

**THE FIRST SCHEDULE ABOVE REFERRED TO
[DESCRIPTION OF LAND]**

ALL THAT piece and parcel of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less, lying and situated at

Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, which is butted and bounded as follows:

ON THE NORTH : PROPERTY OF BISWANATH SINHA;
 ON THE SOUTH : SIX FEET WIDE COMMON PASSAGE AND PROPERTY OF
 GANDHI CHARAN PAUL AND SIKHA PAUL;
 ON THE WEST : PROPERTY OF GANDHI CHARAN PAUL AND SIKHA PAUL;
 ON THE EAST : SIXTEEN FEET WIDE BAGUIATI 3RD LANE;

**THE SECOND SCHEDULE ABOVE REFERRED TO
 [DESCRIPTION OF FLAT]**

ALL THAT piece and parcel of one self contained separate **Residential Flat** being **No. “___”** on the _____ **side** of _____ **Floor** of a **G + IV Storied Building** standing on the premises mentioned in the **First Schedule** herein above measuring about _____ [_____]
Square Feet Super Built-up Area more or less equivalent to _____
 [_____] **Square Feet Carpet Area**
 more or less comprised with ____ [____] **Bed Room/s, 1 [one] Living cum Dinning, 1 [one] Kitchen, 1 [one] Bath cum Privy, ____ [____] W. C. and ____ [____] Verandah/s, Floor Type - Tiles, Extra Amenity: Lift Facility**, together with the undivided proportionate share of land in the said Premises along with the common parts and/or general common areas, amenities and facilities in the said building known and identified as **“PUBALI APARTMENT”**, situated at **Holding No. 72, Baguiati Third Lane, Post Office - Dum Dum**, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**;

**THE THIRD SCHEDULE ABOVE REFERRED TO
 [COMMON AREA]**

1. The land on which the Building is located and all easements, rights and appurtenances belongs to the land and the building;
2. The foundation, columns, girders, beams, supports etc.
3. One pump room with motor and pump and distribution pipes;
4. Space for installation of common and individual electric meter;
5. Water pump, water tank, water pipes and other common plumbing installation;
6. Top of the roof, stair, stair case, corridors, lobbies, lift, lift well, lift accessories, landings, entrance and exits in the ground floor of the building;
7. Electrical wiring, motor and fittings;
8. Water and sewerage, evacuation pipes to the drains and sewerage;

**THE FOURTH SCHEDULE ABOVE REFERRED TO
[EASEMENT AND QUASI EASEMENTS]**

The Purchaser/s shall be entitled to all rights, privileges including the right of vertical and lateral supports easements, quasi easement, appendages and appurtenances whatsoever belonging or in any way appertaining to the said flat and the properties appurtenant thereto or otherwise hereby intended so to be held, used, occupied or enjoyed or reputed or known as part and parcel or member thereof or appertaining thereto which are hereinafter specifically specified EXCEPTING AND RESERVING unto the Landowners/Vendors and Developer and other co-owners and occupiers of the building, the rights, easements, quasi easement, privileges and appurtenances hereinafter more particularly set forth in the Fifth schedule hereto.

The right of access in common with the Landowners/Vendors and Developer and other owners and the occupiers of the said building at all times and for all normal purposes connected with the use and enjoyment of the entrance, stairs, landing, corridors, roof and other common parts of the building.

The right of way in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the said premises and common part with or without vehicles over and along the passages path ways comprised within the said building and the appurtenant land PROVIDED ALWAYS and it is declared that nothing herein contained shall permit the Purchaser/s or any person deserving title under the Purchaser/s and/or his servants, agents and employees, invitees to obstruct in any way by vehicles, deposit of materials, rubbish or otherwise the free passage of the Landowners /Vendors and other co-owners or occupiers properly entitled to such passage or pathways or common parts as aforesaid.

The right of protection of the building and the properties appurtenant thereto by or from all other parts of the said building as they now protect the same and in any manner not to demolish the support at present enjoyed by the said premises and properties appurtenant thereto from the other part or parts of the said building.

The rights of passage in common as aforesaid of electricity, gas, water, telephones and soil pipes from and to the said flat and the properties appurtenant thereto through pipes, drains, wires and conduits lying or being in under through or over any part or parts of the said premises so far as be reasonably necessary for the beneficial occupation and enjoyment of the said flat and the properties appurtenant thereto for all lawful purposes whatsoever.

The right with or without workman and necessary materials for the Purchaser/s to enter from time to time during the day time upon the other parts of the said building and the said premises for the purpose of repairing so far as may be necessary such pipes, drains, wires and conduits aforesaid and for the purpose of rebuilding, repairing or cleaning any part or parts of the said premises and the properties appurtenant thereto in so far as such repairing, repainting or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases excepting emergent situation upon giving twenty four hours previous notices in writing of their intention so to be enter to the Landowners/Vendors and other co-owners or occupiers property entitled to the same.

**THE FIFTH SCHEDULE ABOVE REFERRED TO
[EXCEPTIONS AND RESERVATION]**

The under mentioned rights, easements, quasi-easement, privileges and appurtenances shall be excepted and be reserved unto the Landowners/ Vendors and/or other owners and occupiers entitled to the same and/or deriving rights title under them other then the Purchaser/s in respect of the said premises.

1. The right of way in common with the Purchaser/s, the Landowners/ Vendors and Developer and the other co-owners and occupiers entitled as aforesaid for the enjoyment and use of common parts or passages of the said building including its installations, stair case, entrance and other parts or passage and/or for the purpose connected therewith including ingress to and egress from the said building.
2. The rights of passage in common as aforesaid of electricity, gas, water and soil from and to part or parts [other than the said floor and the properties appurtenant thereto] of the said building through pipes, drains, wires, conduits lying or being in under through or over the said premises and the properties appurtenant thereto as far as may be reasonably necessary for the beneficial use an occupation of the other portion or portions of the said building for all lawful purpose whatsoever.
3. The rights of protection of the other portions of the said building from or by all parts of the said premises and the properties appurtenant thereto in any manner not demolish the support at present enjoyed by the other portion or portions of the building from the said floor and the properties appurtenant thereto.

**THE SIXTH SCHEDULE ABOVE REFERRED TO
[COMMON EXPENSES]**

1. The proportionate expenses of maintaining, repairing, replacing, redecorating etc. of the main structures as well as building and in particular the gutters, rain water pipes of the building, water pipes, sewer line and electric wires in under or upon the building and enjoyed or used by the Purchaser/s in common with the Landowners/Vendors and other occupiers of other flat owners and main entrances, passages, Stair-case, landing of the said premises as enjoyed by the Purchaser/s or used by his in common as aforesaid and the boundary walls of the building and compound etc.
2. The costs of cleaning and lighting the passage, landing and staircase and other parts of the building enjoyed or used by the Purchaser/s in common as aforesaid.
3. The costs of the maintaining and decorating the exterior of the building.
4. The cost and expenses for running operations and maintaining water pump electric motors etc.
5. The cost of the clerks, chowkidars, sweepers, mistry and caretakers etc.
6. The cost of working and maintenance's of other lights and service charges etc.

7. The proportionate rates, taxes and outgoing in respect of the said flat which is otherwise to be borne and paid by the Purchaser/s
8. Maintenance of regular water supplies to the said flat.

IN WITNESS WHEREOF, the parties have set and subscribed their respective hands on the day month and year first above written.

SIGNED, SEALED AND DELIVERED by the
LANDOWNERS/VENDORS, the
DEVELOPER and the **PURCHASER/S** at
Kolkata in the presence of:

1.

For and on behalf of:
[1] Sri Samir Bhattacharjee, [2] Sri
Suman Bhattacharya, [3A] Srimati
Gopa Bhattacharjee and [3B] Sri
Rahul Bhattacharjee
As Constituted Attorney
SIGNATURE OF LANDOWNERS
/VENDORS

2.

SIGNATURE OF DEVELOPER

Drafted by me and prepared in my Office:

SUPROTIM SAHA,
Advocate, [W.B. 134/1990
Judges' Court at Barasat],
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

SIGNATURE OF PURCHASER/S

RECEIPT

Received a sum of Rs. _____/- [Rupees _____]
 _____] only from the herein above named Purchaser/s according to
 memo of consideration stated herein below.

MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque No.	Amount [Rs.]
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				Total Rs.
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Rupees _____ only.

WITNESSES:

1.

2.

For and on behalf of:

[1] Sri Samir Bhattacharjee, [2] Sri
 Suman Bhattacharya, [3A] Srimati
 Gopa Bhattacharjee and [3B] Sri
 Rahul Bhattacharjee

As Constituted Attorney

**SIGNATURE OF LANDOWNERS
 /VENDORS**

AVISHEK TRADING

Debdassaha

Partner

SIGNATURE OF DEVELOPER