

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this ____ day of _____, in the year Two Thousand and Twenty ____ (20 ____)

BETWEEN

(1) SRI SUDHAN KUMAR DUTTA, (PAN ADUPD3775C, Aadhaar No. 2859 0581 0319), (2) SRI ANIL DUTTA @ SUNIL DUTTA. (PAN AIHPD4218N, Aadhaar No. 5320 2643 4139) & (3) SRI SUSHIL KUMAR DUTTA, (PAN - GAUPD0260D, Aadhaar No. - 4748 7305 1666), all are sons of Late Sukhamoy Dutta & Late Ava Rani Dutta, all by Nationality - Indian, by religion - Hindu, by occupation - No. 1 & 2 Business and No. 3 Service, all are residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O. - Rabindranagar, P.S. - Nimta, Kolkata - 700065, District North 24 Parganas, West Bengal, by nationality - Indian, hereinafter referred called the **LAND OWNERS / VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

The Vendors are represented by their Constituted Attorney : SRI ANIL DUTTA @ SUNIL DUTTA, (PAN - AIHPD4218N), son of Late Sukhamoy Dutta & Late Ava Rani Dutta, all by Nationality - Indian, by religion Hindu, by occupation Business, residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O. Rabindranagar, P.S. Nimta, Kolkata 700065, District North 24 Parganas, West Bengal, India, by way of a Registered General Power of Attorney, vide No. _____, dated : _____, which was registered at _____, duly copied in Book No. - _____, Volume No. _____, Pages from _____ to _____, for the year _____.

AND

DUTTA AND SARKAR DEVELOPER (PAN - _____) a proprietorship firm having its office at 24(212/1) Durganagar Station Road, P.O. - Rabindranagar, P.S. - Nimta, Kolkata 700065, District North 24 Parganas, West Bengal, India, represented by its Proprietor SRI ANIL DUTTA @ SUNIL DUTTA, (PAN - AIHPD4218N, Aadhaar No. 5320 2643 4139), son of Late Sukhamoy Dutta & Late Ava Rani Dutta, by Nationality - Indian, by religion Hindu, by occupation Business, residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O. Rabindranagar, P.S. Nimta, Kolkata 700065, District North 24 Parganas, West Bengal, India, hereinafter referred to and called as the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context mean and exclude his heirs successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

_____, (PAN - _____), Aadhaar Card No. _____, W/O - _____, residing at _____, by faith - _____, by occupation - _____, by nationality - Indian, hereinafter called the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the context mean and exclude her heirs successors, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

WHEREAS WHEREAS the Schedule below Land along other landed property, lying and situated at Mouza - Sultanpur, J.L.. No. 10, Touzi No. - 173, Re.Sa. No. 148 was originally seized and possessed by Saiyadali Sanpui and Ajet Ali Sanpui.

AND WHEREAS for the better use and living said Ajet Ali Sanpui filed a Title Suit, being Case No. 1958/77 before the Ld. 2nd Sub Judge at Alipore and later on 23.08.1958 a Compromise Decree (Solenama) was passed in favour of said Saiyadali Sanpui and accordingly an area of 99 decimal of land, comprising in Dag No.- 92, corresponding to Khatian No. 480 was allotted in favour of said Saiyadali Sanpui.

AND WHEREAS said Sukhomay Dutta died intestate on 19.08.2009 leaving behind his wife, said Ava Rani Dutta, three sons namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, i.e. the present Landowners and four daughters namely, Smt. Dipali Bhowmick, Smt. Madhabi Ghosh, Smt. Bina Sarkar & Smt. Sabita Sarkar as his only legal heirs and successors as per Hindu Succession of Law in respect of his share of the aforesaid purchased land.

AND WHEREAS said Ava Rani Dutta gifted her purchased and husband's inherited share of 02 cottah 13 chittack 15 sq. ft. along with proportionate share of two storied building out of total 05 cottah of land along with two storied pucca house building to her three sons namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, i.e. the present Landowners by way of a Deed of Gift, being No. -

02257, for the year 2013, recorded in Book No. - I, CD Volume No. - 12, pages from 2090 to 2101, which was registered at A.D.S.R. - Cossipore, Dumdum on 01.03.2013.

AND WHEREAS said Ava Rani Dutta died intestate on 18.06.2013 leaving behind her three sons namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, i.e. the present Landowners and four daughters namely, Smt. Dipali Bhowmick, Smt. Madhabi Ghosh, Smt. Bina Sarkar & Smt. Sabita Sarkar as his only legal heirs and successors as per Hindu Succession of Law in respect of his share of the aforesaid purchased land.

AND WHEREAS thereafter said Smt. Dipali Bhowmick, Smt. Madhabi Ghosh, Smt. Bina Sarkar & Smt. Sabita Sarkar gifted their father's inherited 4th share of 01 cottah 04 chittack 15 sq. ft. along with proportionate share of two storied building, measuring 700 sq. ft. (300 sq. ft. in Ground Floor & 400 sq. ft. in First Floor) out of total 05 cottah of land along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) to their three brothers namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, i.e. the present Landowners by way of a Deed of Gift, being No. 12130, for the year 2021, recorded in Book No. 1, Volume No. 1501, pages from 376474 to 376522, which was submitted and executed on 09.09.2021 and was registered on 18.10.2021 at D.S.R.- I- North 24 Parganas at Barasat.

AND WHEREAS aforesaid way the present Landowners Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta have become the sole and absolute owner of ALL THAT piece and parcel of undivided Bastu Land measuring about 05 (five) cottah more or less along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) [which will be demolished for the purpose of proposed multi-storied construction), lying and situated at Mouza - Sultanpur, J.L. No. 10, Touzi No. 173, Re.Sa. No. 148, comprising in R.S. Dag No. R.S. Khatian No. 92, corresponding to 480, within local limits of North Dum Dum Municipality, Ward No. 21, Holding No. - 32(211) Durganagar Station Road, under P.S. the then Dum Dum, now Nimta, A.D.S.R.O. the then Cossipore, Dum Dum now Belgharia, in the District of North 24 Parganas by paying taxes and rents properly thereon.

AND WHEREAS aforesaid way the present Landowners Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta they seize, possess and enjoying the same without any interruption since the date of purchase and paying respective rents and holding taxes regularly in their names to the proper authority concern and they have every right, title, interest and in physical possession over the said property which is free from all encumbrances.

AND WHEREAS the said Land Owners entered into a Registered Development Agreement, vide No. 14148, dated : 23.11.2021, which was registered at D.S.R.-I North 24 Parganas, duly copied in Book No. - I,

Volume No. 1501-2021, Pages from 422258 to 422312, for the year 2021 with DUTTA AND SARKAR DEVELOPER.

AND WHEREAS the said Land Owners entered into a Registered Genral Power of Attorney, , vide No. _____, dated : _____, which was registered at _____, duly copied in Book No. - _____, Volume No. _____, Pages from _____ to _____, for the year _____ over their said plot of land with the said Attorney Holder/ Developer SRI ANIL DUTTA @ SUNIL DUTTA, under certain terms and conditions mentioned therein and he has every right to sell and transfer the same by any means.

AND WHEREAS the Attorney Holder/Developer alongwith Vendors have decided to sell the Flat for residential purpose on Ownership basis at the said premises and after knowing the intention of the Attorney Holder/Developer, the present PURCHASER proposed to purchase of **ALL THAT one self contained residential FLAT on the _____ Floor, measuring an area _____ Sq.ft. including Super built up area more or less** which is 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 Schedule respectively written hereunder and specification of the said Flat at a consideration price of **Rs. _____/- (Rupees _____) only.**

NOW THIS INDENTURE WITNESSETH BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

In pursuance of the said agreement in consideration of the said sum of **Rs. _____/- (Rupees _____)** only to the lawful money of the Union of India and truly paid by the PURCHASER herein to the Vendors and Developer (receipt whereof the Attorney Holder/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 and the property hereby sold and transferred) and Govt. Assessed value of **Rs. _____/- (Rupees _____)** only the Vendors and Attorney Holder herein collectively doth hereby sell, grant, transfer, convey, assign and assure unto **ALL THAT one self contained residential FLAT on the _____ Floor, measuring an area _____ Sq.ft. including Super built up area more or less** which is specifically and particularly mentioned in the **Second Schedule** hereunder written together with the undivided d proportionate share of interest in the land where the flat in being lying 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 & common expenses specifically and particularly described in the Third, Fourth, Fifth & Sixth Schedule 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 courses in the building and all manner of former or other rights, liberties, easements, privileges, advances, appendages and appurtenances whatsoever to the said flat or any part thereof usually occupied or enjoyed or reputed to belong or be appurtenant therein AND the reversion or reversions, remainder or remainders and the rents issues and profits thereof and every part thereof and all the estate, right, title, interest claim, use inheritances, trust, property or deemed whatsoever of the Vendors doth at law or in equity into and upon the said flat 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 their and every of their respective rights member and appurtenances whatsoever unto the PURCHASER NEVERTHELESS to the easements or quasi easements and/or otherwise 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 Vendors and Developer and the other owners and occupiers of the other flats, shops and Garages in the said building such easements or quasi easements and other right and privileges as are mentioned in the Fifth Schedule hereunder written and also subject to the PURCHASER 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.

1. **THE VENDORS AND DEVELOPER DO TH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS**

- A) That notwithstanding any act deed matter or thing by the Vendors and Developer or any of their ancestors or predecessors in title done execute or knowingly suffered or permitted or suffered to the contrary Vendors and Developer in 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 truly or other thing whatsoever to alter defend encumber or make void the said Flat in favour of PURCHASER AND THAT NOTWITHSTANDING any such act deed matter or thing whatsoever as aforesaid the Vendors and Developer have good right full power and law and absolute authority to sell, grant, transferred, assigned and assured or expressed so to be unto and to the use of the PURCHASER absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.
- B) That notwithstanding any Act, deed or thing whatsoever heretofore done committed or knowingly suffered by the Vendors and Developer to the contrary the 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, assigns and assure the said flat unto the PURCHASER in the manner aforesaid.

- C) That it shall be lawful for the PURCHASER at all times hereafter to peaceably 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 Vendors and Developer or any person or persons having or lawfully or equitably claiming any estate, right, tide and interest whatsoever in the said flat form under through or in trust for the Vendors and Developer and free from all clear and freely and clearly and absolutely, acquitted, exonerated and forever discharged or otherwise and by and at the cost of the Vendors and indemnified of from and against all charges liens, attachments and encumbrances whatsoever made, done executed or occasioned by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.
- D) That the Vendors and Developer and all person or 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 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 do make acknowledge and execute or cause to be done made acknowledge and executed all such further and other acts, deeds 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 as will or may be reasonably required.

2. THE PURCHASER HEREBY AGREED AND COVENANT WITH THE VENDORS AND DEVELOPER AS FOLLOWS :-

- A) That the right of the PURCHASER shall remain restricted to the said flat and the properties appurtenant thereto and the PURCHASER and/or any person or persons claiming through them shall not be entitled to claim any right over and in respect of the remaining portions of the said building and/or the open spaces, side spaces and back spaces in the said premises and the same shall absolutely belong to the Vendors and Developer and/or any person or persons and Apartment Owner's Association authorized by the Vendors and Developer in trust regard.
- B) That the Vendors and Developer and/or any person authorized by the Vendors and Developer shall be entitled to hold the said open space, back spaces and the said spaces at the said premises and to sell transfer alienate and/or to construct thereon and the PURCHASER hereby agrees and consent the same.
- C) That the PURCHASER for the lawful purpose shall always use the said flat and the properties appurtenant thereto and has the right to ingress and egress to the Flat.
- D) That the PURCHASER shall be liable and agrees 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 by the Apartment Owner's Association.
- E) That in the event of any capital expenditure for repairs maintenances etc. common purpose the PURCHASER shall liable to make payment of the proportionate share as shall be determined.

- F) That the PURCHASER 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 propionate rate until unless said flat separately assessed.
- G) That the PURCHASER shall become a member of the association to be formed which will comprise with all the PURCHASER/Occupiers of the space or spaces of the said building along with the Vendors for maintenance of the common parts and shall be bound by its decisions.
- H) That the PURCHASER shall permit the Vendors or 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 to check, view and examine to state and conditions of the said space and their conveniences and for purpose of claiming repairing and keeping in order the sewers, drains, pipes, rain water pipes, electric cables and conditions.
- I) That the PURCHASER shall not deposit through accumulate any rubbish water dirt rage or other refuse in the common passage of the building or premises or permit the same.
- J) That the PURCHASER shall not display any hoarding sign board or play card on the terrace of the said unit or any share else in the said premises. It is hereby made expressly not to put anything outside the wall of the said building.
- K) That the PURCHASER 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 shall not make any addition and alteration in structural work of the said flat except with the prior approval and sanction of the Kolkata Municipal Corporation and/or appropriate authority.
- M) That the PURCHASER shall not use stove or chula in the open space said other common portions and/or allow smoke to spread and go in common portions
- N) That the PURCHASER shall not to do any act, good or thing whereby the Vendors are prevented from selling assigning or disposing offs any other portion or portions in said building.
- O) That the PURCHASER 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, staircase and roof of the building.

THE FIRST SCHEDULE ABOVE REFERRED TO

(THE TOTAL LAND)

ALL THAT piece and parcel of undivided Bastu Land measuring about 05 (five) cottah more or less along lying and situated at Mouza - Sultanpur, J.L No. - 10, Touzi No. 173, Re.Sa. No. - 148, comprising in

R.S. Dag No. 92, corresponding to R.S. Khatian No. 480, within local limits of North Dum Dum Municipality, Ward No. 21, Holding No. 32(211) Durganagar Station Road, under P.S. the then Dum Dum, now Nimta, A.D.S.R.O. - the then Cossipore, Dum Dum now Belgharia, in the District of North 24 Parganas., which is butted and bounded as follows :-

ON THE NORTH BY :- N.C. Patitundu.

ON THE SOUTH BY :- 22.4' ft. wide Durganagar Station Road.

ON THE EAST BY :- Haren Biswas.

ON THE WEST BY :- P.C. Bhowmick & N.C. Bhowmick.

THE SECOND SCHEDULE ABOVE REFERRED TO

(THE FLAT)

ALL THAT one self contained residential _____ Finished FLAT with lift facility on the _____ Floor _____ side, measuring an area _____ Sq.ft. Super built up area more or less, consisting of _____ Bed Rooms, _____ Kitchen, _____ Bathroom, lying and situated at Mouza - Sultanpur, J.L No. - 10, Touzi No. 173, Re.Sa. No. - 148, comprising in R.S. Dag No. 92, corresponding to R.S. Khatian No. 480, within local limits of North Dum Dum Municipality, Ward No. 21, Holding No. 32(211) Durganagar Station Road, under P.S. the then Dum Dum, now Nimta, A.D.S.R.O. - the then Cossipore, Dum Dum now Belgharia, in the District of North 24 Parganas., **W.B. TOGETHER WITH** the proportionate share at common area in the said building

TOGETHER WITH proportionate, undivided and impartible share or interest in the land described in the **FIRST SCHEDULE** hereinabove.

-THE THIRD SCHEDULE ABOVE REFERRED TO: -

(COMMON AREA)

- [1] The land on which the building is located and all easements, rights and appurtenances belonging to the land and the building.
- [2] The foundations, columns, girders, beams, supports etc.
- [3] Space for one pump with motor and distribution pipes.
- [4] Water pumps, water tank, water pipes and other common plumbing installation.
- [5] Corridors, lobbies, landings, Roof, stair and staircase, entrance and exits in the Ground Floor of the building.
- [6] Electric wiring, motor and fittings.
- [7] Water and -sewerage, evacuation pipes to the drains and sewerage.

THE FOURTH SCHEDULE ABOVE REFERRED TO: -

(EASEMENT & QUASI-EASEMENT)

- [1] The PURCHASER shall be entitled to all rights, privileges including the right of vertical all lateral supports easements, quasi-easements, 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 used occupied or enjoyed or reputed or known as part or parcel or member thereof or appertaining thereto which are hereinafter specifically specified EXCEPTING & RESERVING unto the Vendors and Developer and other co-owners and occupiers of the building the rights, easements, quasi-easements, privileges and appurtenances hereinafter more particularly set forth in the Fifth Schedule hereto.

- [2] The right of access in common with the 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 stair landing corridors roof and other common parts of the building.
- [3] The right of way in common as aforesaid at the time 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 with passages path ways comprised within the said building and the appurtenant land provided always and it is declared that nothing contained shall permit the PURCHASER or any persons describing title under the PURCHASER and/or their servants, agents and employees, invites to obstruct in any way by vehicles, deposit of materials rubbish or otherwise the free passages of the Vendors and other co-owners or occupiers properly entitled to such passage or pathways or common parts as aforesaid.
- [4] 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 parts of the said building.

- [5] The right of passage in common as aforesaid of Electricity, Gas, Water, Telephone 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 appurtenances thereto for all lawful purposes whatsoever.
- [6] The right with or without workman and necessary materials for the PURCHASER 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 or 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 Vendors and Developer and other co-owners or occupiers property entitled to the same.

THE FIFTH SCHEDULE ABOVE REFERRED TO: -

(EXCEPTIONS & RESERVATION)

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

- [1] The right of way in common with the PURCHASER, the 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 installation staircase, entrance and other parts or passages and/or for the purpose connected therewith including ingress to and egress from the said building.
- [2] The right of passage in common as aforesaid of Electricity, Gas, Water and soil from the 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 and 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 and in particular the gutters rain water pipes of the building, water pipes, water line and electric wires in under or under the building and enjoyed or under by the PURCHASER in common with the Vendors and other occupiers of the other Flat owners and shop and car parking space, owners and main entrance, passages, staircase, Landing of the said premises as enjoyed by the PURCHASER or used by them in common as aforesaid and the boundary walls of the building and compound etc.
- [2] The costs of cleaning and lighting the passages, landing and staircase and other parts of the building enjoyed or used by the PURCHASER in common as aforesaid.
- [3] The cost of 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 costs of the clerks, chowkidars, sweepers, mistry and caretakers etc.
- [6] The cost of work and maintenances of other lights and service charges.
- [7] The proportionate rates, taxes and outgoing in respect of the said Flat which is other to be borne and paid by the PURCHASER.
- [8] Maintenance of regular water supplies to the said Flat.
- [9] Electrical maintenance of the staircase & lobby in front of the each flat.

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

SIGNED AND DELIVERED

In the presence of

WITNESSES :

1.

1. SRI SUDHAN KUMAR DUTTA,
2. SRI ANIL DUTTA @ SUNIL DUTTA,
3. SRI SUSHIL KUMAR DUTTA,
As the Constituted Attorney of

2.

SIGNATURE OF THE
LAND OWNERS / VENDORS

This Deed of Conveyance is drafted
and prepared by me at my office :
Bijoy Sarkar (Advocate)
Barasat District Judge's Court

SIGNATURE OF THE
DEVELOPER

SIGNATURE OF THE
PURCHASER

Memo of Consideration

Received from the within named Purchasers a sum of **Rs.** _____ /-
(Rupees _____) only being the entire consideration of the Flat in
the following manner: -

<u>Cheque / Cash</u>	<u>Date</u>	<u>Bank / Branch</u>	<u>Amount (Rs.)</u>
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Total Rs. _____ /-
(Rupees _____) only

WITNESSES :

1.

2.

SIGNATURE OF THE DEVELOPER