

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the day of
....., Two Thousand and Twenty Three, **2024, A.D.**

BETWEEN

SRI PRABIR CHANDRA PANDIT PAN-BSLPP3391P] [AADHAR NO. 6198. 2874-7244], son of Late Sunil Ranjan Pandit, by faith- Hindu, by occupation- Service, residing at 23, North Purbachal Garden Road, P. O. Haltu, P.B. Kasba now Garfa, Kolkata- 700078 hereinafter referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART:**

AND

M/S. FUTURE FOUNDATION (PAN - AIIPP18541), a Partnership firm carrying on business of developers having its registered address at-322(79), P.Majumdar Road, P.O. Haltu, P. S. Kasba now Garfa, Kolkata- 700078, District South 24 Parganas represented by its partner's, namely - (1) SRI SOMNATH DAS (PAN-ADVDP0616M) (AADHAR NO. 865864820961), son of Sri Ram Chandra Das, by faith Hindu, by Occupation Business, by Nationality Indian, presently residing of 79, P. Majumder Road, P.O.- Haltu, P. S. Kasba now Garfa, Kolkata 700078, (2) SRI DIPANKAR PATITUNDI (PAN- ASYPP3475E) (AADHAR NO. 706689018459), son of Late Phanibhusan Patitundi, by faith Hindu, by Occupation Business, by Nationality Indian, presently residing of 80/6, Purbachal Road, P.O. Haltu, P. S. Kasba now Garfa, Kolkata-700078, District-South 24 Parganas, hereinafter called and referred to as the "**DEVELOPER/ BUILDER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART:**

AND

M..... a company incorporated under the Indian Companies Act, 1956 having it's registered address at, under Police Station -, Kolkata - represented by it's one of the directors namely son of late Syed by faith by occupation --..... resident of under P.S. -, Kolkata - for the purpose of execution of this deed, hereinafter referred to as the **PURCHASER** (which expression unless repugnant to the context shall mean to include the legal transferees, legal representatives, successors in office etc.) of the SECOND PART

WHEREAS:

1. That one Himangshu Kumar Sen son of Late Haran Chandra Sen was the absolute Owner of ALL THAT piece and parcel of Land measuring 11 Cottahs, comprised in R.S. Khatian No. 1613, R.S. Dag No. 4115, Touzi No. 145, J. L. No. 13, R.S. No. 233, at Mouza Kasba, P.S. Garfa, District 24 Parganas, by virtue of Purchase vide Deed No. 2272 on 13/03/1963 from its erstwhile Owner Priya lal Routh. The said Deed was registered at Sub Registration Alipore and recorded in Book No. 1, Volume No. 69, Pages 99 to 104, Being Deed No. 2272 for the Year 1963.

2. That after the said Purchase the said Himangshu Kumar Ben sold Ald. THAT Land measuring 9 Cottahs 2 Chittacks 10 sq. ft. more or less out of the said total 11 Cottahs land to one Sunil Ranjan Pandit on 02/09/1969 and the said Deed was registered at Joint Sub Registration Alipore and recorded in Book No. 1, Volume No. 83, Pages 103 to 110. Being Deed No.4389 for the Year 1969.

3. That after the said Purchase the said Sunil Ranjan Pandit constructed two storied building on the said Land (Front side) and while enjoyed and possessed the said Land with Building as absolute Owner thereof, the local authority acquired some portion of the said Land for widen of the adjacent Road and thereafter the said Sunil Ranjan Pandit enjoyed and possessed the remaining net Land measuring 08 Cottahs 06 Chittacks 33 sq. ft. more or less and thereafter the said Sunil Ranjan Pandit mutated his name before the Kolkata Municipal Corporation in

respect of the said net Land measuring 08 Cottahs 06 Chitlacks 33 sq. ft. more or less with Building and known as KMC Premises No. 356, Purbachal Road, Kolkata 700 078, Ward No. 106, Assessee No. 31-106-17-0356-5.

4. Thereafter the said Sunil Ranjan Pandit divided the said 8 Cottahs 6 Chittacks 33 sq. ft. more or less into three small plots with four feet wide common Passage(03Chittacks 05 sq. ft. more or less) for ingress and egress from the middle of the said entire Land and out of the said plots, the said Sunil Ranjan Pandit gifted ALL THAT demarcated Plot of Land measuring 02 Cottahs more or less with right of use the northern side Common Passage to his Daughter Smt. Anima Das on 10.02.2010. On even date the said Sunil Ranjan Pandit also Gifted ALL THAT another demarcated Plot of Land measuring 02 Cottahs more or less with right of use the above mentioned four feet wide common passage to his other Daughter Smt. Pratima Das (Pandit) and the said two Deeds was registered at DSR-III at Alipore and recorded in Book No. 1, Volume No. 3, Being No. 966 & 967 for the Year 2010.

5. That after registration of the said two Gift Deed, the said Sunil Ranjan Pandit enjoyed and possessed the remaining land measuring 04 Cottahs 03 Chittacks 28 sq. ft. more or less together with pucca structure and on 10/02/2010 the said Sunil Ranjan Pandit transferred ALL THAT undivided and un-demarcated Land measuring 02 Cottahs 01 Chittacks 36 sq. ft. more or less out of remaining Land measuring 04 Cottahs 03 Chittacks 28 sq. ft. more or less together with un-demarcated and undivided 525 sq. ft. more or less pucca structure out of the said remaining land measuring 04 Cottahs 03 Chittacks 28 sq. ft. more or less together with structure by way of Gift to his wife Shefali Pandit and the said Deed was registered at DSR-III at Alipore and recorded in Book No. 1, Volume No. 3, Pages from 1657 to 1674, Being No. 968 for the Year 2010. The Land measuring 3 Chittacks 5 sq. ft. more or less gone for private Common Passage for egress and ingress between the said Two daughters Smt. Pratima Das and Smt. Anima Das and Prabir Chandra Pandit.

6. Thereafter the said Sunil Ranjan Pandit and his wife Shefali Pandit while enjoyed and possessed the said 04 Cottahs 03 Chittacks 28 sq. ft. more or less together

with structure as Joint Owners thereof being portion of Premises No. 356, Purbachal Road, Kolkata 700 078, Ward No. 106, the said Shefali Pandit died intestate on 27/01/2011 leaving behind her Husband Sunil Ranjan Pandit, two daughter Smt. Pratima Das (Pandit) and Smt Anima Das and one son Sri Prabir Chandra Pandit as her legal heirs and successors. And all of them jointly inherited the said undivided Land measuring 02 Cottahs 01 Chittacks 36 sq. ft. more or less and each have undivided 1/4th share of the said Land measuring 02 Cottahs 01 Chittacks 36 sq. ft and each have undivided 380.5 sq. ft. more or less land i.e. 8 Chittacks 20.5 sq. more or less together with undivided 131 sq. ft. more or less pucca structure more particularly mentioned in the First Schedule thereunder written.

7. Thereafter the said Sunil Ranjan Pandit gifted his remaining undivided Land 02 Cottahs 01 Chittack 37 sq. ft. more or less along with 08 Chittacks 20 sq. more or less land which he inherited from his deceased wife, in total 2 Cottahs 10 Chittacks 12 sq. ft. more or less to his only son Sri Prabir Chandra Pandit by a registered Deed Vide No. 060 on 4th January, 2013. The said Deed was registered at DSR-III, at Alipore and recorded in Book No. 1, Volume No. 1, Pages 1748 to 1768 Being Deed No.060 for the Year 2013.

8. That after the said Deed of Gift the said Prabir Chandra Pandit became the absolute Owner of undivided and un-demarcated Land measuring 2 Cottahs 10 Chittacks 12 sq. ft. more or less and remaining 01 Cottahs 09 Chittacks 15 sq. ft. more or less become the Joint property of Smt. Anima Das, Smt. Pratima Das and Sri Prabir Chandra Pandit.

9. That accordingly the said Smt. Pratima Das and Sri Prabir Chandra Pandit and Smt. Anima Das are the Joint Owners of said undivided land measuring 01 Cottah 09 Chittacks 15 Sq. ft. being portion of KMC Premises No. 356, Purbachal Road, Kolkata -700078, Ward No. 106 each have undivided and un-demarcated 1/3rd share of the said land measuring 01 Cottah 09 Chittacks 15 Sq. ft.

10. Thereafter the Smt. Pratima Das and Smt. Anima Das gifted their undivided and un-demarcated 2/3rd share of the said land 01 Cottahs 09 Chittacks 15 Sq. ft.

i.e. 01 Cottah 40 sq. ft. more or less together with pucca structure undivided measuring 262 sq.ft more or less to their brother Sri Prabir Kumar Pandit to the Donors thereof on 07.08.2019 and the said Deed was registered at DSR-III AT Alipore and recorded in Book No. 1, Being No. 2659 for the year 2019.

11. Thereafter the Sri Prabir Kumar Pandit gifted his demarcated share of the said land 8 Chittacks 20 Sq. ft. more or less together with structure demarcated measuring 100 sq.ft more or less to her sister Smt. Pratima Das on 07.08.2019 and the said Deed was registered at DSR-III AT Alipore and recorded in Book No. 1, Being No2660 for the year 2019.

12. Thereafter the Sri Prabir Kumar Pandit gifted his demarcated share of the said land 8 Chittacks 20 Sq. ft. more or less together with structure demarcated measuring 100 sq.ft more or less to her sister Smt. Anima Das on 07.08.2019 and the said Deed was registered at DSR-III AT Alipore and recorded in Book No. 1, Being No2661 for the year 2019.

WHEREAS AS thus above-mentioned various deeds in distin share accordingly the Vendor herein become the absolute owner of ALL THAT piece and parcel of Bastu Land measuring 03 Cottah 02 Chittacks 32 sq. ft. more or less, together with covered area measuring 1050 sq. ft. more or less Pucca Structure out of which on the Ground floor measuring 500 sqft covered area more or less and on the first floor measuring 550 sq.ft covered area more or less standing thereon of the land comprised in R.S. Dag No.4115, under RS. Khatian No. 1613, J. L. No. 13, Touzi No.45, R. S. No. 233, at Mouza Kasba, P.S. Kasba now Garfa, District South 24 Parganas, duly mutated his name in the assessment records of the Kolkata Municipal Corporation renumber known as of KMC Premises No. 356/2, Purbachal Road, Kolkata 700 078, P.S. Garfa, under Assessee No. 311061725378 and is now peacefully enjoying the same by paying the rates taxes and other outgoings regularly and punctually to the competent authorities in fee simple free from all encumbrances whatsoever, hereinafter called the said "LAND" (more fully and particularly described in the FIRST SCHEDULE hereunder written).

AND WHEREAS the Owner are not in a condition to develop the Straight III Storied building over and upon the said land premises by his own due to paucity of funds and due to lack of time for supervision of the construction, as such for the

Development of one Straight III Storied Building over the said land premises the Owner have decided to engage one Developer. And the Developer Concern mentioned herein above, knowing the same from reliable source, has approached to the Owner for developing the same.

AND WHEREAS the Owner have decided to execute one Development Agreement with-M/S. FUTURE FOUNDATION (C.E.No.001206110161) a Partnership firm carrying on business of developers having its registered address at 322(79), P. Majumdar Road, P.O.Haltu, P.S. Kasba now Garfa, Kolkata-700078, District- South 24 Parganas represented by its partner's, namely (1)SRI SOMNATH DAS (PAN-ADVPD0616M) (AADHAR-865864820961), son of Sri Ram Chandra Das, by faith-Hindu, by Occupation-Business, by Nationality-Indian, presently residing of 79, P. Majumder Road, P.O. Haltu, P. S. Kasba now Garfa, Kolkata 700078, (2) SRI DIPANKAR PATITUNDI (PAN-ASYPP3475E) (AADHAR 706689018459), son of Late Phanibhusan Patitundi, by faith Hindu, by Occupation - Business, by Nationality Indian, presently residing of 80/6, Purbachal Road, P.O. - Haltu, P. S. Kasba now Garfa, Kolkata-700078, District - South 24 Parganas, District - South 24 Parganas, the Developer herein, stating the terms and Conditions in details in this Development Agreement duly to be registered before D.S.R.III, Alipore on this day itself.

NOW THIS INDENTURE WITNESSETH that in pursuance of the consideration of the said total sum of Rs./- (Rupees) only, the true and lawful money of the Union of India paid by the Purchasers to the Owner, for proportionate share of land and cost of construction of the said building, on or before the execution of these present and of and from the payment of the same both hereby acquit, release and forever discharge to the Purchasers of self-contained residential Flat in complete and finished condition. The Vendors/Developer both hereby grant, transfer, convey, sell, assigns and assure to and unto and in favour of the Purchasers, free from all sorts of encumbrances **ALL THAT** the finished self contained Flat, measuring a bit more or less (.....) sq.ft. super built up area together with half the depth in the floor and the roof of the said unit measuring (.....) sq.ft. more or less including together with common right to use lift and stair up to roof and all ways, paths, passages and common enjoyment of the roof of the building at the

absolute exclusion of any right and authority both of the Owners/Vendors/Developer to construct any further floor or floors on the present roof, drains, water courses, water reservoir on the ground floors, electric motor pump, meter room, overhead water tanks on the roof of the said building and all water pipe lines connected with the said building from the water reservoir and tanks and sewer line and other pipe lines etc. together with undivided proportionate share of right, title and interest on land and other right, liberties, easements, appendages, appurtenances and estate right, title, interest, property, claim whatsoever of the Vendors and the Developer/Attorney in the said Flat and a , free from all sorts of encumbrances to hold the same absolutely and forever situate, lying at, more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and delineated in the **PLAN** or **MAP** annexed hereto, bordered in **RED verges**, hereinafter referred to as the “said Flat and a ” **AND** all the estate, right, title, interest, inheritance use, trust, possession, property, claim and demand whatsoever both at law and in equity of the Vendors and the Developer in and upon the said Flat to be used by the Purchasers for their residential purposes, hereby granted sold, transferred, conveyed, assigned and or intended so to be and also to the production of and or inspection for all lawful purposes upon payment of all costs and expenses there upon, reasonable notice of all deeds, paths, muniments, writings and evidence of title whatsoever relating to or concerning the said Flat, at any time heretofore were or was or hereafter shall or may be in the custody, possession or power of the Vendors and the Developer **TO HAVE AND TO HOLD** the said Flat and the said hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of absolutely and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner of condition use, trust or other thing whatsoever to alter defect, encumber or make void the said, and the Vendors and Developer/Attorney doth hereby covenant with the Purchasers that notwithstanding any acts, deeds, matter, assurances or thing whatsoever made, done, executed, occasioned or suffered to the contrary, Vendors/Developer are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Flat and the said here by granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers for a perfect in indefeasible estate or inheritance in fee simple in possession without any manner of hindrance lawful eviction, interruption claim or demand whatsoever from or by the Vendors /Developer any

person or persons lawfully or equitably claiming or to claim from, under or in trust for the Vendors and the right and privileges as to the restriction hereunder and that free and clear and freely and clearly and absolutely acquitted, exonerated or discharges or otherwise by the Vendors well and sufficiently saved, defended, keep harmless and indemnified of and from and against all the manner of former or other estate, encumbrances, claim, demands, charges, liens, lispence, debts and attachments, whatsoever had made done executed, occasioned or suffered by the Vendors and the Attorney or any person or to claim from, under or in trust for the Vendors and Developer/Attorney and that free and clear and freely and clearly and absolutely acquitted, executed, discharged or otherwise by the Vendors or the Developer/Attorney well and sufficiently saved defended kept harmless and indemnified of other estate, right, title, lease, mortgage, charges, trusts, wakf, debtor, attachments, executions, lispences, claim, demand and encumbrances, whatsoever made done occasional or equitably claiming or to claim by from through under or in trust for the Vendors and **FURTHER THAT** the Vendors and all persons having or lawfully claiming and estate, right, title, interest whatsoever in the said Flat and the said hereby granted, sold, transferred, conveyed, assigned and assured or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at their request and cost of the Purchasers do and execute all such deeds, acts, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said Flat and the said hereby granted, sold, transferred, conveyed, assigned, assuring the said Flat and the said hereby granted, sold transferred, conveyed, assigned and assured and every part thereof unto and to the use of the Purchasers in the manner aforesaid shall or may be reasonably required and that the Purchasers hereby covenant with the Vendors/Developer that the Purchasers will and shall maintain the Flat properly and shall keep the same in good condition so that it may not cause any danger and/or prejudicially effect the other floors and flat **AND** the Vendors/Developer have now in themselves good rightful power and absolute authority to grant, sale, transfer, convey, assign and assure by these presents the said Flat and the said hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and that the Purchasers shall and may from time to time and all times hereafter peaceably and quietly hold, use, possess and enjoy the said Flat and the said hereby granted, sold, transferred, conveyed, assigned and assured or expressed or

intended so to be unto and to the use of the Purchasers in the manner aforesaid and to receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors and Attorney or other Co-Owners of the said Building and that they will pay their share or rates and taxes proportionately, relating to the said building until separation and mutation is effected in respect of the said Flat and the said and the separate assessment is made thereby and shall always pay the rates of maintenance charges for the expenditures of the common parts of the Building as will be reasonably assessed by the building committee and/or Owners' Association and that they will and shall not incur, cut, damages any of the main walls, roofs, common stair case, common passage and or common sewers so as to cause damages to the said Ground Plus Three Storied Building with Lift facility and or the said premises and further that the Purchasers shall and will bear jointly with the other Flat/Space Owner or Co-Sharers as the case may be, the costs for maintenances of the common stair case, common passage, and or common sewers and further that Purchasers shall and will bear jointly with the other Flat Owners or Co-Sharers as the case may be, the costs for maintenances of the common stair case, common passage and common sewers and common parts of the building as mentioned earlier **AND THAT** the Vendors /Developer and the Purchasers hereby had agreed with each other that the Purchasers shall be entitled to enjoy and install electric meter on one of their own name for the aforesaid Flat in the meter room at their own costs and also telephone and cable connection separately in the said Flat and that the water supply shall be from the over head water reservoir of the roof and the water will be lifted from the Ground Floor water tank connected with water, of the said building and the Purchasers shall share the pro-rata costs or electricity charges and or generators costs if installed, with other co-owners of the other Flats and or tenants of the said building and that the stair case/lift leading to the said flat from the Ground Floor up to roof and the passage for ingress and egress from the road to the building and to the stair case/lift shall be used by the Purchasers and or their men, agents, servants etc. commonly with the other co-owners and or tenants of the said building and that the Developer/Attorney shall render all possible help and co-operation to the Purchasers for the purpose of mutation of the Purchasers' name jointly in the Assessment Record of the Kolkata Municipal Corporation concerning the said Flat and the said of the Purchasers in proportion of the said Flat and the said hereby sold and conveyed towards the payment of Municipal Taxes and other outgoings payable in respect of the said premises

directly to the authorities concerned and the said rates and taxes etc. and the Purchasers shall also be entitled to sell, lease, mortgage, gift or otherwise alienate the said Flat and the said hereby sold and conveyed towards the payment of Municipal Taxes and other outgoing payable in respect of the said premises directly to the authorities concerned and that the said rates and taxes etc. and the Purchasers shall also entitled to sell, lease, mortgage, gift or otherwise alienate the said Flat and the said hereby sold and conveyed, subject to the terms herein contained to any person or persons without the consent of the Vendors/Developer/Attorney or any other Co-Owners who may have acquired before and whom may hereafter acquire any right title and interest acquired by the Purchaser or Purchasers under the terms these presents and that the Purchasers' undivided interest in the soil as more fully described in the **FIRST SCHEDULE** hereunder written shall remain common for all times to come that is to say that the Purchasers shall become Co-Owners and Co-Sharers for all times to come in respect of the soil and or ground of the said building proportionately with the other co-owners who may hereafter or heretofore have acquire right title and interest in the soil of the said premises. The Purchasers shall abide by the rules and regulations of the committee of the building.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu Land measuring 03 Cottah 02 Chittacks 32 sq. ft. more or less, together with 1050 sq. ft. Pucca Structure out of which gr floor 500 sqft and first floor 550 sq.ft more or less standing thereon of the land comprised in R.S. Dag No.4115, under RS. Khatian No. 1613, J. L. No. 13, Touzi No.45, R. S. No. 233, at Mouza Kasba, P.S. Kasba now Garfa, District South 24 Parganas, being KMC Premises No. 356/2, Purbachal Road, Kolkata 700 078, P.S. Garfa, under Assessee No. 311061725378 ADSR at Sealdah and D. R. at Alipore and which is butted and bounded as follows: -

ON THE NORTH By 12' Feet wide road;

ON THE SOUTH :By R. S. 4115 Pratima Das (Pandit);

ON THE EAST :By R. S. 4115 Prafulla Dey;

ON THE WEST: By 10' Feet wide road.

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE FLAT AND SOLD IN FAVOUR OF
THE PURCHASERS)

ALL THAT _____. of self- contained residential Flat being No. on the Floor, side, measuring about sq.ft. more or less carpet area up area, comprising of together with the undivided proportionate share and interest in the land underneath the said building and all common rights over the common areas and facilities at Municipal Premises and the said Flat and the said are delineated and demarcated in the PLAN or MAP annexed herewith and colour with **RED border**, which will be treated as part of this Indenture.

THE THIRD SCHEDULE
(COMMON AREA AND FACILITIES)

- a.** The land on which the building is located, all easement and quasi-easements rights, dominant heritage etc. belonging to land and building.
- b.** The foundation columns, griders, supports main wall, lobbies, stair, staircase, ways, Lift, Lift Room, entrance and exists of the building.
- c.** The easements and wards.
- d.** Installation of common services such as powers, lights, water, sewerage etc.
- e.** Tanks pump, meters, compressors, pipes and tubes and general apparatus and installations existing for common use and passage and paths etc.
- f.** All other parts of this property necessary for convenient to the existence, maintenance and safety of the building and common enjoyment or normally in common use.
- g.** Boundary walls.
- h.** Electric meter, pump and switches fixed in the common areas.

THE FOURTH SCHEDULE
(DESCRIPTION OF THE COMMON EXPENSES)

1. All cost of maintenance, operating, replacing, white colour washing, painting, decorating, rebuilding, reconstruction, redecorating, lighting the common portions and common areas of the Building included.
2. All charges and deposits for suppliers of common utilities to the Owners in common.
3. Proportionate share of Municipal Tax, water tax and other levies in respect of the land and building save those separately assessed of the Purchasers' Unit.
4. Proportionate share of insurance premium for insuring the Building.
5. All litigation expenses for the common purposes and relating to the common use and enjoyment of the common portions.
6. Electricity charges for the electrical energy, consumed for the operation of the common service.
7. Costs of maintenances, repairs and replacements of common Installations.
8. Fees and charges from all services and consultation and advices required to be obtained from time to time in respect of and/or in relation to the common purposes and common utilities.
9. All other expenses, taxes and other levies as may become necessary or incidental or liable to be paid by the Purchasers in common including such amount as may be fixed for creating a fund for replacement, renovations, repairing and/or repairing of the common portions.

THE FIFTH SCHEDULE
(OTHER RULES AND REGULATIONS)

- a) The Purchasers will not be entitled to claim partition of the undivided proportionate share in the land and or the common parts of the building and roof and or in respect of the common service and utilities therein.
- b) The Owners' Association shall have the power and authority to such rules and regulations for the common purposes as may be the other or the Association may consider reasonable but not inconsistent with the provisions of the W.B. Apartment Ownership Act, 1972 and the Purchasers shall abide by the same.

- c) The Purchasers shall become members of the Association and shall apart from paying proportionately all costs and expenses relating thereto, sign such forms, papers, documents, memorandums articles, declarations, constitution, rules and regulation as may be necessary and reasonably required for the purpose.
- d) The Purchasers cannot do additions or alterations or constructions of permanent nature in the outside of the said flats or any part thereof which will effect the structure and/or of the building.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand and signature to these presents on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

Presence of:-

WITNESSES:-

1.

(SIGNATURE OF THE OWNERS/VENDORS)

2.

(SIGNATURE OF THE PURCHASERS)

.....
**(SIGNATURE OF THE BUILDER/
DEVELOPER/ATTORNEY)**

Drafted and Prepared By

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs./- (Rupees) only, as full and final consideration money of the Flat and the of this Deed, as per following Memo:-

MEMO:-

TOTAL

.....
Rs.
.....

(RUPEES) ONLY.

WITNESSES:-

1.



SIGNATURE OF THE

2.

OWNER/DEVELOPER