

**DEED OF CONVEYANCE**

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

**BETWEEN**

1) **SRI PARTHA SARATHI BOSE** alias SRI PARTHA BOSE (PAN AEAPB7440M) son of Late Nirode Behari Bose and 2) **SMT. SADHANA RAKSHIT** (PAN ACYPR2656K) wife of Sri Manoj Kumar Rakshit and daughter of Late Nirode Behari Bose, both are by Faith Hindu, by Nationality Indian, by Occupation No. 1 Retired and No. 2 Housewife respectively, both are residing at 23/7, Ramkrishna Sarani, Vivekananda Pally, P.O. Parnasree Pally, Police Station previously Behala now Parnasree, Kolkata 700060, District South 24 Parganas, hereinafter jointly called and referred to as the LANDOWNERS/FIRST PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, successors, administrators, executors, legal representatives and assigns) of the FIRST PART.

AND

**"M/S. ESHA CONSTRUCTION"**, a Proprietorship Concern, having its Office at 23/5, Mahendra Banerjee Road, P.O. Parnasree Pally. Police Station- previously Behala now Parnasree, Kolkata 700060, District South 24 Parganas, represented by its Sole Proprietor SRI SANDIP CHAKRABORTY (PAN AEGPC62018) (AADHAAR No. 3406 7037 7068), son of Late Indu Prasanna Chakraborty, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at 156B, Ramkrishna Sarani, P.O. Parnasree Pally, Police Station previously Behala now Parnasree, Kolkata 700060, 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 its registered address at ....., under Police Station - ....., Kolkata - ..... represented by its 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

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WHEREAS:

1. WHEREAS one Sri Khirode Behari Bose (since deceased), son of Late Ashutosh Bose, during his lifetime purchased ALL THAT piece and parcel of land measuring an area of 3 (Three) Cottahs 5 (Five) Chittacks be the same or a little more or less, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2. R.S. No. 83, Touzi No. 346, appertaining to C.S Dag No. 6472, under C.S Khatian No. 1322, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 130, P.S. previously Behala now Parnasree, Kolkata 700060, District previously 24 Parganas now South 24 Parganas, District Sub- Registry Office at Alipore, previously 24 Parganas now South 24 Parganas along with right to enjoy 16 ft. wide Municipality Road on the Southern Side of the said property from i) Sk. Badruddin, ii) Sk. Sadruddin and iii) Sk. Jahriuddin, all are sons of Late Abdul Gaffar Ostagar and Gole Arjan Bibi, wife of Late Abdul Gaffar Ostagar, by dint of a Deed of Sale (written in Bengali) dated 16th day of August, 1956, in Bengali Era 31<sup>a</sup> Shrawon 1363, duly registered in the Office of the Joint Sub-Registrar of Alipore at Behala and recorded in Book No. 1, Volume No: 21, 'Pages from 211 to 215, Being No. 2836 for the year 1956, with a valuable consideration mentioned therein.

AND WHEREAS after purchase of the said property, the said Sri Khirode Behari Bose (since deceased) seized and possessed the same as absolute owner thereof and mutated his name in the Assessment Record of the then South Suburban

Municipality in respect of the said property and had constructed a Brick Built Two Storied Pucca Building thereon measuring an area more or less 800 sq.ft. each on the Ground Floor and First Floor respectively and was enjoying the same by payment of rates and taxes to the appropriate Authorities.

AND WHEREAS while seized and possessed the said property, the said Khirode Behari Bose died intestate on 02.02.1964, leaving behind his wife namely Smt. Bagala Bala Bose (since deceased) and his one and only son namely Sri Nirode Behari Bose (since deceased), as his only legal heirs and successors, who both duly inherited the said undivided property left by said deceased Khirode Behari Bose, as per Hindu Succession Act, 1956 and each one having undivided share of the said undivided property

AND WHEREAS by virtue of the aforesaid, inheritance or devolution of interest in said property, the said i) Smt. Bagala Bala Bose (since deceased) and ii) Sri Nirode Behari Bose (since deceased), became the absolute joint Owners of ALL THAT piece and parcel of Bastu land measuring an area of 3 (Three) Cottahs 5 (Five) Chittacks be the same or a little more or less along with a Brick Built Two Storied Pucca Building measuring an area more or less 800 sq.ft. each on the Ground Floor and First Floor respectively standing thereon, lying and situated at Mouza Behala, Pargana Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, appertaining to C.S Dag No. 6472, under C.S Khatian No. 1322, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 130, P.S. previously Behala now Parnasree, Kolkata- 700060, District- previously 24 Parganas now South 24 Parganas, District Sub. Registry Office at Alipore, previously 24 Parganas now South 24 Parganas and the said property being then known and numbered as of Holding No. 101/94, Ramkrishna Sarani, P.O. Parnasree Pally, Police Station previously Behala now Parnasree, Kolkata-700060, District- previously 24 Parganas now South 24 Parganas and Mailing Address 23/7, Ramkrishna Sarani, P.O. Parnasree Pally, Police Station previously Behala now Parnasree, Kolkata-700060, District- previously 24 Parganas now South 24 Parganas.

AND WHEREAS while seized and possessed the said undivided property, the said Bagala Bala Bose died intestate on 07.01.1975, leaving behind her one and only son namely Sri Nirode Behari Bose (since deceased), as her only legal heir and

successor, who duly inherited the said undivided property left by said deceased Bagala Bala Bose, as per Hindu Succession Act, 1956 and become the absolute and sole owner of the said entire property.

AND WHEREAS while seized and possessed the said property, the said Nirode Behari Bose died intestate on 28.07.1986, leaving behind his wife namely Smt. Pratima Bose (since deceased), his one and only son namely Sri Partha Bose alias Sri Partha Sarathi Bose, the Landowner No. 1 herein and his one and only married daughter namely Smt. Sadhana Rakshit, wife of Sri Manoj Kumar Rakshit, the Landowner No. 2 herein, as his only legal heirs and successors, who all duly inherited the said undivided property left by said deceased Nirode Behari Bose, as per Hindu Succession Act, 1956 and each one having undivided 1/3rd share of the said undivided property.

AND WHEREAS while seized and possessed the said undivided property, the said Pratima Bose died intestate on 01.10.2006, leaving behind her one and only son namely Sri Partha Bose alias Sri Partha Sarathi Bose, the Landowner No. 1 herein and her one and only married daughter namely Smt. Sadhana Rakshit, wife of Sri Manoj Kumar Rakshit, the Landowner No. 2 herein, as her only legal heirs and successors, who both duly inherited the said undivided property left by said deceased Pratima Bose, as per Hindu Succession Act, 1956 and each one having undivided & share of the said undivided property.

AND WHEREAS by virtue of the aforesaid, inheritance or devolution of interest in said property, the said i) Sri Partha Bose alias Sri Partha Sarathi Bose and in) Smt. Sadhana Rakshit, the Landowners herein, become the absolute joint Owners of ALL THAT piece and parcel of Bastu land measuring an area of 3 (Three) Cottahs 5 (Five) Chittacks be the same or a little more or less along with a Brick Built Two Storied Pucca Building measuring an area more or less 800 sq.ft. each on the Ground Floor and First Floor respectively standing thereon, lying and situated at Mouza- Behala, Pargana Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, appertaining to C.S Dag No. 6472, under C.S Khatian No. 1322, by mutating their names jointly in the Assessment Record of The Kolkata Municipal Corporation (S.S. Unit) in respect of the said property and the said property is assessed and numbered as of Municipal Premises No. 179, Ramkrishna Sarani, P.O. Parnasree Pally, Police Station- previously Behala now Parnasree, Kolkata- 700060, District South 24

Parganas and Mailing Address 23/7, Ramkrishna Sarani, Vivekananda Pally. P.O. Parnasree Pally, Police Station previously Behala now Parnasree, Kolkata- 700060, District South 24 Parganas, within the present limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 130, vide Assessee No. 41-130-10-0179-8, A.D.S.R. Behala, South 24 Parganas and are enjoying the same by payment of rates and taxes to the appropriate Authorities.

AND WHEREAS out of love and affection i) Sri Bhaskar Basu, ii) Sri Dipankar Basu and iii) Sri Tirthankar Basu, gifted, transferred, assured and conveyed ALL THAT piece and parcel of Bastu land measuring an area of 58.25 sq.ft which is equivalent to 1 Chittack 13.25 sq.ft. be the same or a little more or less on the Eastern side of Premises No. 23/7A, Ram Krishna Sarani, Vivekananda Pally. Police Station- previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas, lying and situated in C.S Dag No. 6472 under C.S Khatian No. 1322, Mouza Behala, Pargana Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, within the present limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 130, A.D.S.R. Behala, South 24 Parganas, now known and numbered as Municipal Premises No. 179, Ramkrishna Sarani, P.O. Parnasree Pally, Police Station- previously Behala now Parnasree, Kolkata 700060, District- South 24 Parganas and Mailing Address 23/7, Ramkrishna Sarani, P.O. Parnasree Pally, Police Station previously Behala now Parnasree, Kolkata-700060, District- South 24 Parganas, to the said Sri Partha Bose alias Sri Partha Sarathi Bose, the Landowner No. 1 herein, by virtue of a Registered Deed of Gift dated 17th day of November, 1999 and the said Deed of Gift duly registered at the Office of District Joint Sub- Registrar of Alipore at Behala and recorded in Book No. I, Volume No. 2, Pages from 255 to 260, Being No. 123 for the year 2000.

AND WHEREAS the said i) Sri Partha Bose alias Sri Partha Sarathi Bose and ii) Smt. Sadhana Rakshit, the Landowners herein, jointly own ALL THAT piece and parcel of Bastu land measuring an area of 3 (Three) Cottahs 6 (Six) Chittacks 13.25 (Thirteen point Two Five) sq.ft. be the same or a little more or less along with a Brick Built Two Storied Pucca Building measuring an area more or less 800 sq.ft. each on the Ground Floor and First Floor respectively standing thereon. lying and situated at Mouza Behala, Pargana Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, appertaining to C.S Dag No/6472, under C.S Khatian No. 1322 and the aforesaid landed property is in the physical possession of the Landowners herein, being free

from any sorts of encumbrances, hindrances, obstacles whatsoever with good and clear marketable title thereto. While the Landowners herein jointly seized and possessed of ALL THAT piece of parcel of Bastu land measuring more or less an area 3 (Three) Cottahs 6 (Six) Chittacks 13.25 (Thirteen point Two Five) sq.ft. be the same or a little more or less along with a Brick Built Two Storied Pucca Building measuring an area more or less 800 sq.ft. each on the Ground Floor and First Floor respectively standing thereon, is now known and numbered as Municipal Premises No. 179, Ramkrishna Sarani, P.O. Parnasree Pally, Police Station previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address 23/7, Ramkrishna Sarani, Vivekananda Pally, P.O. Parnasree Pally, Police Station- previously Behala now Parnasree, Kolkata-700060, District- South 24 Parganas (Subject to amalgamation of both the premises) within the present limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 130, vide Assessee No. 41-130-10-0179-8, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule below and thereafter is referred to as the said premises.

AND WHEREAS now the Landowners herein, become the absolute joint Owners in respect of the said First Schedule Property and have been enjoying the same by getting usufructs there from and have been enjoying without any interruption whatsoever.

AND WHEREAS with a view to develop the Schedule property and erect Ground Plus Three Storied Building with Lift facility thereon the Owners invited the Developer herein to undertake the charge of such development and/or constructional work over the land as described in the Schedule below, free from all encumbrances.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the field of development of the land and construction of the building, being agreed with the said proposal of Owners and agreed to undertake the charge of such Constructional work and/or development works of the land as described in the First Schedule below. :

**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 an area of 3 (Three) Cottahs 6 (Six) Chittacks 13.25 (Thirteen point Two Five) sq.ft. be the same or a little more or

less along with a Brick Built Two Storied Pucca Building measuring an area more or less 800 sq.ft. each on the Ground Floor and First Floor respectively standing thereon, lying and situated at Mouza- Behala, Pargana Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, appertaining to C.S Dag No. 6472, under C.S Khatian No. 1322, being Municipal Premises No. 179, Ramkrishna Sarani, P.O. Parnasree Pally, Police Station previously Behala now Parnasree, Kolkata-700060, District- South 24 Parganas and Mailing Address 23/7, Ramkrishna Sarani, Vivekananda Pally, P.O. Parnasree Pally, Police Station- previously Behala now Parnasree, Kolkata-700060, District- South 24 Parganas, within the present limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 130, A.D.S.R. Behala, South 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH: By House of Nanibala Barua;

ON THE SOUTH :By 16'00" wide K.M.C. Road;

ON THE EAST : By Premises No. 23/7A, Ramkrishna Sarani (Sri Sisir Kanti Acharyya);

ON THE WEST : By Premises No. 23/B/5, Ramkrishna Sarani (Sri Swapan Kumar Das);

**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 levis 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**