

DEED OF CONVEYANCE

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

SRI NARESH CHOPRA, (PAN – ACDPC4401G), (Aadhaar No. 3561 8319 2308), son of Late Ram Ratan Chopra, by faith - Hindu, by Occupation – Business, by Nationality - Indian, residing at Plot No.113, Sector – B, Metropolitan Housing Society, South Canal Road, Post Office – Dhapa, Police Station – Tiljala, Kolkata – 700 105, District – South 24-Parganas, hereinafter called and referred to as the **“OWNER/VENDOR”** (which expression shall unless excluded by and repugnant to the context be deemed to mean and include his legal heir/ heirs, executor/ executors, administrator/ administrators, assigns, representative/ representatives, successor/ successors) of the **FIRST PART**. The **VENDOR** is hereby represented by his lawful Constituted Attorney namely **SRI NARESH CHOPRA (HUF), (PAN – AAEHN5545B)**, represented by its ‘Karta’ namely **SRI NARESH CHOPRA, (PAN – ACDPC4401G), (Aadhaar No. 3561 8319 2308)**, son of Late Ram Ratan Chopra, by faith - Hindu, by Occupation – Business, by Nationality - Indian, residing at Plot No.113, Sector – B, Metropolitan Housing Society, South Canal Road, Post Office - Dhapa, Police Station – Pragati Maidan, Kolkata – 700 105, District – South 24-Parganas,

AND

**** (having PAN **** and Aadhaar No. ****), ****, by religion ****, by occupation
, by nationality *, residing at ****, P.O. ****, P.S. ****, Kolkata ****,

hereinafter called and referred to as the **PURCHASER** (which expression shall unless repugnant to the context be deemed to mean and include his/ her heirs, successors, executors, administrators and assigns) of the **SECOND PARTY**.

AND

SRI NARESH CHOPRA (HUF), (PAN – AAEHN5545B), represented by its 'Karta' namely **SRI NARESH CHOPRA, (PAN – ACDPC4401G), (Aadhaar No. 3561 8319 2308)**, son of Late Ram Ratan Chopra, by faith - Hindu, by Occupation – Business, by Nationality - Indian, residing at Plot No.113, Sector – B, Metropolitan Housing Society, South Canal Road, Post Office - Dhapa, Police Station – Pragati Maidan, Kolkata – 700 105, District – South 24-Parganas, hereinafter called and referred to as the **“DEVELOPER/ CONFIRMING PARTY”** (which expression shall unless excluded by and repugnant to the context be deemed to mean and include his legal heir/ heirs, executor/ executors, administrator/ administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **THIRD PART**.

AND

WHEREAS by a Deed of Conveyance bearing the date 14th July, 1978 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas, recorded in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor/Society namely The Jadavpur Co-Operative Land and Housing Society Limited, registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas hereinafter referred to as 'THE SAID SOCIETY' absolutely purchased for a valuable consideration mentioned therein from one Sunil Kumar Mitra and others the total land measuring an area of 10.93 Acres (Ten Acre Ninety three decimals) comprising in R.S. Dag Nos.83, 85, 87, 88, 89, 91, 131, 132, 135, 136 and 139, under Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza — Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24- Parganas.

AND WHEREAS by a further Deed of Conveyance dated 8th February, 1979, registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. 1, Being No. 590 for the year 1979 'THE SAID SOCIETY' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 Acres (Ten acres and Ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza —

Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24- Parganas and entered in Book No.I, Being No. 5334 for the year 1979 'THE SAID SOCIETY' absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Paramanik and others the total land measuring 1 (One) Bigha 11 (Eleven) Cottahs (0.53 1/2 acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No.90, R.S. No. 3, Touzi No.. 56, Mouza - Nayabad, under formerly Police Station —Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas. AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5335 for the year 1979 'THE SAID SOCIETY' further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (Eight) Chittacks (0.28 1/2 acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5336 for the year 1979 'THE SAID SOCIETY' absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99 acres) comprising in Dag No. 196, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No.56, Mouza — Nayabad, in fiamerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of. Conveyance bearing date 21st December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No. 6957 for the year 1979 'THE SAID SOCIETY'

absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza — Nayabad, J.L. No. 25, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 29th April, 1980 and 'registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the

year 1980, 'THE SAID SOCIETY' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total

land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS 'THE SAID SOCIETY' recorded its name with the office of the then J.L.R.O. Behala by order under Memo Nos. 2086, 2087 and 2089 dated 06.06.1980 as absolute owner of all the land measuring about 45.52 acres [137 (One hundred Thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft.] so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispens, attachments and is in khas possession thereon.

AND WHEREAS in pursuance of the object of developing the area for residential purposes of the members, the said Jadavpur Co-Operative Land and Housing Society Limited effected improvements thereon by filling earth and making the same of uniform level laid out roads, passages and divided the area into several plots of different sizes and measurements for distribution among the members of 'THE SAID SOCIETY'. The entire land on which the said plots have been so carved out is fully described in the FIRST SCHEDULE being SCHEDULE 'A' hereunder written.

AND WHEREAS pursuant to an application for membership of "THE SAID SOCIETY" made by the Purchaser Member i.e. the present OWNER herein, for obtaining a plot of land and agreeing to comply with the terms and conditions of the said SOCIETY for the demise thereof the Purchaser member i.e. the present OWNER herein was admitted as a member of The Jadavpur Co-Operative Land and Housing Society Limited in the year 1979 and the "Said Society" issued the necessary Share Certificate on 21.01.1979 separately in favour of the present VENDOR herein namely MR. MANI SANKAR CHOWDHURY.

AND WHEREAS by a resolution dated 02.05.1987 it was decided by "THE SAID SOCIETY" to allot different plots of land to its different members by lottery and such lottery was held on 31.05.1987 whereby the Purchaser Member i.e. the present OWNER herein namely MR. MANI

SANKAR CHOWDHURY, was allotted the plot of land and hereinafter referred to as "THE SAID PLOT" and the said MR. MANI SANKAR CHOWDHURY, accepted the such lottery.

AND WHEREAS the present OWNER herein MR. MANI SANKAR CHOWDHURY as the Purchaser therein paid a sum of Rs.9,000/- (Rupees Nine Thousand) only as the full and final payment to "THE SAID SOCIETY" from time to time as required by "the said society" for allotment of the said plot in favour of him as the Member.

AND WHEREAS the present OWNER namely MR. MANI SANKAR CHOWDHURY, as the Purchaser took the inspection of the Scheme plan and also the said allotted plot and was satisfied herself as to size and condition thereof and also that the said consideration is the fair and reasonable purchase consideration thereof and the "THE SAID SOCIETY" after having received the full payment of the Sale consideration allotted the said plot to the -present OWNER namely MR. MANI SANKAR CHOWDHURY being All That the Plot No.206 (Phase-I) measuring more or less 3 (Three) Cottahs situated in Mouza — Nayabad, J.L. No. 25, comprising in RS. Dag No.83 (Part), under R.S. Khatian No.101, out of the total land as mentioned in the FIRST SCHEDULE below by a registered Deed of Indenture dated 05.09.1994 made between "the said society" therein referred to as the Vendor Society of the one part and the present OWNER herein namely MR. MANI SANKAR CHOWDHURY, therein referred to as the Purchaser member of the other part and registered with the office of District Sub-Registrar at Alipore South 24-Parganas and entered in Book No. 1, Volume No.145, at Pages 336 to 347, Being No.7640 for the year 1994, the said society for the consideration therein mentioned transferred its all right, title and interest in respect of the said plot of land to the said MR. MANI SANKAR CHOWDHURY, the present OWNER

AND WHEREAS said MR. MANI SANKAR CHOWDHURY during the enjoyment of the said plot of land erected a Tile Shed temporary structure on the said plot of land measuring about 110 (One hundred and Ten) Sq.ft. and thereafter due to insufficient fund and financial problem sold, conveyed, transferred, assigned and granted the said entire plot of land measuring an area of 3 (Three) Cottahs more or less together with one tile shed measuring an area of 110 (One hundred and Ten) Sq.ft. standing thereon situated in Mouza — Nayabad, J.L. No. 25, comprising in RS. Dag No.83 (Part), under RS. Khatian No.101, being Plot No.206 (Phase-I), within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata — 700 094, in favour of one (1) Sri Sumitra Deb, son of Late D.R. Deb and (2) Smt. Swati Deb, wife of Sri Sumitra Deb, both of P-388, Keyatola Lane, P.S.Lake, Kolkata — 700 029, by virtue of a registered Deed of Sale dated 17.03.1999, registered at District Sub-Registrar - III, Alipore, South 24 Parganas and entered in Book No. 1, Volume No.7, at Pages 357 to 372, Being N.?? 278 for the year 2001 for a valuable consideration as mentioned therein.

AND WHEREAS after the said purchase Sri Sumitra Deb and Smt. Swati Deb executed a General Power of Attorney on 18.11.2008, in favour of Smt. Susmita Deb,

daughter of Late D.R. Deb of P-388, Keyatola Lane, P.S.Lake, Kolkata — 700 029 which was duly registered in the office of Additional District Sub-Registrar, Alipore and recorded in Book No. IV, CD Volume No.1, Pages from 1949 to 1958, Being No. 01041 for the year 2008.

AND WHEREAS said Sri Sumitra Deb and Smt. Swati Deb during the enjoyment of the said plot of land being in need of money decided to sell the aforesaid plot of land measuring an area of 3 (Three) Cottahs more or less together with one tile shed measuring an area of 110 (One hundred and Ten) Sq.ft. standing thereon situated in Mouza — Nayabad, J.L. No. 25, comprising in R.S. Dag No.83 (Part), under RS. Khatian No.101, being Plot No.206 (Phase-I), within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata — 700 094, through their Constituted Attorney Smt. Susmita Deb and knowing the said intention MR. MANI SANKAR CHOWDHURY, the present OWNER herein approached the said previous Owners namely Sri Sumitra Deb and Smt. Swati Deb to purchase the aforesaid property again and upon knowing the such desire said Sri Sumitra Deb and Spit-. Swati Deb through their said Constituted Attorney Smt. Susmita Deb sold, conveyed, transferred, assigned and granted the aforesaid property in favour of the present OWNER herein namely MR. MANI SANKAR CHOWDHURY by virtue of a registered Deed. of Sale, dated 28.10.2010, registered at District Sub-Registrar - III, Alipore, South 24 Parganas and entered in Book No. 1, CD Volume No.15, Pages from 1761 to 1780, Being No. 07926 for the year 2010 for a valuable consideration as mentioned therein.

AND WHEREAS after purchase the present OWNER/VENDOR herein mutated and recorded his name in the record of K.M.C. in respect of his aforesaid purchased property known and numbered as K.M.C. Premises No. 3472, Nayabad, within K.M.C. Ward No.109, being Assessee No. 31-109-08-6947-8, under P.S. Purba Jadavpur, Kolkata — 700 094 and at present he is the absolute recorded Owner of the entire plot of land measuring an area of 3 (Three) Cottahs togetherwith one tile shed measuring an area 110 (One hundred and Ten) Sq.ft. situated in Mouza — Nayabad, J.L. No. 25, comprising in 411S. Dag No.83 (Part), under R.S. Khatian No.101, being Plot No.206 (Phase-I).

AND WHEREAS thereafter the present MR. MANI SANKAR CHOWDHURY Therein completed all the formalities as the member of The Jadavpur Co-Operative Land and Housing Society Limited hereinafter referred to as the "Said Society"and since Purchase the MR. MANI

SANKAR CHOWDHURY herein is in physical possession of the said property which is free from all encumbrances.

AND WHEREAS the MR. MANI SANKAR CHOWDHURY herein due to his personal reasons, has decided to sell and/or dispose of the said property for a valuable consideration and having come to know such intention of the VENDOR herein, the PURCHASER herein satisfied with the title of the VENDOR in the said property, has approached the VENDOR and offered to pay a total sum of Rs.39,00,000/- (Rupees Thirty nine Lac) only as full and final sale consideration of the said property and the VENDOR herein has agreed to sell the said property to the PURCHASER herein.

AND WHEREAS the VENDOR herein after having received the entire sale consideration as described in the Memo. of consideration, has simultaneously with the execution of this Deed, handed over 'peaceful vacant possession of the said property morefully described in the Schedule hereunder written to the PURCHASER herein and the PURCHASER herein also hereby confirmed that he shall abide by the Rules and Bye-laws of the 'SAID SOCIETY'.

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 Purchaser to the Developer towards payment for sale of a self-contained flat being Flat No. **** situated on the **** floor (**** side) having total super built up area measuring about sq. ft. and one car parking space measuring about 120 sq.ft. on the ground floor along with exclusive right of the said building at K.M.C. Premises No. 3472, Nayabad, Assessee No. 31-109-08-6947-8, within formerly Police Station - Kasba, at present P.S. Purba Jadavpur, Kolkata — 700 094 more fully mentioned in the Second Schedule hereunder written together with undivided share of the land morefully and particularly mentioned in the First Schedule hereunder written, the receipt of which the Developer do hereby and so by the Memo hereunder admits and acknowledge and of and from the payment of the same forever release discharge, acquit exonerate the Purchaser and also the said share and the unit hereby transferred conveyed released and relinquished, the Vendor and the Developer do hereby grant, sell, convey, transfer and assure as well as the

Developer/Confirming Party herein do hereby assign, confirm and release unto and in favour of the Purchaser ALL THAT the said self-contained complete flat and car parking space morefully mentioned and described in the Second Schedule hereunder written TOGETHER WITH proportionate undivided share of the land and in the common parts of the building as mentioned in the First Schedule and Third Schedule respectively OR HOWSOEVER

OTHERWISE the said share and the unit now is or at any time heretofore was situated butted bounded called known numbered and interest of the Vendor and the Confirming Party in respect of the said unit and proportionate share of common parts AND all deed pattahs and muniments of title whatsoever exclusively relating to or concerning the said flat TOGETHER WITH proportionate right and/or share in all passage sewers drains, pipes, benefits, advantages, privileges appendages and appurtenances thereto AND ALSO easement and/or quasi/easement and other stipulations and/or provisions in connection with the beneficial use and enjoyment of the said flat and car parking space and undivided proportionate share of land subject to the similar rights liberties easements benefits and advantages as described in the Third Schedule of the owner of the other flat(s) in the said building and the premises TO HAVE AND TO HOLD the property and each and every part thereof unto and to the use of the Purchaser absolutely and forever subject to making payment of proportionate rates , taxes, maintenance charges and other charges incidental or relating thereto more particularly mentioned in the Third Schedule hereunder written.

THE VENDOR AND THE CONFIRMING PARTY DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER:-

A) That notwithstanding any act deed matter or thing whatsoever done by the Vendor and/or Confirming Party or any of the Vendor and/or Confirming Party's predecessor-in-interest/title may have done, committed, executed or knowingly suffered to the contrary the Vendor and the Confirming Party now have good right, full power, absolute authority, indefeasibly title or otherwise well and sufficiently entitled to grant sell convey transfer assign and assure the property and all rights and benefits hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meanings of these presents.

B) That the Vendor and/or Confirming Party have not at any time done or executed or knowingly suffered or been party to any deed matter or thing whereby the property or any part thereof can or may be impeached, encumbered or affected in title.

C) That the said property is free from all claims demands charges mortgages liens attachments, acquisition, requisition trust made or suffered by the Vendor and/or the

Confirming Party or any person or persons arising or lawfully rightfully or equitably claiming any estate or interest therein from under or in trust for the Vendor and/or the Confirming Party.

D) That free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged from and by the Vendor and the Confirming Party and well and sufficiently saved defended kept harmless and indemnified of and from or against all and all manner of former and other rights, title interest lien, charges and encumbrances attachments whatsoever made or done occasioned and/or suffered by the Vendor and the Confirming Party or any person or persons rightfully claiming through or under or in trust for the Vendor and/or the Confirming Party.

E) That it shall be lawful for the Purchaser from time to time and at all times hereafter to enter into hold possess, use, own and enjoy the said property and every part thereof and receive the rents issues and profits there from without any lawful hindrance, eviction , interruption, disturbances, claim or demand whatsoever from or by the Vendor and/or the Confirming Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor and/or the Confirming Party.

F) That the Vendor and the Confirming Party and all persons having or lawfully rightfully or equitably claiming any estate or interest in the property or any part thereof from under or in trust for the Vendor or the Confirming Party shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts deeds matters or things whatsoever for further better and more perfectly assuring the property and every part thereof as shall or may be reasonably required by the Purchaser.

G) That unless prevented by fire or some other irresistible accident, the Vendor and the Confirming Party shall from time to time and at all times hereafter upon every reasonably request and at the cost of the Purchaser produce or cause to be produced to the Purchaser and/or any agent of the Purchaser at any hearing suit, commission, examination or otherwise as occasion shall require the original documents and writings in respect of the said property.

H) That the Vendor and the Confirming Party do and each of them doth hereby according their consent to the Purchaser for mutation separation and/or apportionment of the said flat in the municipal records and all Government and/or Semi Government and/or other statutory body and/or authority.

THE PURCHASER DOETH HEREBY COVENANT WITH THE VENDOR AND THE CONFIRMING PARTY AS FOLLOWS;

1. The Purchaser from time to time and at all times hereby agreed to contribute and pay proportionate share towards the cost and expenses towards the maintenance charges, service charges, taxes and impositions and other outgoings as mentioned in the Schedule 'D' hereunder written and the said amount is variable according to the needs of the circumstances and market trend.

2. The Purchaser are satisfied about the area of the unit/flat mentioned in these presents and hereby agreed not to raise any dispute or question with regard thereto.

3. The Purchaser shall keep and maintain the said flat/unit and every part thereof in good and substantial condition of repair of their own cost and expenses.

4. To permit the Association (if any) or the owner within 24 hours' notice or in case of emergency without any notice the other co-owner of the building and/or their surveyors agents, servants with or without workmen and others at all reasonable times to enter into and open the unit or any part thereof for the purpose of repairing maintaining re-building, cleaning lighting and keeping in order and in good condition all services such as drains pipes, cables water courses gutters wires structure sewers drainage water pipes and other installations and conveniences of the building.

5. The Purchaser shall duly observe, perform and fulfill the Rules and Regulations that may be formulated by the Association /flat-owner in respect of the building and/or premises.

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE - 'A'

ALL THAT residential demarcated Plot No. 206 (Phase — I) measuring land area of 3 (Three) Cottahs more or less together with one tile shed measuring an area of 110 (One hundred and Ten) Sq.ft. standing thereon situated in Mouza Nayabad, J.L. No. 25, comprising in R.S. Dag No.83 (Part), under R.S. Khatian No.101, out of the total land as mentioned in the FIRST SCHEDULE above and the property is situated within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 3472, Nayabad, Assessee No. 31-109-08-6947-8, within formerly Police Station - Kasba, at present P.S. Purba Jadavpur, Kolkata — 700 094 and the aforesaid plot of land is shown in the annexed plan by "RED" border line and the entire property is butted and bounded by :

ON THE NORTH BY : Scheme Plot No. 207 of Phase No. I

ON THE SOUTH BY : Scheme Plot No. 205 of Phase No. I

ON THE EAST BY : 40'-0" ft. wide K.M.C. Road

ON THE WEST BY : Scheme Plot Nos. 226 and 227 of Phase No. I ON°

SCHEDULE 'B' ABOVE REFERRED TO

(DESCRIPTION OF THE SOLD FLAT)

ALL THAT piece and parcel of one residential **Flat No.** situated on the **First Floor, South-East-West side** of the Ground Plus Four storied building measuring super built up area of **Sq.ft. more or less** consisting of Two bed rooms, One Drawing-cum-Dining room, One Kitchen, One Toilet, One W.C. and One Verandah together with proportionate undivided share of land and all common rights and common service and expenses and also fixtures and fittings, electrical installation mentioned in the **SCHEDULE 'C'** hereunder written and the said flat erected as per aforesaid sanctioned building Permit No.2022120326 dated 28.09.2022 and also as per specification, annexed hereto marked with letter 'X' and the said complete flat is situated within the Police Station : Panchasayar, (formerly P.S. Purba Jadavpur), under The Kolkata Municipal Corporation **Ward No.109**, portion of K.M.C. **Premises No. 2643, Nayabad, Kolkata – 700 094**, District – South 24-Parganas, as described in the **SCHEDULE “A”** above.

SCHEDULE 'C' ABOVE REFERRED TO

(COMMON RIGHTS AND SERVICES)

1. All stair-cases and stair landings on all the floors of the said building.

2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Roof, Mounted Room, if any, Parapet wall of the building are for the purpose of common services and right.
6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc. and drive way.
9. Boundary walls, main gate and/or side gates if any.
10. Vacant space and common Toilet, if any on the Ground Floor.
11. Lift and lift machine room of the building
12. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

IN WITNESS WHEREOF the parties hereto have executed this presence the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED
IN PRESENCE OF
WITNESSES:**

1.

SIGNATURE OF THE VENDOR

2.

SIGNATURE OF THE PURCHASER

**SIGNATURE OF THE / DEVELOPER
CONFIRMING PARTY**

Drafted by me as per deeds,
documents, testimonials and
instructions given by the parties hereto.

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. ***8/- (Rupees *****) only from the within named Purchaser as full and final consideration of the flat and covered car parking space as conveyed in the following manner.

Date	Cash / Cheque	On Bank and Branch	Amount (Rs.)
			TOTAL
*****.00			Rs.

(Rupees *****) only

WITNESS

1.

2.

**SIGNATURE OF THE / DEVELOPER
CONFIRMING PARTY**