

the all right of easement through the common passage leading to the main road of the land, which is butted and bounded as follows :

ON THE NORTH : 18 Chittaranjan Colony.
ON THE SOUTH : 15A Chittaranjan Colony.
ON THE EAST : Tank of Late Ajit Mondal.
ON THE WEST : 16 feet K.M.C Road.

THE SECOND SCHELDULE ABOVE REFERRED TO

(Description of the Flat hereby conveyed)

ALL THAT piece and parcel one self contained residential flat on the _____, measuring an area _____ square feet super built up area, Marble flooring, consisting of _____ bed rooms, _____ kitchen, _____ dining, _____ toilet, and _____ verandah, of the said G+IV storied building, together with undivided proportionate share of land lying and situated at Premises No. 75, Chittaranjan Colony "A" , within the Kolkata Municipal Corporation under Ward No. 102, P.S.- Jadavpur, Kolkata 700 032, District - South 24 Parganas, Kolkata - 700032, more fully described in the **FIRST SCHEDULE** hereunder written herein above written altogether with the common right to use with other occupiers of the building, the common parts and portions of building, described in the **THIRD SCHEDULE** written hereunder along with all easement and quasi-easement right annexed to the said proposed building and to pay common expenses proportionately as described in the **FOURTH SCHEDULE** written hereunder.

Shine Enterprise

Shankar Das

Proprietor

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common parts and portions of the building to be enjoyed by all the occupiers of the building the owners and the Developer)

1. Entrance and exit gate and roof of the building.
2. Boundary walls and main gate and surrounding open space to the Sky of the building, pillars, cantilevers, partition walls, exterior walls, girder walls, etc.
3. Entrance lobby, electric utility space.
4. Water pump space.
5. Staircase and staircase landing and lift
6. Drainage and sewerage line and other installations for the same except only those which are installed within the exclusive area of any unit exclusively for its use.
7. Electric Sub-Station and electrical wirings and other fittings exclusively only those as are installed within the exclusive area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common plumbing installation for carriage of water excluding only such parts of installations and fittings as are exclusively within and for the unit.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and buildings are necessary for passage to and/or user of the units in common by the co-Owners.
10. The ultimate roof.
11. The area of common portion may be varied or decreased as per the further modification and/or change the plan for making further construction before delivery of possession as per mutual consent between developer and the owners.

Shine Enterprise
Shankar Das

Proprietor



THE FOURTH SCHEDULE REFERRED TO AS ABOVE

(Common expenses)

1. The expenses of maintaining, repairing, redecorating etc. of the building, gutters and rain water pipes of the building, water pipes, sanitary pipes, lift and electric pipes, wires and installation, under or upon the building and enjoyed or used by the Purchasers in common with the Owners and the other occupier/ Purchasers and the main entrance, passage, landing and staircase of the building as enjoyed by the Purchasers or used by the Purchasers in common as aforesaid and the boundary walls of the premises and its compound etc.
2. The costs of cleaning and lighting the passage landing staircase and other parts of the building and enjoyed or used by the Purchasers /s in common as aforesaid.
3. The costs of the decorating the exterior of the building.
4. The costs or the salaries of care-takers, clerks, bill collector, chowkidars, sweepers, malis, mistries etc. if any, to be appointed by the Association of the Owners of the flat and before formation of such Association by the Owners.
5. The costs of working and maintenance of light and service charges of the common areas and facilities.
6. The costs of working and maintenance of pump and equipments.
7. Municipal and other taxes and/or any levies.
8. Insurance of the building and pumps against all types of risks.
9. Capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities.
10. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.

Shine Enterprise
Shankar D

Proprietor



IN WITNESS WHEREOF all the parties put their respective hands and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED

in presence of **WITNESSES** :

1.

For and on behalf of 1) SMT. JHARNA HALDAR, 2) SMT. RIMA PAILAN, 3) SRI RABINDRA HALDER, 4) SRI BISWAJIT HALDAR, 5) SRI SURAJIT HALDAR, 6) SMT. SWAPNA DAS, 7) SMT. MAYA SARKAR, 8) SRI ASHOK HALDER, 9) SRI RAMESH CHANDRA HALDER, 10) SMT. PURNIMA DAS, Represented by their Constituted Attorney

**SIGNATURE OF THE OWNERS
/VENDORS**

2.

SIGNATURE OF THE PURCHASER

Shine Enterprise

Proprietor

**SIGNATURE OF THE DEVELOPER
/CONFIRMING PARTY**

Drafted by :

Advocate
Alipore Judges' Court,
Kolkata - 700 027

Computer typed by :

Alipore Judges' Court,
Kolkata - 700 027.

Shine Enterprise
Shankar Das

Proprietor

MEMO OF CONSIDERATION

RECEIVED on and from the within named Purchasers by the within named vendors the within mentioned sum of Rs. _____ only as total consideration as per memo below :-

<u>Cheque No.</u>	<u>Date</u>	<u>Name of the Bank</u>	<u>Amount (Rs.)</u>
			Total Rs. _____ =====

Witnesses :-

1.

Enterprise

Shine Enterprise

Shankar Das

Proprietor

**SIGNATURE OF THE DEVELOPER
/CONFIRMING PARTY**

2.