

DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE is made on this
the day of , 2023**

B E T W E E N

Contd . . . P/2

M/S. JAI HANUMAN RESIDENCY PVT. LTD., a Company incorporated under the Companies Act, 1956 having its Registered Office at Room No. 410, Fourth Floor, 21, Hemanta Basu Sarani, P.O. - G.P.O., P.S. - Hare Street, Kolkata - 700001, having Permanent Account Number (PAN) - AADCJ1357M, being represented by it's Directors namely **a) Sri Vinod Kumar Jajoo**, son of Late Phoos Raj Jajoo, by faith - Hindu, Citizen - Indian, by occupation - Business, previously residing at Flat No. 3D, Third Floor, Radha Gobinda Apartment, 22, R. G. Nagar Road, P.O. - Hindmotor, P.S. - Uttarpara, District - Hooghly, PIN - 712233 and at present residing at 167, Jessor Road, Club Town Greens, P.O. - Bangur, P.S. - Lake Town, District - North 24 Parganas, Kolkata - 700055, having Permanent Account Number (PAN) - ACSPJ4673Q, **b) Sri Moloy Sadhukhan**, son of Sri Kanailal Sadhukhan, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 2, Baidikpara Ghat Lane, P.O. - Hindmotor, P.S. - Uttarpara, District - Hooghly, PIN - 712233, having Permanent Account Number (PAN) - AVNPS3686A and **c) Sri Durga Prasad Chowdhuri**, son of Late Sambhu Nath Chowdhuri, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 61, Hem Chandra Lane, P.O. - Bhadrakali, P.S. - Uttarpara, District - Hooghly, PIN - 712232, having Permanent Account Number (PAN) - ABYPC5192Q, hereinafter referred to as the **“VENDOR / DEVELOPER”** (which terms or expression shall unless be excluded by or repugnant to the subject or context be deemed to mean and include it's executors, successors-in-office, legal representatives, administrators and / or assigns) of the **ONE PART**.

A N D

1) SRI, son of, by faith - Hindu, Citizen - Indian, by occupation -, residing at, P.O. -, P.S. -, District -, PIN -

....., having Permanent Account Number (PAN) –
..... and **2) SMT.**, wife of, by faith
– Hindu, Citizen – Indian, by occupation – –, residing
at, P.O. –, P.S. –, District –
....., PIN –....., having Permanent Account
Number (PAN) –, hereinafter referred to as the
“PURCHASERS” (which terms or expression shall unless be
excluded by or repugnant to the subject or context be deemed to
mean and include their heirs, heiresses, executors,
administrators, successors, legal representatives and / or assigns)
of the **OTHER PART.**

WHEREAS ALL THAT piece and portion of Housing Complex Land
measuring land area more or less 2.4110 Acre equivalent to
145 (one forty five) Cottahs 13 (thirteen) Chittacks, togetherwith
building standing thereon, lying in Mouza – Konnagar, J. L. No. 7,
comprised in R. S. Dag Nos. 8168, 8176, 8177, 8170/8182,
8171/8209, 8170, 8170/8196, 8172, 8171/8208, 8172/8240,
8173, 8173/8241, 8169 & 8175 under R. S. Khatian Nos. 1199,
2121, 2123, 3361, 1886, 2981 & 2767 corresponding to
L. R. Dag No. 13882 under L. R. Khatian No. 1251, being
Municipal Holding No. 3/A (previously 3), P. D. Ghat Lane
(Panchu Dutta Ghat Lane), within the ambit of Ward No. 16 of the
Konnagar Municipality, P.O. - Konnagar, P.S. - Uttarpara,
A.D.S.R. Office - Uttarpara, District - Hooghly, PIN – 712235,
alongwith all easement rights attached thereto, which is
hereinafter referred to as the ‘entire property’, was the absolute
property of M/s. Jai Hanuman Residency Pvt. Ltd., a Company
incorporated under the Companies Act, 1956 having its Registered
Office at Room No. 410, Fourth Floor, 21, Hemanta Basu Sarani,
P.O. - G.P.O., P.S. - Hare Street, Kolkata - 700001.

AND WHEREAS by virtue of a registered Deed of Sale executed on 18.05.1984 one Sri Sunirmal Chattopadhyay, son of Late Indranath Chattopadhyay, sold, conveyed and transferred a part and portion of the entire property in favour of Sri Rabi Manna, son of Sri Sripati Manna, residing at Nichupatti, Chandernagore, P.O. and P.S. – Chandernagore, District – Hooghly, and the said Deed of Sale was duly registered before the office of the 2nd Joint Sub-Registrar of Serampore at Singur, District – Hooghly and recorded therein in Book No. I, Volume No. 46, Pages from 25 to 30, Being No. 2051 for the year 1984.

AND WHEREAS by virtue of a registered Deed of Sale executed on 18.05.1984, Smt. Binapani Das, wife of Late Harihar Das, Sri Siddheswar Das and Sri Jogesh Chandra Das, both sons of Late Harihar Das, sold, conveyed and transferred a part and portion of the entire property jointly in favour of Sri Uday Shankar Manna and Sri Rabi Manna, both sons of Sri Sripati Manna, both residing at Nichupatti, Chandernagore, P.O. and P.S. – Chandernagore, District – Hooghly, and the said Deed of Sale was duly registered before the office of the 2nd Joint Sub-Registrar of Serampore at Singur, District – Hooghly and recorded therein in Book No. I, Volume No. 44, Pages from 21 to 26, Being No. 2052 for the year 1984.

AND WHEREAS by virtue of a registered Deed of Sale executed on 21.05.1984 aforesaid Sri Sunirmal Chattopadhyay, son of Late Indranath Chattopadhyay, sold, conveyed and transferred a part and portion of the entire property in favour of said Sri Uday Shankar Manna, son of Sri Sripati Manna, residing at Nichupatti, Chandernagore, P.O. and P.S. – Chandernagore, District – Hooghly, and the said Deed of Sale was duly registered before the office of the 2nd Joint Sub-Registrar of Serampore at Singur, District – Hooghly and recorded therein in Book No. I, Volume No. 50, Pages from 45 to 51, Being No. 2389 for the year 1984.

AND WHEREAS in the aforesaid manner by virtue of the abovementioned three separate registered Deed of Sale said Sri Rabi Manna and Sri Uday Sankar Manna jointly became the absolute, and sixteen annas owners of the entire property having equal share each in it.

AND WHEREAS by virtue of a Deed of Partnership executed on 07.08.1984 aforesaid Sri Uday Sankar Manna and Sri Rabi Manna jointly constituted a partnership as per the terms and conditions mentioned therein under the name and style of M/s. J. N. M. Bricks to be carried on at 3, Panchu Dutta Ghat Lane, P.O. – Konnagar, P.S. - Uttarpara, District - Hooghly, PIN – 712235, with its Head Office at “Manna Bari” lying and situated at Nichupatti, Chandernagore, P.O. and P.S. – Chandernagore, District – Hooghly, deemed to have been commenced with effect from 01.06.1984, in the field of Manufacturing and Selling of Bricks and other allied Businesses.

AND WHEREAS after forming of the aforesaid partnership business it was carrying on by both the partners and thereafter said Sri Rabi Manna decided to retire from the said partnership and finally by virtue of a Registered Deed of Retirement executed on 10.11.1990 said Sri Rabi Manna being the Retiring Partner left the said partnership business as per the terms and conditions mentioned therein, whereas said Sri Uday Sankar Manna was the Continuing Partner and the said Deed of Retirement was registered before the office of the 2nd Joint Sub-Registrar of Serampore at Singur, District – Hooghly and recorded therein in Book No. IV, Volume No. 2, Pages from 285 to 298, Being No. 118 for the year 1990.

AND WHEREAS said Sri Rabi Manna sold, conveyed and transferred his undivided $\frac{1}{2}$ (half) share of the entire property in favour of his brother namely said Sri Uday Sankar Manna by virtue of a registered Deed of Sale executed on 29.04.1990 and duly registered before the office of the A.D.S.R. – Sadar, Hooghly and recorded therein in Book No. I, Volume No. 28, Pages from 171 to 178, Being No. 1997 for the year 1990.

AND WHEREAS in the aforesaid way said Sri Uday Sankar Manna became the absolute and sixteen annas owner of the entire property with absolute khas possession thereon and thereafter he mutated his name in the records of local Konnagar Municipality and also in the office of the B. L. & L. R. O. by paying relevant taxes and rents therein in his own name.

AND WHEREAS thereafter after closing down the business of said M/s. J. N. M. Bricks said Sri Uday Sankar Manna applied on 28.03.2022 before the Office of the District Land & Land Reforms Officer, Hooghly, Government of West Bengal, to change of character of land from existing Class as per ROR – Itkhola to the proposed - Housing Complex in respect of his aforesaid landed property lying and situated at Mouza – Konnagar, J. L. No. 7, L. R. Khatian No. 1251, L. R. Dag No. 13882, Share – 1.0000 and Land Area – 2.4110 Acres, and the said prayer was allowed in connection with the Case No. CN/2022/0609/403 and in this effect the concern authority issued the appropriate certificate in favour of said Sri Uday Sankar Manna on 28.07.2022.

AND WHEREAS as per the aforesaid conversion certificate the entire property was recorded as Housing Complex measuring land area more or less 2.4110 Acre equivalent to 145 (one forty five) Cottahs 13 (thirteen) Chittacks in the name of Sri Uday Shankar Manna, son of Late Sripati Manna, having Mouza – Konnagar, J. L. No. 7, comprised in L.R. Dag No. 13882 under L. R. Khatian No. 1251.

AND WHEREAS said Sri Uday Shankar Manna sold, conveyed and transferred the entire property in favour of M/s. Jai Hanuman Residency Pvt. Ltd., a Company incorporated under the Companies Act, 1956 having its Registered Office at Room No. 410, Fourth Floor, 21, Hemanta Basu Sarani, P.O. - G.P.O., P.S. - Hare Street, Kolkata – 700001, the Vendor/Developer herein, by virtue of a Registered Deed of Conveyance executed on 20.09.2022 and duly registered before the office of the A.D.S.R. – Uttarpara, District - Hooghly and recorded therein in Book No. I, Volume No. 0621-2022, Pages from 225939 to 225964, Being No. 062105651 for the year 2022.

AND WHEREAS after purchasing the entire property said M/s. Jai Hanuman Residency Pvt. Ltd., became the absolute owner of the same and said M/s. Jai Hanuman Residency Pvt. Ltd., mutated its name in the records of the Konnagar Municipality in respect of the entire property and after such mutation the Municipal Authority allotted new Holding No. 3/A, P. D. Ghat Lane (Panchu Dutta Ghat Lane) in connection with the entire property.

AND WHEREAS said M/s. Jai Hanuman Residency Pvt. Ltd. sold and transferred a part of the entire property being land area more or less 60 (sixty) Cottahs, togetherwith building standing thereon, lying in Mouza – Konnagar, J. L. No. 7, comprised in R. S. Dag Nos. 8168, 8176, 8177, 8170/8182, 8171/8209, 8170, 8170/8196, 8172, 8171/8208, 8172/8240, 8173, 8173/8241, 8169 & 8175 under R. S. Khatian Nos. 1199, 2121, 2123, 3361, 1886, 2981 & 2767 corresponding to L. R. Dag No. 13882 under L. R. Khatian No. 1251, being Municipal Holding No. 3/A, P. D. Ghat Lane (Panchu Dutta Ghat Lane), within the ambit of Ward No. 16 of the Konnagar Municipality, P.O. - Konnagar, P.S. - Uttarpara, A.D.S.R. Office – Uttarpara, District – Hooghly, PIN – 712235,

alongwith all easement rights attached thereto, to Sri Vinod Kumar Jajoo, son of Late Phoos Raj Jajoo, through a registered Deed of Conveyance executed on 26.05.2023 and duly registered at the office of the A.D.S.R. Uttarpara, District – Hooghly and recorded therein in Book No. I, Volume No. 0621-2023, Pages from 86917 to 86941, Being No. 062102667 for the year 2023.

AND WHEREAS after transferring the aforesaid property said M/s. Jai Hanuman Residency Pvt. Ltd., the Vendor/Developer herein has become the remain owner of the property measuring land area more or less 85 (eighty five) Cottahs 13 (thirteen) Chittacks, togetherwith building standing thereon, lying in Mouza – Konnagar, J. L. No. 7, comprised in R. S. Dag Nos. 8168, 8176, 8177, 8170/8182, 8171/8209, 8170, 8170/8196, 8172, 8171/8208, 8172/8240, 8173, 8173/8241, 8169 & 8175 under R. S. Khatian Nos. 1199, 2121, 2123, 3361, 1886, 2981 & 2767 corresponding to L. R. Dag No. 13882 under L. R. Khatian No. 1251, being Municipal Holding No. 3/A, P. D. Ghat Lane (Panchu Dutta Ghat Lane), within the ambit of Ward No. 16 of the Konnagar Municipality, P.O. - Konnagar, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara, District - Hooghly, PIN – 712235, which is specifically mentioned in the First Schedule hereinbelow and hereinafter referred to as the ‘said property’ and mutated its name in the records of the Konnagar Municipality by paying relevant taxes therein in its own name as the absolute owner thereon.

AND WHEREAS the Vendor / Developer herein now seized, possessed and occupied the said property by exercising each of its right, title and interest thereon as sixteen annas owners thereon without any interruption from any corner, whatsoever

AND WHEREAS with intent to construct a multi-storied building upon the said property which is specifically mentioned in the First Schedule hereinunder written the Vendor/Developer herein prepared a building plan and got it sanctioned vide Plan No. dated from the Konnagar Municipality. It is to be mentioned that the present relevant project is registered under HIRA having Registration No.

AND WHEREAS the Vendor/Developer has completed entire construction of the multi-storied building(s) including one self contained residential Flat, which is specifically mentioned in the Second Schedule written hereinunder and hereinafter referred to as 'said Flat' as per the aforesaid sanctioned building plan of the Konnagar Municipality.

AND WHEREAS the Purchasers have approached to the Vendor/ Developer for purchase of one self contained residential Flat, which is more fully mentioned and described in the Second Schedule hereinunder written on the constructed floor of the multi-storied building more fully mentioned and described in the First Schedule hereunder for a consideration hereinafter mentioned and the Vendor/Developer has agreed to sell to the Purchasers one self contained residential Flat on the Floor, of Block-....., being Flat No. having Super Built-Up area measuring more or less Sq. Ft. which is hereinafter referred to as the "said Flat" together with undivided proportionate share of the underneath land of the First Schedule mentioned property and with common areas and facilities mentioned in the Third Schedule hereinunder written.

AND WHEREAS the Vendor/Developer has agreed to convey, grant and transfer unto the Purchasers the said Flat, being Flat No. fully described in the Second Schedule hereunder written within the First Schedule mentioned building **TOGETHERWITH** undivided proportionate share of the land in

the said property for a consideration of Rs./- (Rupees) only which represents the consideration of transfer by way of conveyance of the undivided proportionate share of the land in the said property and the consideration being total cost of construction of the said Flat, being Flat No. described in the Second Schedule hereunder written.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs./- (Rupees) only paid by the Purchasers to the Vendor / Developer herein in the manner mentioned in the Memo of Consideration clause hereunder written at or before the execution of these presents (the receipts whereof the Vendor/Developer doth hereby as well as the receipt hereunder written, admit and acknowledge and of and from the payments of the same the Vendor/Developer doth hereby acquit release and forever discharge the Purchasers the said Flat conveyed hereby and every part thereof). The Vendor / Developer doth hereby grant, transfer, sell, convey and assigns and assured to and unto and in favour of the Purchasers free from all encumbrances all that piece and parcel of the said Flat, being Flat No. on the Floor of Block-....., having Super Built-Up area measuring more or less Sq. Ft. within the multi-storied building at Municipal Holding No. 3/A, P. D. Ghat Lane (Panchu Dutta Ghat Lane), within the ambit of Ward No. 16 of the Konnagar Municipality, P.O. - Konnagar, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara, District - Hooghly, PIN – 712235, known as “.....”, together with the common areas and facilities in the said building more fully mentioned in the Third Schedule and together with undivided proportionate share of the underneath land of the First Schedule mentioned property and all ancient and other rights, liberties, easements, appendages, appurtenances and estate right, title and

interest in the said property whatsoever of the Vendor/Developer with the said Flat free from all encumbrances to hold the same absolutely and forever situated lying at and being Municipal Holding No. 3/A, P. D. Ghat Lane (Panchu Dutta Ghat Lane), within the ambit of Ward No. 16 of the Konnagar Municipality, P.O. - Konnagar, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara, District - Hooghly, PIN – 712235, more fully and particularly mentioned and described in the Second Schedule hereunder written and all the estates, right, title, interest, claim and demand whatsoever of the Vendor/Developer into or upon the said Flat and every part thereof **TO HAVE AND TO HOLD** the same and to and unto the use of the Purchasers, their executors, legal heirs, successors, administrators and / or assigns absolutely and forever **AND** the Vendor / Developer do hereby covenant with the Purchasers, their heirs, executors, administrators, legal representatives and / or assigns that notwithstanding any acts, deeds or things hereto before granted, executed or knowingly suffered to the contrary the Vendor/Developer is now lawfully seized and possessed of the said Flat free from all encumbrances, attachments or defects in title whatsoever and that the Vendor / Developer has full power and absolute authority to sell the said Flat in the manner aforesaid and the Purchasers hereafter shall peaceably and quietly hold, possess and enjoy the said Flat in Khas without any claim or demand whatsoever from the Vendor / Developer or it's executors, legal representatives, successors-in-office, administrators and / or assigns and the Vendor/Developer shall save harmless, indemnify and keep indemnified the Purchasers, their heirs, executors, legal representatives, administrators and / or assigns from or against all encumbrances, charges and equities whatsoever **AND** the Vendor / Developer, it's executors, legal representatives, successors-in-office, administrators and / or assigns further covenant that it shall at

the request and cost of the Purchasers or their heirs, executors, legal representatives, administrators and / or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said Flat and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed.

AND WHISEAS it is further declared that the parties herein hereunder made it expressly subject to the following conditions :-

1. That the Purchasers have satisfied themselves as to the amenities available given by the Vendor/Developer in the said building and the Purchasers have satisfied themselves with regard to the Vendor/Developer's title to the said property including the land and building complex comprised therein.
2. That the Purchasers have satisfied themselves with the schedule for the sale of the different portions of the building that has been constructed on the First Schedule of property and also with the nature, scope and extent of the benefits or interest in the common areas and facilities and fully purport with the implication of the conditions contained in the schedule(s).
3. That the Purchasers confirm to have inspected the building plan as sanctioned by the Konnagar Municipality for construction of building of the First Schedule of property.
4. That all the owners of the Flat(s) / Garage(s) of the First Schedule building shall join together to form an association or maintenance society or maintenance committee solely for

the purpose of maintenance of the said complex and common parts and the Purchasers shall co-operate with the Vendor/Developer fully and shall sign all documents which are necessary for that purpose for the maintenance.

5. That the Vendor/Developer agrees to maintain and upkeep the common areas of the said building and the said common areas of the building will be under management and control of the Vendor/Developer till the association or maintenance society or maintenance committee is formed.
6. That the Purchasers shall pay regularly and punctually the common expenses as described in the Fourth Schedule hereunder written at such rules may be decided or determined by the Vendor/Developer to be payable from the date of possession to the Vendor/Developer.
7. That the Vendor/Developer shall not be liable to pay any rent or taxes or maintenance charges in respect of unsold flats/spaces etc. in the building/complex even after formation of maintenance committee / society.
8. That the Purchasers shall have the right to mutate their names as the absolute owners of the said Flat mentioned in the Second Schedule hereto in the records of the Konnagar Municipality and government or local authority and/or having the said Flat separately numbered and assessed for taxes and the Vendor/Developer shall whenever required by the Purchasers give its consent or approval in writing for the purpose of such mutation and separate assessment.

9. That so long the Flat of the Purchasers is not separately assessed the Purchasers shall pay the proportionate share of all rents and taxes to the Vendor/Developer and upon formation of Society / Association to such Society/ Association.
10. That after purchasing the said Flat the Purchasers hereto shall apply and/or take electric meter in their own names for the supply and consumption of electricity to be installed and keep the meter installed in the meter's space of the Ground Floor fixed for meter and shall pay all rents and consumption charges to the concern authority.
11. That the Purchasers shall allow the Vendor/Developer or the representatives of association or maintenance society or maintenance committee with or without workmen to enter into the said Flat mentioned in the Second Schedule hereinunder for the purpose of maintenance and repair.
12. That it is hereby agreed that the Purchasers hereto shall not at any time demolish or damage or cause to be damaged or demolished the said Flat or any part thereof hereby purchased by them.
13. That the Vendor / Developer shall have the right of making any construction or structure over the roof of the multi-storied building mentioned in the First Schedule hereinunder subject to obtaining permission from the Municipal Authority..
14. That the Purchasers shall not obstruct the Vendor / Developer or the association or maintenance society or maintenance committee in its acts relating to the common

purpose and will not violate any of the rules and/or regulations laid down by the Vendor/Developer and upon formation of association or maintenance society or maintenance committee for the common purposes and/or user of the common portions.

15. That the Purchasers shall have the right of water connection from the deep tube well through overhead water tank of the building/complex.
16. That it is hereby further agreed that the Purchasers shall use the said Flat only for residential purpose and being the absolute owners of such Flat, the Purchasers shall have every right to sell, transfer and let-out the same.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Building)

ALL THAT piece and portion of Housing Complex Land measuring land area more or less 85 (eighty five) Cottahs 13 (thirteen) Chittacks, togetherwith multi-storied building known as “.....” standing thereon, lying in Mouza – Konnagar, J. L. No. 7, comprised in R. S. Dag Nos. 8168, 8176, 8177, 8170/8182, 8171/8209, 8170, 8170/8196, 8172, 8171/8208, 8172/8240, 8173, 8173/8241, 8169 & 8175 under R. S. Khatian Nos. 1199, 2121, 2123, 3361, 1886, 2981 & 2767 corresponding to L. R. Dag No. 13882 under L. R. Khatian No. 1251, being Municipal Holding No. 3/A, P. D. Ghat Lane (Panchu Dutta Ghat Lane), within the ambit of Ward No. 16 of the Konnagar Municipality, P.O. - Konnagar, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara, District - Hooghly, PIN – 712235, alongwith all easement rights attached thereto including the right to use the common road/passage situated towards the Northern and Eastern side of the property.

As the road namely P. D. Ghat Lane (Panchu Dutta Ghat Lane) has not been incorporated in the computerized system for obtaining e-Assessment Slip, hence e-Assessment Slip has been obtained showing such road as unassessed/unlisted road under Konnagar Municipality.

The property is butted and bounded by :

- ON THE NORTH : Property of Sri Vinod Kumar Jajoo.
- ON THE SOUTH : Property of Others.
- ON THE EAST : Common Passage
- ON THE WEST : Property of Waldies Compound Limited.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Flat)

WITHIN THE FIRST SCHEDULE MENTIONED MULTI-STORIED BUILDING(S) ALL THAT demarcated and well defined one flooring complete self contained residential Flat being Flat No. on the Floor of Block-....., towards side of the multi-storied building, having its Super Built-Up area measuring Sq. Ft. (Covered area Sq. Ft.) or a little more or less, consisting of Bed Rooms, Puja Room, Study Room, Living-cum-Dining, Kitchen, Toilets and Verandah, as shown in the plan annexed herewith and therein bordered "**RED**", alongwith common areas and facilities mentioned in the Third Schedule hereinunder written and undivided proportionate share of the underneath land of the First Schedule mentioned property.

The Flat is butted and bounded by :

- ON THE NORTH :
- ON THE SOUTH :
- ON THE EAST :
- ON THE WEST : .

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common Areas and Facilities)

1. Staircase.
2. Staircase landing on all the floors.
3. Common passages or pathways within the building beginning from the entrances of the building.
4. The foundation, columns, beams, supports and main wall etc.
5. R.C.C. overhead tank, underground water reservoir, pump room (if any), Septic Tank, Water & Sanitary Pipes and other common plumbing installations and Water Filtration (Iron Remover).
6. Electrical Installations, Power Backup, High Security with Intercom & CCTV, Electrical Wiring, Concealed P.V.C. pipes, Meters fittings.
7. Water and sewerage evacuation pipes from upper floors to the drains and sewerage common to building.
8. Drains and sewerages from the building to the Municipal duct on Municipal Road.
9. AC Community Hall, Gymnasium, Children's Play area,, Open Air Cafeteria, Senior Citizen Adda Zone and Temple.
10. 24 Hrs. Security and Emergency Car Parking.

11. Boundary wall and Main Gate.
12. Open spaces and Passages.
13. Lift and area for operation of such lift.
14. Top roof of the multi-storied building.
15. Such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or around the said housing complex as are necessary for passage and occupancy of the said Flat in common with other Flat owners.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Expenses of the Maintenances)

1. All Cost of maintaining, replacing, white washing, painting, decorating of the main structure of the building including the exterior thereof.
2. The cost of acquisition and legal proceeds, the cost of cleaning and lighting the common area.
3. The cost of working, repairing, replacing and maintenance of lights, lift, pump and other plumbing works including all other service charges for services rendered in common to all other occupiers including the expenditure for maintaining the common portion / area, amenities and installations as mentioned in the Third Schedule hereinabove.
4. The charges of plumbers, electricians, sweepers, security guards, salaries of managers and clerks, if any.

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

SIGNED, SEALED & DELIVERED

by the above named Parties

in presence of :

WITNESSES :

1.

Signature of the VENDOR/DEVELOPER

2.

Signature of the PURCHASERS

MEMO OF CONSIDERATION

Received from the within named Purchasers the said sum of Rs./- (Rupees) only being the full amount of consideration as per memorandum below :

<u>SL. No.</u>	<u>Cheque No.</u>	<u>Dated</u>	<u>Bank & Branch Name</u>	<u>Amount (Rs.)</u>
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WITNESSES :

1.

2.

Drafted by :

Signature of the VENDOR/DEVELOPER

(Arindam Datta)
Advocate,
High Court, Calcutta.
Enrolment No. WB/499/2000.

Typed by :

(Kanima Raha)
Bhadrakali, Hooghly.