

## DEED OF CONVEYANCE

**This AGREEMENT FOR SALE (“Agreement”)** executed on this -----  
day of November, **2024**)

**Property Sold** : One self contained residential self contained **flat No: ----on the**  
**\_\_floor** admeasuring area **of \_\_Sq Ft(\_\_ Sq Mtr)** Carpet Area/ saleable area  
along with parking No \_\_admeasuring area of \_\_sq ft at “**SANTIMOY**” situated at  
Premises No-26A/1, Raipur Mondal Para Road, P.O. Naktala, P.S. Netaji Nagar,  
Ward no-100, under Kolkata Municipal Corporation , Kolkata-700047..

**BY AND BETWEEN**

**(1A)** \_\_\_\_\_, PAN.-----, AADHAAR NO.-----, son/daughter of ----- and wife of -----, by faith Hindu, by occupation -----, by Nationality -----, **(1B)** \_\_\_\_\_, PAN.-----, AADHAAR NO.-----, son/daughter of -----, by faith Hindu, by occupation-----, by Nationality -----, **(1C)**-----, PAN.- -----, AADHAAR NO.-----, son/daughter of -----, by faith -----, by occupation-----, by Nationality -----, (2)-----, PAN.-----, AADHAAR NO.-----, son of -----, by faith -----, by occupation -----, by Nationality -----, (3) -----, PAN.-----, AADHAAR NO.-----, son of -----, by faith -----, by occupation -----, by Nationality -----, (4)-----, PAN.-----, AADHAAR NO.-----, son of -----, by faith Hindu, by occupation -----, by Nationality -----, and all are residing at -----, -----, P.O.-----, P.S. -----, Kolkata - -----, hereinafter collectively called the “**OWNERS/VENDORS**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns) being represented by their constituted attorney **SREERAM NIRMAN PVT LTD**, PAN AAUCS1793D a company having its office at-1/78, Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, represented by one of its Director **SRI. RAJIB DEY**, Son of Sri Subhas Chandra Dey, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at-40, South Roynagar, Bansdrone, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070, District South 24-Parganas, by virtue of a Registered Power of Attorney dated 12/12/2019 which was registered in the office of D.S.R-I at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1601-2019, Pages from 184436 to 184477, Being No.160103668 for the year 2019, of the **FIRST PART**.

**A N D**

**(1)** \_\_\_\_\_, PAN.-----, AADHAAR NO.----- daughter of ----- and wife of -----, by Faith-Hindu, by occupation-----

-----, by Nationality-Indian, and **(2)** -----, PAN.-----, AADHAAR NO.-----, son of -----, by Faith-Hindu, by occupation-----, by Nationality-Indian, both residing at -----, ----- Road, P.O- -----, P.S- ----- -- Kolkata-----, hereinafter jointly referred to as the **'PURCHASERS'** (which expression shall unless excluded by or, repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

**A N D**

**SREERAM NIRMAN PVT LTD**, PAN AAUCS1793D a company having its office at-1/78, Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, now corresponding to 1/83, Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, being represented by its Director **SRI. RAJIB DEY**, PAN.ADSPD1437F, AADHAR NO.222484703553, Son of Sri Subhas Chandra Dey, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at 40, South Roynagar, Bansdrone, P.O. Bansdrone, P.S. formerly Regent Park now Bansdrone, Kolkata-700070, District South 24 Parganas, hereinafter referred to as the **DEVELOPER/CONFIRMING PARTY** (which terms of expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, legal representative, administrators and assigns) of the **THIRD PART.**

**WHEREAS** by an Indenture of Deed of Gift bearing dated -- day of ----, ----- and registered at Additional District Registrar Alipore Office and recorded in Book No.---, Volume No.----, Pages No.----- to -----, Being No.-----, for the year ----- ALL THAT a piece and parcel of Bastu Land measuring ----- Cottahs ---- Chittaks ---- Sq. Ft. and be the same and / or a little more or less comprising in C.S. Dag as well as C.S.Plot No.--- -- (P), of Mouza-----, J.L. No.-----, E/P. No.-----, S.P.No.----- lying and situated within P.S. -----, in the District of ----- was gifted by the Refugee, Relief and Rehabilitation Department Govt. of west Bengal, to 1. ----- now deceased, 2. ----- now deceased, and 3. -----, 4.-----, 5. ----- and 6.----- mentioned as the Donee therein and morefully described in the Schedule "A" below.

**AND WHEREAS** thus the said 1. ----- now deceased, 2. ----- now deceased, and 3. -----, 4.-----, 5. ----- and 6.----- became the joint owners therein got the said Bastu Land

measuring ----- Cottahs ----- Chittaks ----- Sq. Ft. and be the same and / or a little more or less comprising in C.S. Dag as well as C.S.Plot No.----- (P), of Mouza-----, J.L. No.-----, E/P. No.-----, S.P.No.----- lying and situated within the ward No.----- of the Kolkata Municipal Corporation, within P.S. formerly ----- thereafter ----- now -----, in the District of ---- ----- as a Refugee and a displaced person from East Pakistan now Bangladesh.

**AND WHEREAS** since the said Deed of Gift the said 1. ----- now deceased, 2. --- ----- now deceased, and 3. -----, 4.-----, 5. ----- and 6.----- became all the joint owners and seized and peaceful possession and enjoyment of the said Land measuring ----- Cottahs ----- Chittaks ----- --- Sq. Ft. be the same and / or a little more or less together with a ----- storied dwelling structure on ground floor measuring about ----- Sq. Ft. and first floor measuring about ----- Sq. Ft. i.e. total measuring about ----- Sq. Ft. standing thereon without any interruption or hindrances from others by mutating name in Kolkata Municipal Corporation and paying all necessary taxes as sixteen annas owner therein.

**AND WHEREAS** the said ----- died intestate on ----- leaving behind his surviving widow Smt. ----- and four Sons namely -----and ----- ----- and ----- and ----- respectively and two daughters namely ----- and -----, as his only legal heirs and successors and claimants to inherit his undivided and un-demarcated ----- share of the said property by way of Hindu Succession Act. 1956.

**AND WHEREAS** thereafter the said ----- became the owner of undivided and un-demarcated ----- share i.e. ----- Sq. Ft. in respect of land and undivided and un-demarcated ----- share of a ----- storied dwelling structure on ground floor measuring about ----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area and first floor measuring about ----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area of Structure and her four Sons namely ----- and ----- and ----- ----- and ----- each respectively became the owner of undivided and un-demarcated ----- share of land i.e. ----- Sq. Ft. and undivided and un-demarcated ----- share of a ----- storied dwelling structure on ground floor measuring about ----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area and first floor measuring about ----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area of Structure each respectively and----- daughters namely ----- became the owner of undivided and un-demarcated -----share of land i.e. ----- Sq. Ft.

and undivided and un-demarcated ----- share of a Two storied dwelling structure on ground floor measuring about ----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area and first floor measuring about ----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area of Structure and ----- became the owner of undivided and un-demarcated ----- share of land i.e. ----- Sq. Ft. and undivided and un-demarcated ----- share of a ----- storied dwelling structure on ground floor measuring about ----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area and first floor measuring about ----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area of Structure.

**AND WHEREAS** thereafter the said ----- died intestate on ----- leaving behind her surviving ----- Sons namely ----- and ----- and ----- and ----- respectively and -----daughters namely ----- and -----, as her only legal heirs and successors.

**AND WHEREAS** after the death of said ----- her ----- Sons namely ----- and ----- and ----- and ----- respectively became the owner of undivided and un-demarcated ----- share of land i.e. ----- Sq. Ft. =-----q. Ft. and undivided and un-demarcated ----- share of a ----- storied dwelling structure on ground floor measuring about ----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area and first floor measuring about -----Sq. Ft. i.e. ----- Sq. Ft. super built-up area of Structure each respectively and two daughters namely ----- became the owner of undivided and un-demarcated ----- share of land i.e. ----- Sq. Ft. =-----q. Ft. and undivided and un-demarcated ----- share of a ----- storied dwelling structure on ground floor measuring about----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area and first floor measuring about ----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area of Structure and ----- became the owner of undivided and un-demarcated ----- share of land i.e. -----Sq. Ft. and undivided and un-demarcated ----- share of a ----- storied dwelling structure on ground floor measuring about ----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area and first floor measuring about ----- Sq. Ft. i.e. ----- Sq. Ft. super built-up area of Structure area be the same and / or a little more or less together with the undivided proportionate share of landed property measuring ----- Cottahs -- ----- Chittaks ----- Sq. Ft. be the same and / or a little more or less and comprising in C.S. Dag as well as C. S. Plot No.----- of Mouza - -----, J.L. -----, E/P. No.-----, S.P.No.----- lying and situated within the ward No.-----

of the Kolkata Municipal Corporation, within P.S. formerly ----- thereafter -----  
--- now -----, in the District of -----.

**AND WHEREAS** thereafter the said Narayan Chandra Dey died intestate on 03.07.2017 leaving behind his surviving widow ----- and----- daughters namely -----  
--- and ----- as his only heirs successors and claimants to inherit jointly undivided and un-demarcated ----- share of the said property by way of Hindu Succession Act. 1956.

**AND WHEREAS** by way of deed of gift and by way of inherit the said ----- and ----- and ----- jointly became the Owner of the undivided and un-demarcated ----- share of the said property and ----- became the Owner of the undivided and un-demarcated ----- share of the said property and ----- became the Owner of the undivided and un-demarcated ----- share of the said property and ----- became the Owner of the undivided and un-demarcated ----- share of the said property and ----- became the Owner of the undivided and un-demarcated ----- share of the said property and ----- became the Owner of the undivided and un-demarcated ----- share of the said property and they have been jointly enjoying the said Land measuring ----- Cottahs ----- Chittaks ----- Sq. Ft. and be the same and / or a little more or less comprising in C.S. Dag as well as C. S. Plot No.----- of Mouza - -----, J.L. No.-----, E/P. No.-----, S.P.No.----- lying and situated within the ward No.----- of the Kolkata Municipal Corporation, within P.S. formerly ----- thereafter-----now -----, in the District of ----- without any interruption or hindrances from others by mutating their names in the Kolkata Municipal Corporation and paying all necessary taxes.

**AND WHEREAS** said ----- on ----- out of natural love and affection gifted and transferred her undivided and un-demarcated share in the said property in favour of said (1a)----- and (1b)----- and (1c)----- and (2)----- and (3)----- and (4)-----by virtue of a registered Gift deed which was registered in the office of the A.D.S.R. Alipore, South 24 Parganas, and being No.I-----, for the year -----.

**AND WHEREAS** said ----- on ----- out of natural love and affection gifted and transferred her undivided and un-demarcated share in the said property in favour of said (1a)----- and (1b)-----and (1c)----- and (2)----- and (3)----- and (4)----- by virtue of a registered Gift

deed which was registered in the office of the A.D.S.R. Alipore, South 24 Parganas, and being No.I-----, for the year -----.

**AND WHEREAS** and thus said (1a)----- and (1b)----- and (1c)-----  
----- and (2)----- and (3)----- and (4)-----  
became the joint owners of the land measuring about -----Cottahs -----  
Chittaks ----- Sq. Ft. be the same or a little more or less with a -----  
storied dwelling structure on ground floor measuring about----- Sq. Ft. and first  
floor measuring about ----- Sq. Ft. i. e. total measuring about -----Sq. Ft.  
standing thereon situated at K.M.C. Premises No.-----, -----  
--, having postal Address at -----, Kolkata-----.

**AND WHEREAS** since then the said landed property is now known and numbered as  
the K.M.C. Premises -----, -----, having postal Address at -----  
-----, being Assessee No.-----, lying and situated within the ward No.-----  
of the Kolkata Municipal Corporation, within P.S. ----- thereafter -----now ---  
-----, in the District of ----- with absolute right, title and interest  
morefully described in the Schedule-“A” below as the said property.

**AND WHEREAS** the Developer after proper inspection of the said land & the building  
thereon being interested to develop the said property by demolishing the old building &  
erecting a new building thereon has approached to the First Party/the Land Owners  
herein and the first party considering the proposal of the joint venture as financially  
viable has agreed to do the same for mutual benefits.

**AND WHEREAS** thereafter in respect of the development of the said property described  
in the Schedule ‘A’ below it has been agreed by and between the Owner and the  
Developer to construct a ----- storied building as per sanctioned building plan to be  
sanctioned by the Kolkata Municipal Corporation, containing several flats, as per  
Building Plan thereon. The Owner accepts the said proposal of promotion work of the  
said property and the owner herein, have entered into a registered Joint-Development  
Agreement with the developer to develop the said property on ----- which was  
registered in the office of D.S.R.----- at Alipore, -----, and recorded in Book  
No.--, Volume No. -----, Pages from ----- to -----, Being No.----- for  
the year ----- and also executed a Registered Power of Attorney dated -----  
---which was registered in the office of D.S.R.----- at Alipore, South 24 Parganas and  
recorded in Book No. ---, Volume No. -----, Pages from ----- to -----,  
Being No.----- for the year ----- and thereby agreed to construct a -----  
storied building upon the said land with some terms and conditions specifically stated

therein. In terms of one of the agreement the developer is entitled to sell the developer's allocation in the said proposed building to be constructed as per sanctioned plan Vide Building permit No.----- dated ----- of K.M.C. Accordingly.

**AND WHEREAS** after completion of construction of the proposed building including the flats, as the Purchasers herein intends to get the registration of the flat done after inspection of all the Original Copies of the documents, including the title of the Vendor and the Developer's Agreement, General Power of Attorney, and sanctioned building plan and after satisfying themselves about the title of the Vendors and the right of the Developer in respect of the said flat, the purchasers herein negotiated with the owner/Vendor herein and entered into an Agreement for Sale dated ----- - and the terms and conditions are laid down therein and the purchasers has already paid of the total consideration of Rs.-----/- (Rupees ----- Only) in order to purchase a self contained flat, vide flat no. -----, measuring about ----- sq. ft. super built up area, situated on the West Side of the 3<sup>rd</sup> floor, having Marble Floor and consisting of ----- Bed Rooms, ----- Kitchen-cum-Dining, ----- Toilet, ----- W.C. ----- Verandah of the said ----- storied building together with undivided proportionate share of land comprised in the premises with other proportionate share of common areas in the said ----- storied building, hereinafter referred to as the "**said flat**", to be used for residential purpose, for a total consideration of Rs.-----/- (Rupees -----Only), more fully described in the Schedule 'B' below.

**AND WHEREAS** with a view to transfer the said flat as mentioned in the Schedule 'B' below in favour of the Purchasers herein, the Purchasers requested the Vendor and the Developer herein to execute and register proper Deed of Conveyance in favour of the Purchasers herein in respect of the said flat on payment of the total consideration amount of Rs.-----/- (Rupees ----- Only), which amount has already been paid by the Purchasers to the Developer herein, who do hereby admits and acknowledges the same as per memo of consideration below and the Vendor herein has agreed to register the same and the Developer herein has agreed to join as Confirming Party therein, before the registering authority at the cost of the Purchasers.

**AND WHEREAS** the vendor herein have good right, full power and absolute authority to convey the property described in the Schedule 'B' below, free from all encumbrances, charges, attachments, liens, lispence, suits and proceedings in any manner whatsoever. The Property hereby conveyed is more fully described in the



Schedule 'B' below and delineated in the **RED** border in the plan or map annexed herewith.

**NOW THIS INDENTURE WITNESSETH** that in pursuant to the said agreement and settlement made between the Vendor, the Developer and the Purchasers herein and in consideration of the said total sum of Rs.-----/- (Rupees ----- -- Only), truly paid by the Purchasers herein in the manner as described in the recital of these presents as per the Memo of Consideration below the said entire consideration money hereof having been received and appropriated by the Developer herein, the receipt whereof the Developer hereby admits and acknowledges, as per memo hereunder written and the Vendor do hereby grant, transfer, assign and assure unto the said Purchasers free from all encumbrances all that a self contained flat vide flat no. -----, measuring about ----- sq. ft. super built up area, situated on the ----- Side of the -----floor, having -----Floor and consisting of ----- Bed Rooms, ----- Kitchen-cum-Dining, ----- Toilet, ----- W.C. ----- Verandah of the said -----storied building together with undivided proportionate share of land comprised in the premises with other proportionate share of common areas in the said ----- storied building, to be used for residential purpose, located at being the Kolkata Municipal Corporation Premises No. -----, -----, having postal Address at -----, Kolkata-----, lying and situated within the ward No.----- of the Kolkata Municipal Corporation, within P.S. ----- thereafter ----- now -----, in the District of -----, together with the undivided proportionate share of the land, more fully described in the Schedule 'B' hereunder, together with the benefit of all other rights, liberties, easements, appurtenances, appendages and all estate, right, title interest and claim in the said flat whatsoever the Vendor has or had in the said flat free from all encumbrance, attachments, charges, lines, lispence, suits and proceedings, in any manner whatsoever **TO HAVE AND TO HOLD** the said flat hereby conveyed to the Purchasers absolutely and forever and that the Vendor do hereby grant, transfer convey, release and assign unto the Purchasers the said flat more fully delineated in the sketch map annexed hereto and marked with **RED** border with all easements, appurtenances, rights, liberties attached thereto hereby granted, sold, transferred, conveyed, released, assigned, confirmed absolutely or intended so to be unto and to the use of the Purchasers absolutely and forever free from all encumbrances and the Purchasers may time to time and shall at all times hereafter peaceably and quietly possess each and every part thereof without any lawful interruption from any quarter

and the Vendor doth hereby covenant with the Purchasers that **NOTWITHSTANDING** any act, deed, matter or thing by the Vendor made done or executed or knowingly suffered to the contrary and the Vendor have now good right, full power and absolute authority to grant, transfer, convey, release, confirm and assign the said flat together with the undivided proportionate share and interest in the land underneath the said flat hereby granted, sold, transferred, conveyed, released assigned and confirmed expressed or intended so to be unto and to the use of the Purchasers absolutely and forever in the manner aforesaid and the Vendor and all persons having all lawfully and/or equitably claiming any estate or inheritance in the said piece and parcel of the undivided proportionate share and interest in the land in respect of the said flat together with the rights of all other easements and appurtenances attached to the said flat hereby granted, transferred, sold, assigned, conveyed and released in favour of the Purchasers herein more fully described in the Schedule 'B' hereunder written and depicted in the sketch map annexed hereto marked **Red** border hereby granted, sold, transferred and the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers shall do execute and cause to be done and executed all such further or other acts, deeds matters or things further more perfectly securing the said flat up to and to the use of the Purchasers in the manner aforesaid as the Purchasers shall reasonably require, and the Vendor further covenant with the Purchasers that they shall and will at all times, indemnify and keep indemnified and keep harmless the Purchasers against all claims and demands whatsoever in respect of the said flat hereby sold or conveyed and also in the event of any defect and deficiency if be found or discovered by the Purchasers relating to the title of the vendor to the said flat. **AND THAT** the Purchasers agree and covenant with the Vendor:

1. **THAT** the Purchasers shall be liable to pay directly to the authorities or contribute in proportion to the floor area of the flat hereby conveyed to the Purchasers towards payment to the Municipal Taxes and other outgoing in respect of the said flat hereby conveyed in favour of the Purchasers, from the date of execution of these presents.
2. **THAT** Purchasers shall have no individual claim or right of any nature or kind whatsoever in respect of any of the open space or common places, lobbies, stair case, terraces and other portions of the said building, however the Purchasers shall have free clear and uninterrupted right to egress and ingress and enjoyment of the said flat.
3. **THAT** Purchasers at their own cost shall maintain the said flat in good condition, state and order and shall abide by all bye laws, rules and regulations

of Government, Kolkata Municipal Corporation and/or any other authorities and local bodies and shall be responsible for all deviations, violations or breaches of any of the conditions or rules or bye laws and shall observe and perform all the covenant made in these presents. The Purchasers shall have the right to decorate the interior walls without making any additions or alterations of the space acquired by them.

4. **THAT** the Purchasers hereby agree to change the name regarding the separate electric meter or electricity connection in respect of the said flat at their own cost and shall bear and pay the electricity deposits and/or charges to the electricity authorities for the electricity which may be consumed.
5. **THAT** the Purchasers hereby covenant to keep the said flat and the partition walls thereto in good condition and in particular so as to support shelter other parts of the said building and also the rights and interest of the occupants of other portions of the said building.
6. **THAT** the Purchasers shall after being put in the possession of the said flat maintain and keep the same in a good habitable and tenantable, repaired condition and shall not do or suffer or cause to be done or suffered anything in or about the building which may in any manner tantamount to the gross illegality or suffering or objectionable to peaceful occupation of other flat in the said building.
7. **THAT** it is hereby declared that the interest in the land underneath shall remain impartible.

**SCHEDULE "A" ABOVE REFERRED TO**  
**(DESCRIPTION OF THE LAND)**

**ALL THAT** piece or parcel of Land measuring about ----- Cottahs ----- Chittaks ----- Sq. Ft. and be the same and / or a little more or less comprising in C.S. Dag as well as C.S.Plot No.----- ,of Mouza-----, J.L. No.-----, E/P. No.-----, S.P.No.----- with a ----- storied Building standing thereon and being K.M.C. Premises No.-----, -----, having its postal Address at -----, Kolkata-----, being Assessee No.-----, lying and situated within the ward No.---- of the Kolkata Municipal Corporation, within P.S. Jadavpur thereafter Patuli now Netaji Nagar, Sub Registry office at A.D.S.R. Alipore, in the District of South 24-parganas along with all right, use, benefit and enjoyment, privileges, attached thereto namely, sewerage, water course, entrance, electricity, drain, fittings, fixtures and installation whatsoever together with easement and quasi easement right etc, and

delineated in the Map or Plan annexed hereto and shown within **RED** border lines and the said landed property which is butted and bounded in the manner following that is to say :-

On the East : By ----- Feet wide ----- Road(-----).

On the West : By -----Feet wide -----.

On the North: By -----(-----Feet wide ----- Road).

On the South : By -----.

### **SCHEDULE "B" ABOVE REFERRED TO**

#### **( Property to be sold )**

**ALL THAT** a piece and parcel of a self contained residential flat, vide flat no. -----, measuring about ----- sq. ft. super built up area, situated on the ----- Side of the ----- floor, having -----Floor and consisting of ---- Bed Rooms, ---- Kitchen-cum-Dining, ----- Toilet, ----- W.C. ----- Verandah of the said ----- storied building together with undivided proportionate share of land comprised in the premises with other proportionate share of common areas in the said ----- storied building, to be used for residential purpose, located at being the Kolkata Municipal Corporation Premises No. -----, -----, having its postal Address at -----, Kolkata-----, being Assessee No.-----, lying and situated within the ward No.----- of the Kolkata Municipal Corporation, within P.S. ----- thereafter ----- now -----, Sub Registry office at A.D.S.R. Alipore, in the District of South 24-parganas, together with the undivided proportionate share of the land, comprised in the premises with other proportionate share of common areas in the said building, to be used for residential purpose marked with '**RED**' border in the annexed plan, the particulars of such premises and property more clearly mentioned in the Schedule- 'A' hereinabove written.

### **THE SCHEDULE "C" ABOVE REFERRED TO**

#### **( Common areas )**

1. Stair case and lift on all the floors.

2. Stair case landing, lift landing on all floors in common with the other flat owners of the building as well as the owners and / or the flat owners of the building.
3. Common passage on the ground floor.
4. Septic Tank.
5. Space for Water pump, overhead and underground water tank water pipes and other common plumbing installations.
6. Main switch, common light fittings, pump operating electrical meter and fittings (excluding those, as is installed for any particular flat).
7. Stair case room from ground to roof.
8. Drainage and sewers.
9. Watchman's room.
10. Roof, boundary walls and main gates.
11. Such other common parts , areas, equipment's, installations, fixtures, fittings and space in or about the said building as is necessary for passage to or user and occupancy of the flats in common and as is specified expressly to be the common parts after construction of the building, the roof and / or terrace.

**THE SCHEDULE "D" ABOVE REFERRED TO**

**( Common expences )**

- a. The expenses of maintaining, repairing redecorating and renewing the main structures and in particular the drainage system, sewerage, rain water discharge arrangement, water supply system. Electricity supply to all common areas mentioned in the Schedule "C" hereinabove.
- b. The expenses of repairing maintaining colour painting the main structures of the building including the exterior and also the common areas of the building described in the Schedule "C" hereinabove.
- c. The cost of cleaning and lighting of the passage and spaces around the building lobby, corridors, Lift, staircases and other common areas of the entire building.
- d. Insurance premium of the building another expenses as may be necessary for or incidental to the maintenance and up keeping the premises, common areas and amenities.

- e. To share proportionately with other flat owners for payment of watchman or caretaker, sweeper and other staff if kept for the security and maintenance of the common parts of the building.

**IN WITNESSES WHEREOF** the Vendor, the Developer and the Purchasers herein have put their respective hands on this the day, month and year, first above written.

**WITNESSES :-**

- 1.

\_\_\_\_\_  
**SIGNATURE OF THE OWNERS/ VENDORS**

- 2.

\_\_\_\_\_  
**SIGNATURE OF THE PURCHASERS**

**SIGNATURE OF THE DEVELOPER/**

**CONFIRMING PARTY**

**MEMO OF CONSIDERATION**

**RECEIVED** the within mentioned sum of Rs.-----/- (Rupees -----  
--- Only), from the purchaser herein, as total full and final consideration of these  
presents.

On or before execution of these presents

1. By Cheque No.-----dated -----  
drawn on -----Bank Rs.0,00,000/-

2. By Cheque No.----- dated -----  
drawn on-----Bank Rs.00,00,000/-

3. By Cheque No.----- dated -----  
drawn on-----Bank Rs.00,00,000/-

4. By Cheque No.----- dated -----  
drawn on ----- Bank Rs.0,00,000/-

5. By Cheque No.----- dated -----  
drawn on ----- Bank Rs.0,00,000/-

6. By Cheque No.----- dated -----  
drawn on ----- Bank Rs.0,00,000/-

7. By Cheque No.----- dated -----  
drawn on ----- Bank Rs.0,00,000/-

**TOTAL Rs.00,00,000/- (Rupees ----- Only)**

**WITNESSES:-**

1.

---

**SIGNATURE OF THE DEVELOPER/**

**CONFIRMING PARTY**

2.

SREERAM NIRMAN (P) LTD.

  
Director