

owned and possessed by one Sk. Halema Begum, wife of the late
Mohammad, who acquired the property by way of inheritance;

AND WHEREAS aforementioned Sk. Halema Begum, while so
seized and possessed of the aforesaid property jointly in kha, she sold,
conveyed and transferred her said property in favour of the present
Vendor - Arfat Hossain Mondal, by virtue of a registered Deed of sale
dated 8th April, 2008, which has been registered in the office of
Additional District Sub-Registrar, Domjur, Howrah, recorded in Book
No. 1, C. D. Volume No. 5, pages 2321 to 2338, Being No. 01513, for the
year 2008;

AND WHEREAS in pursuance of the said Registered Deed of sale,
the present vendor Arfat Hossain Mondal, became the absolute owner
and occupier of the aforesaid property of Old Danga at present Bastu
Land measuring 06 Chittaks comprised within R. S. Dag No. 700, L. R.
Dag No. 511, under R.S. Khatian No. 194, J.L. No. 5 within Mouza-
Dharsha, P.S. Jagacha, District: Howrah;

AND WHEREAS the Vendor No. 1 by virtue of aforesaid two
registered Deed of sale and the Vendor No. 1 and 2 by virtue of the said
another Deed of Sale became the respective owners of their respective
property as mentioned above and seized and possessed of the same
jointly by mutating their respective names in the settlement record and
on payments of Govt. Rents, enjoying the same free from all
encumbrances.

AND WHEREAS the Vendors owners herein decided to develop the
said total properties, which are lying adjacent and contiguous to each
other, having way for ingress and egress and measuring an area of 05

to interference by the other Flat Owners or Occupiers and inmates
of the said building and without causing any loss or damages or
injury whatsoever to the said building.

That the Vendors / Developers and all persons having or claiming
any estate or interest in the said premises or any part thereof or in
interest for the Vendors shall and will at all reasonable times
hereinafter at the request and cost of the Purchaser to and execute
or cause to be done or executed all such acts, deeds, things for
further and more perfectly the said premises into the Purchaser as
the Purchaser shall or may reasonably required;

That the Vendors as well as the Developers shall unless prevented
by fire or some other inevitable accident from time to time and at
all times hereinafter upon every request and at the cost of the
Purchaser produce or cause to be produced to the Purchaser or her
Advocate or Agent or Agents at any trial, commission, examination
otherwise the title Deeds and other related papers in respect of the
said Flat whereof the said building have been constructed and also
shall unless prevented as aforesaid keep the said Deeds, safe,
unaltered and unconcealed.

3) THAT THE PURCHASER HEREBY COVENANT WITH THE
VENDORS AND THE DEVELOPERS HERETO as follows:-

(i) That the Purchaser shall and will at all times hereafter indemnify and
keep safe, harmless and indemnified the Vendors and the Developers
their estate and effects from the payment as are to be made by the
Purchaser and contained in this present and further indemnify and
keep, safe, unless and indemnify the Vendors and the Developers and

WHEREAS all that piece and parcel of old Danga present Bastu Land measuring 2 Cottahs 14 Chittaks 36 sq.ft comprised within R.S. Dag No. 700, L. R. Dag No. 511, under R.S. Khatian No. 194, J. L. No. 5 within Mouza-Dharsha, P.S. Jagacha, District Howrah, within the limit of Bankra 3 No. Gram Panchayat, with all rights of easements, privileges appurtenances attached thereto, were originally owned and possessed by Sk. Giyasuddin, son of Late Sk. Fariduddin, who acquired the property by way of registered Deed of Sale in the year 1997 from the then owner to the property Sohrabuddin Khan which has been registered in the office of Sadar Sub-Registrar, Howrah, recorded in Book No. 1, Deed No. 77, for the year 1997;

AND WHEREAS aforementioned Sk. Giyasuddin, while so seized in and possessed of the aforesaid property in khas, he sold, conveyed and transferred his said property in favour of the present Vendor Arfat Hossain Mondal by virtue of a registered Deed of Sale dated 28th March, 2001, which has been registered in the office of Additional District Sub-Registrar, Domjur, Howrah, recorded in Book No. 1, Volume No. 22, pages 262 to 272, Deed No. 1131, for the year 1997;

AND WHEREAS in pursuance of the said Registered Deed of Sale, the present vendor Arfat Hossain Mondal, became the absolute owner and occupier of the aforesaid property of Old Danga at present Bastu Land measuring 2 Cottahs 14 Chittaks 36 sq. ft. comprised within R. S. Dag No. 700, L.R. Dag No. 511, under R. S. Khatian No. 194, J. L. No. 5 within Mouza- Dharsha, P.S. Jagacha, District Howrah.

AND WHEREAS all that piece and parcel of old Danga at present Bastu Land measuring 2 Cottahs 10 Chittaks comprised within R.S.

Howrah, (2) **SRI GAUTAM PAUL**, son of Sri Sankar Paul, by faith Hindu by Occupation Business, residing at 52, Beehive Garden, P. S. Belghoria, Kolkata-700056, District -North 24 Parganas, of the **FIRST PART** ;

AND

SHRI SUSANTA KUMAR GUCHHAIT, (PAN No. ADPPG4538F) son of Shri Niranjan Guchhait, by faith Hindu, by Occupation Service, residing at Plot No. 2/4, Azad Hind Nagar, Post Office-Haldia Township, P.S. Haldia, District Purba Medinipur, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators, and assigns) of the **SECOND PART**,

AND

M/S. RAINBOW CONSTRUCTION, (PAN No. AAQFR4698M), a partnership firm, having its office at Bankra 3 No. Gram Panchayat, Nayabaz Bazar, Police Station-Jagacha, District Howrah, represented by its partners - (1) **SRI AJOY NAG** (PAN No.ACPPN7855D), son of Late Ajit Nag, by faith Hindu, By occupation - Business, residing at Jagacha G. I. P. Colony, P.S. Jagacha, District Howrah, (2) **SRI GAUTAM PAUL**, (PAN No. BMGPP9339G), son of Sri Sankar Paul, by faith Hindu by Occupation Business, residing at 52, Beehive Garden, P. S. Belghoria, Kolkata-700056, District - North 24 Parganas, hereinafter referred to as the **DEVELOPERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, administrators assigns) of the **THIRD PART/ CONFIRMING PARTIES** ;

Certificate of Registration under section 68 and Rule 68

Registered in Book - I
- () volume number 22
Page from 4615 to 4642
being No 06714 for the year 2014



(Sangita Jopanyay) 25 July 2014
D.S.R. SUB-REGISTRAR OF HOWRAH
Office of the D S R. HOWRAH
West Bengal

CERTIFIED TO BE A TRUE COPY

DISTRICT SUB-REGISTRAR
HOWRAH

DISTRICT RECORD KEEPER

HOWRAH

The Developer hereto and/or to the body entrusted to
the upkeep of the said building charges for all
consumed as per the reading of this sub-meter including
it is noted that the respective Purchaser must
charges, expenses levied for installation of
transformer if so required.

hereto of the said flat shall not store or attach or
be stored or attached or planted any machinery on
said flat or any portion thereof or upon the wall, ceiling,
shall hang or permitted to hang the same from the
thereof but nothing herein contained shall prevent the
time or air conditioner or fans or such other electrical
domestic purpose and / or residential purposes as may be
Purchaser

supply of water to the Purchaser hereto of the said flat
common overhead tank on the top roof of the said
THAT the Purchaser hereto shall abide by all the rules
which shall be made by the authority in charge of the
management or upkeep of the said building in this regard;

Purchaser shall not accumulate dirty rubbish, rags or
permitted the same to be thrown or allow the same to be
their flat or in the compound or any portion of the said
disposal of such items as stated hereinabove the
entrusted with the management or upkeep of the
the management for upkeep of the said

1. That area and part of the well contained Plot No. 104 in
 the Second Survey South East side measuring an area of 604 Sq. Ft.
 including super built up area containing a well, well cover, lat
 rine, and with others, and toilet and balcony of the right
 SCHERMA mentioned property as shown in the annexed plan
 numbered as Color **RED BORDER** together all other common areas,
 common lat facility, easements right title, interest, privileges,
 possession and appurtenances thereto along with undivided
 proportionate undivided share of land underneath the building
 comprised within P. S. Dag No. 706, L.R. Dag No. 41, Survey No. 1
 Khatia P.O., L.R. Division 1266 & 1552 J.L. No. 5, under District
 of Uttar Pradesh, Meerut District, P. S. Jagana District Howrah,
 with all rights of easements, privileges and appurtenances attached
 thereto with District Sub-Registrar Howrah and Additional District Sub
 Registrar office at Durgam, more particulars described in the Red
 Schedule herewith, and shown and delineated in RED borders in the
 plan of said annexed herein which is being filed and bounded as
 follows

- 1. The N. E. Side and corridor of the building
- 2. The S. E. Side of the building
- 3. The E. Side of the building
- 4. The W. Side of the building

MISCELLANEOUS

a) As between the VENDOR and the PURCHASER, the VENDOR shall be responsible for the performance of the work and shall be liable for the completion of the work and shall indemnify the PURCHASER in respect of all the costs, proceedings and action arising out of the non-compliance with the conditions hereof by the VENDOR provided the PURCHASER has not failed to discharge and fulfill their obligations hereunder and the cause of the loss is not the fault of the PURCHASER.

b) The proportionate share of the PURCHASER in all matters herein shall be such as may be determined by the VENDOR OR Association and the PURCHASER, shall be bound to accept the same notwithstanding that there may be some variations therein for the sake of convenience.

c) The PURCHASER shall maintain and/or keep their accounts at their own risk and costs under their control.

d) The notice if any, to be served hereunder, by the VENDOR or their agent to the PURCHASER shall be deemed to have been served within fourth day of the same and have been received by the PURCHASER.

their estate and effect from observance and performance of covenants and conditions as are required to be observed and performed by the Purchaser of the said flat and contained in these presents and all claims and demands or action thereof;

(ii) That the Purchaser hereof from time to time and all times hereinafter hereby agree to contribute and pay the proportionate share towards the cost for maintenance of the building;

(iii) That so long the building is not separately assessed for rent, rates and taxes as levied by the Govt., Semi-Govt. local Panchayat and or local Municipal body, (Owner and Occupiers both) and water taxes, assessed for that the whole building AND THAT such apportionment shall be made by the Vendors and/or by its nominee or constituted attorneys or by the body of the flat owners and occupiers Association to be formed for the purpose of upkeep and maintenance of the said building and the same shall be conclusive and final and binding upon the Purchaser hereto;

(iv) That the Purchaser hereby agreed that in the event any amount, income payable by the Vendors by of premium or on any account whatsoever to the Local body or be the Central or State Government or to any other authority formed under the law for the betterment fees or charges or development tax or any other taxes for the payment of the similar nature, the same shall be reimbursed by the Purchaser hereto the Vendors herein proportionate to the area of the flat and in determining such amount, the decision of the Vendors or the body of the Flat Owners and Occupiers Association to be formed for the upkeep

building hereto will undertake by the cleaner's charges payable by the Purchaser of the said flat.

FIRST SCHEDULE ABOVE REFERRED TO
(The Property and the building)

ALL THAT piece and parcel of Mokorari Mourashi Bastu Land measuring an area of 05 (Five) Cottah 14 (Fourteen) Chittak 36 (Thirty six) Square feet, be the same, a little more or less together with existing masonry G+4 storied building standing thereon along with all other easement right, title, interest and possession and appurtenances thereto comprised within R.S. Dag No. 700, L.R Dag No. 511 under H.S. Khatian No. 194, L. R. Khatian 3260 & 3522, J.L. No. 5, under Bankra 3 No. Gram Panchayat, Mouza Dharsha, P.O. G.I.P. Colony, Police Station Jogacha, District Howrah-711112, with all rights of easements, privileges and appurtenances attached thereto with District Sub-Registrar Howrah and Additional District Sub-Registrar office at Domjur, which is being butted and bounded as follows:-

ON THE NORTH: 4' ft. wide common passage.

ON THE SOUTH: 10' ft. wide common passage.

ON THE WEST: Land being R.S Plot No. 700 (P) Property of Vendor No.1 Arfat Hossain Mondal.

ON THE EAST: Land being R.S Plot No. 700 Property of Amir Ali Mondal.

and maintenance of the said building shall be conducted. That and binding upon the Purchaser hereto.

(v) That it is hereby agreed that the Purchaser hereto shall not at any time demolish or damage or create to be demolished or damaged the said flat or any part thereof hereby purchased by them nor will at any time make or cause to be made any additions or alterations of whatsoever nature to said flat or any part thereof, the Purchaser shall have right to make interior decoration of their flat in the said building.

(vi) That if any repair and/or any additions, alteration, renovations and/or renewals are necessitated in respect of the said flat and /or of the adjacent flat/flats, the same shall be carried out by the flat Owners /flat holders and is to be affected at the costs of the holders concerned.

(vii) That the maintenance include white washing, painting etc. and/or other interior decorations inside the said flat shall be to the responsibility of the Purchaser hereto AND THAT the Purchaser shall undertake to bear at their own cost all such works and maintenance as are necessary;

(viii) That the Purchaser shall also be entitled to sell, mortgage, lease or otherwise alienate and /or transfer the said property hereby conveyed subject to the taxes herein contained to any one without the consent of the Vendors and the Developers or any other flat owners, co owners who may before or hereafter acquire any right, title or interest similar to these acquired by the Purchaser under the terms of the conveyance :

(ix) That until the Purchaser hereto of the said flat get the separate meter in their own names from the CESC Limited/WBSEDCL they will have a sub-meter to show the consumption of electricity and shall pay

Dag No. 700, L. R. Dag No. 511, under R. S. Khatian No. 94, J.L. No. 5 within Mouza-Dharsha, P.S. Jagacha, District Howrah, within the limit of Bankra 3 No. Gram Panchayat, with all rights of easements, privileges appurtenances attached thereto were originally owned and possessed by Sk. Subid Ali, Sk. Abbas Ali and Sk. Mahabbat Ali, all sons of Late Sk. Amir Ali, who acquired the property by way of inheritance;

AND WHEREAS aforementioned Sk. Subid Ali, Sk. Abbas Ali and Sli Mahabbat Ali, all sons of Late Sk. Amir Ali, while so seized and possessed of the aforesaid property in favour of the present Vendors by virtue of a registered Deed of sale dated 17th May, 2007, which has been registered in the office of Additional District Sub-Registrar, Domjur, Howrah, recorded in Book No. I, C.D. Volume No. 4, Pages 3055 to 3074, Being No. 01223, for the year 2008;

AND WHEREAS in pursuance of the said Registered Deed of sale, the present vendors, became the joint absolute owners and occupiers of the aforesaid property of Old Danga at present Bastu Land measuring 2 Cottahs 10 Chittaks 36 sq.ft. comprised within R.S. Dag No. 700, L.R. Dag No. 511, under R.S. Khatian No. 194, J.L. No. 5 within Mouza-Dharsha, P.S. Jagacha, District Howrah;

AND WHEREAS all that piece and parcel of old Danga at present Bastu Land measuring 06 Chittaks comprised within R. S. Dag No. 700, L. R. Dag No. 511, under R. S. Khatian No. 194, J.L. No. 5 within Mouza-Dharsha, P.S. Jagacha, District Howrah, with all rights of easements, privileges appurtenances attached thereto were originally

Cottah 14 Chittak An Square feet, in total and entered into an Agreement with the Developers, being the Confirming Party herein dated 20.01.11

AND WHEREAS the Owners/Vendors herein executed and Registered two separate General Power of Attorney dated 20.01.2011 in favour of the Developer, Sri Ajoy Nag and Sri Gautam Paul, which was duly registered in Book No. IV, Being No.78, for the Year 2011 & Book No. IV, Being No. 77, for the Year 2011;

AND WHEREAS the Developers of the Third Part have raised construction of masonry G+4 storied building over the First Schedule mentioned property in accordance with the Sanctioned Plan issued by Howrah Zilla Parishad, vide No. 134/E.P. dated 01.07.2011 valid up to 29.06.2016.

AND WHEREAS the Developers have been authorized and nominated such person and persons as the Developers decided to obtain conveyance from the Owners either in their favour and/or in favour of their nominee in respect of whole of the land comprised in the said premises and/or in several undivided proportionate impartible share in the Land underneath of each of the flat in the building of the said premises which may be agreed to be acquired by the prospective Purchaser;

AND WHEREAS the Purchaser herein being desirous of purchasing one residential flat and approached the Developer/ Confirming Party to purchase the South East Flat being Flat No. 206 in the Second floor of the G+4 (Five) storied building over the property mentioned in the First Schedule herein under and allotment of such flat

shall be the responsibility of Municipal Corporation. Insurance premium for the said building and monthly maintenance charges and the Vendor's right in respect thereof be those premises and subject nevertheless to the provisions in special covenants and other regulations or provisions in connection with the beneficial use and enjoyment of the said premises and subject all the Purchaser hereto shall hold the said flat of the said premises hereby sold, transferred conveyed and assigned, as an individual estate and shall not any portion thereof in any manner whatsoever BUT TOGETHER WITH the right to use the main entrance joint common with the Vendors / Developers and/or other Owners and Occupiers of the said building the access to and from the main road or from the lane. EXECUTING AND RESERVING UNTO the Vendors and the Developers quasi easement right and privileges as are mentioned in the Schedule 'C' hereunder written.

2) The Vendors as well as the Developers do hereby covenant with the Purchaser hereto of the said premises as follows:-

- i. That the Vendors have good right and valid title to transfer and assign the said premises and the common interest appurtenant thereto in the manner aforementioned;
- ii. That the Purchaser hereto of the said premises shall always entitled to use re-pass and to have ingress and egress to and from the main building but in so doing the said Flat/premises holder shall abide by all rules and regulations which may be made by the management for, maintenance and upkeep of the said building and without Causing any disturbances or annoyance and/or

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 750809

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this documents


District Sub-Register
Howrah

24 JUL 2014 3.07 PM

Deed Of Conveyance

District Howrah

Valued at Rs. 13,82,300/-

THIS DEED OF CONVEYANCE is made on this 25th day of July, 2014; Between (1) **ARFAT HOSSAIN MONDAL** (2) **IQBAL HOSAIN MONDAL**, both sons of late Nurul Hoda Mondal, both by faith Islam by occupation Business, both residing at Village Munshidanga, Dakshinpara, Police Station-Domjur, District Howrah, hereinafter jointly and collectively referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, administrators assigns) represented by their Constituted Attorneys viz., (1) **SRI AJJOY NAG**, son of Late Ajit Nag, by faith Hindu, By occupation Business, residing at Jagacha G. I. P. Colony, P.S. Jagacha, District

contd.....

Endorsement For Deed Number : I - 06714 of 2014
(Serial No. 07524 of 2014 and Query No. 0501L000016281 of 2014)

On 23/07/2014

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:10 hrs on 23/07/2014, at the Private residence by Sri Ajoy Nag, one of the Executants.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 23/07/2014 by

1. Sri Ajoy Nag
Partner Rainbow Construction, Bankra 3no. Gram Panchayat, Nayabaz Bazar, Thana -JAGACHHA, District:-Howrah, WEST BENGAL, India.
By Profession Business
2. Sri Gautam Paul
Partner Rainbow Construction, District:-Howrah, WEST BENGAL, India.
By Profession Business
3. Sri Susanta Kumar Guchhait, son of Sri Niranjan Guchhait, Plot No. 2/4, Azad Hind Nagar, Thana -Haldia, P O -Haldia Township, District:-Purba Midnapore, WEST BENGAL, India, By Caste Hindu, By Profession Service
Identified By Tarun Pradhan, son of Tara Pradhan, Santragachi Jagacha, District:-Howrah, WEST BENGAL, India, Pin -711112, By Caste: Hindu, By Profession: Service

Executed by Attorney

Execution by

1. Sri Ajoy Nag, son of Late Ajit Nag, Jagacha G I P Colony, Thana:-JAGACHHA, District:-Howrah, WEST BENGAL, India, By Caste Hindu By Profession: Business, as the constituted attorney of 1. Arfat Hossain Mondal 2. Iqbal Hossain Mondal is admitted by him.
2. Sri Gautam Paul, son of Sri Sankar Paul, 52, Beehive Garden, Thana -Belghoria, District:-Kolkata, WEST BENGAL, India, Pin -700056 By Caste Hindu By Profession Business, as the constituted attorney of 1. Arfat Hossain Mondal 2. Iqbal Hosain Mondal is admitted by him.
Identified By Tarun Pradhan, son of Tara Pradhan, Santragachi Jagacha, District:-Howrah, WEST BENGAL, India, Pin -711112, By Caste: Hindu, By Profession: Service.

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 24/07/2014

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)



(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

Endorsement Page 1 of 2

24/07/2014 12:15:00

act so; it including super built-up area along with undivided proportionate share of land and along with all common areas, common portion, facilities, civic, amenities as provided thereon comprised within R.S. Dag No. 700, L.R. Dag No. 511, under R. S. Khatian No. 194, L.R. Khatian No. 3260 & 3522, J.L. No. 5 within Mouza-Dharsha, P.S. Jagacha, District Howrah, within the limit of Bankra 3 No. Gram Panchayet, with all rights of easements, privileges appurtenances attached thereto more fully described in the Second Schedule hereunder together with proportionate share of land of the property morefully and particularly described in the First Schedule herein below written and the proportionate undivided share or interest of and in the main entrance and the common passage leading to the road, lane and all other fixtures and under repugnant to the context or subject collectively referred to herein below with and/or to reversion, remainder or remaining remainders and the rent issued and profit of and in connection with the said property appertaining thereto AND ALL THE estate, right, title, interest of properties claims and demand whatsoever of the Vendors and the Developers of the Vendors and the Developers hereto TO HAVE AND TO HOLD the properties appurtenant thereto hereby granted, sold, conveyed, transferred, assign and assured and every part and/or parts thereof respectively TOGETHER WITH the Vendors and the Developers and every of their respective right unto the Purchaser hereto of free from all encumbrances save these expressly mentioned thereto subject exclusively to the payment of the proportionate share of apportioned liability for Govt. and semi

MEMO OF CONSIDERATION

Received from the Purchaser by the Developers the sum of **Rs. 13,82,300/-**
(Rupees Thirteen Lacs Eighty Two thousand and Three hundred) only for the
total consideration money as per schedule given below:-

Name of Bank & Branch	Cheque No. & date	Amount
S.B.I. Haldia Branch,	227722 dt. 27.08.2013	4,50,000.00
S.B.I. Haldia Branch,	577654 DT. 11.03.2014	4,22,300.00
SBI HOWRAH <i>Drawal no - 652125 dated 23/07/2014</i>		5,00,000.00
CASH	DT. 23.07.2014	10,000.00
TOTAL - Rs.		13,82,300.00

1) *Pran Pradhan*

2) *Utpal Sankar*

For Rainbow Construction.
Gautam Ban.
Partner.

For Rainbow ...
Pran
Partner.

SIGNATURE OF THE DEVELOPERS
/CONFIRMING PARTIES

6. Costs and charges of establishment for maintenance of the said buildings and for watch and ward staffs
6. All litigation costs and expenditures incurred for protection of the right, title and interest of the said land and building.
7. The office expenses incurred for maintain the Office of the said building.
8. All other expenses and outgoings as are deemed by Developers and/ or Vendors to be necessary or incidental protecting the interest and right of the PURCHASER.
9. After taking possession of the flat /unit, all charges claimed by any competent authority shall be paid by the Owner of the flat / unit fully for his/her/their flat and proportionate for land and common areas and in any case the Developers will not Pay any such claims / dues.
10. All expenses referred to above and any other claim from any legal authority such as Howrah Municipal Corporation, B.L. & L.R.O. or any Government or statutory body, to be borne by the PURCHASER for the flat /Unit.
11. All expenses incurred for installation of respective electric meter and proportionate charges for transformer, if required, levied by the CESC / WBSEDCL.

mentioned in the Second Schedule hereunder which has allotted in favour of the Purchaser from Developer's allocation who offered to sale and allotment of such Flat No. 206 in the Second floor measuring about 601 Sq. ft. including super built up area along with undivided proportionate share of land and along with all common areas, common portion, facilities, civic amenities as provided thereon comprised within R.S. Dag No. 700, L.R. Dag No. 511, under R.S. Khatian No. 194, L.R. Khatian No. 3260 & 3522, J.L. No. 5 within Mouza-Dharshu, P.B. Jagacha, District Howrah, within the limit of Bankra 3 No Gram Panchayat, with all rights of easements, privileges appurtenances attached thereto morefully described in the Second Schedule hereunder written along with the common portion, common facilities, with civic, amenities at or for a total consideration price of Rs. 13,82,300/- (Rupees Thirteen Lacs Eighty Two thousand and Three hundred) only and the confirming party/Developers have agreed to confirm the same.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS -

- 1) That in pursuance of the said agreement and in consideration of said sum of Rs. 13,82,300/- (Rupees Thirteen Lacs Eighty Two thousand and Three hundred) only paid by the Purchaser hereto to the Developers the constituted Attorneys of the vendors at and/or before the execution of the presence the receipt whereof both the Vendors as well as The Developers hereto do as well as by the receipt of the same and every part thereof hereby forever release, acquit and discharge the Purchaser, the vendors as well as the Developers hereby grant transfer, sell convey, assure and assign all that Flat No. 206 in the Second floor, South-East Side, measuring

THIRD SCHEDULE ABOVE REFERRED TO

(Common parts & Common portions)

1. Stairs on the floors and lift.
2. Stair case and landings.
3. Common passage, lobby and corridors on the ground floor and upper floors.
4. Water pump & pump room, water tank, water pipes and plumbing installations.
5. Electric meter room, fuse box and switch gear assembly on each floors and switch boards of the common areas.
5. Wiring and accessories for lighting of the common parts including main gate and stair case, meter space,
7. Drain, sewers and interior roads,
8. Transformer room, if any, Common Generator and its room/ space.
9. Such other common areas and installations and/or equipments as are provided the building for common use and /or enjoyment.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(RESTRICTIONS OR DONT'S)

1. Not to change the name of the building in any manner.
2. Not to sub-divide the said flat / unit or any portion thereof.
3. Not to change the mode of user of the flat other than residential purpose.
4. Not to throw dirty rubbish or other refused or to accumulate the same in the said building compound or any other areas of the building meant for common use.

WITNESSES: WITNESSES: the parties have put and subscribed their
with full signature and seal on the day, month and year first above
written
WITNESSES:

(1) APFAT HOSSAIN MONDAL & KIBAL HOSSAIN
MONDAL represented by their Constituted
Attorneys -

Apfat Hossain Mondal

SIGNATURE OF THE VENDORS

Suman Kumar Ghoshal

SIGNATURE OF THE PURCHASER

For Rainbow Construction

Goutam Mondal
For Rainbow Construction

Apfat Hossain Mondal

SIGNATURE OF THE DEVELOPERS
/CONFIRMING PARTIES

Drafted by me and prepared in my office.

Dibayan Sanyal
Advocate.

Printed by :-

Ranjan Banerjee

RANJAN BANERJEE.
Howrah Court.

- ... included in the ...
- ... including the ...
- ... the building
- ... including the pillars, beams
- ... as well as constructional
- ... design of the gills of the
- ... authority for repairing of
- ... themselves from joining of the
- ... Association
- (1) Not to withhold payment of maintenance charges and tax and levies according to proportionate share of the Flat / Unit.
- (2) Not to use the terrace/roof of the building unless being specific permission is obtained in writing from the Vendor/Developers

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Common expenses)

1. All costs of maintenance, operating, replacing, white washing/colouring, painting of the building, re-building, re-construction, decorating, lighting the common parts and also other walls of the building
2. The salaries of all persons employed for the said building
3. All charges for supply of common facilities, utilities
4. Government revenues, local body tax, Multistoried building Tax and other outgoings save those separately assessed on the respective flat/Unit



Little	Ring	Middle Right Hand	Fore	Thumb
Little	Ring	Middle Left Hand	Fore	Thumb

Signature of [unclear]

Signature of



Little	Ring	Middle Right Hand	Fore	Thumb
Little	Ring	Middle Left Hand	Fore	Thumb

Signature of [unclear]

Signature of



Little	Ring	Middle Right Hand	Fore	Thumb
Little	Ring	Middle Left Hand	Fore	Thumb

Signature of [unclear]

SALE DEED PLAN OF FLAT NO. - 206, ON THE 2 ND FLOOR SOUTH - EAST
SIDE OF R. S. DAG NO. - 700, L. R. DAG NO. - 511, UNDER R. S. KH.
NO. - 194, L. R. KHATIAN NO'S. - 3260 & 3522, MOUZA - DHARSA, J. L.
NO. - 5, P. S. - JAGACHA, DIST. - HOWRAH, UNDER BANKRA 3 NO. GRAM
PANCHAYET.

SCALE - 1" INCH = 8' - 0" FT.

AREA OF FLAT - 601 SQ. FT. INCLUDING SUPER BUILT - UP AREA,
SHOWN IN RED COLOUR BORDER.

VENDOR'S : - 1). ARFAT HOSSAIN MONDAL, 2). IQBAL HOSSAIN MONDAL

DEVELOPER : - 1). AJAY NAG, 2). GAUTAM PAUL.

PURCHASER : - SUSANTA KUMAR GUCHHAIT

Iron



AJOY NAG &
GOUTAM PAUL
ATTORNEY OF
ARFAT HOSSAIN MONDAL &
IQBAL HOSSAIN MONDAL

Gautam Paul.

Ajoy Nag

Susanta Kumar Guchoit

23/7/14

Susanta Kumar Guchoit.