

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE DAY OF ,  
2021 (TWO THOUSAND AND TWENTY ONE) A. D.

BY

For BLUESKY CONSTRUCTION

Jayanta Malakar  
Proprietor

(1) **SRI TARUN TAPAN SARKAR (PAN CYTPS 4842 R)**, Son of Late Sujan Ranjan Sarkar, a Retired Person, (2) **MISS SIPRA SARKAR (PAN ICBPS 8487 J)**, daughter of Late Sujan Ranjan Sarkar, by occupation Household Duties, (3) **MISS NANDITA SARKAR (PAN ALGPS 2459 G)**, daughter of Late Sujan Ranjan Sarkar, a Legal Practitioner and all are residing at "RAM KRISHNA BHABAN", 82, Ashoke Road also known as 82, Ganguly Bagan East Road (having the mailing address as 21, Ganguly Bagan East Road), Post Office Garia, Police Station Patuli (previously Jadavpur), Kolkata- 700 084, District South 24 Parganas, (4) **SRI ANANTA BIKRAM SARKAR (PAN AOGPS 8046 E)**, son of Late Stjan Ranjan Sarkar, by occupation Business and residing at 15A/31, W.E.A. Karol Bagh, Post Office and Police Station Karol Bagh, New Delhi- 110 005 AND (5) **SRI SUVRO TANOY SARKAR (PAN ALGPS 2504 N)**, son of Late Tejomoy Sarkar, by occupation Business and residing at 147, Tentulberia, Post Office Garia, Police Station Sonarpur, Kolkata – 700084, District South 24 Parganas – all are by religion Hindu and by nationality Indian, hereinafter jointly called and referred to as the **LAND OWNERS**(which term or expression shall unless excluded by or repugnant to the context shall mean & include their and each of their heirs, successors, executors, administrators, legal representatives, assignees and persons, deriving title under them) of the **FIRST PART** and being represented by their Constituted Attorney namely M/S. **BLUE SKY CONSTRUCTION**, a Proprietorship Firm having its Principal Office at 19, Garfa Bhattacharjee Para Lane, Police Station- Garfa, Kolkata- 700 075, District South 24 Parganas and being represented by its Sole Proprietor namely **SRI JAYANTA MALAKAR**, (P.A.N.- AEVPM 3664D), Son of Sri Ranjit Malakar, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing at 7, Bhattacharjee Para, Garfa Main Road, Police Station- Garfa, Post Office- Santoshpur, Kolkata- 700 075, District: South 24 Parganas, by virtue of a Development Power of Attorney for Development dated 05.08.2017. The said Document has been registered at the Office of the District Sub –

For **BLUESKY CONSTRUCTION**

*Jayanta Malakar*  
Proprietor

Registrar I at Alipore and recorded in Book No. I, Volume No. 1601 – 2017, from 72305 to 72360 Pages and Being No. 160102383 for the year 2018.

AND CONFIRMED BY

M/S. BLUE SKY CONSTRUCTION, a Proprietorship Firm having its Principal Office at 19, Garfa Bhattacharjee Para Lane, Police Station- Garfa, Kolkata- 700 075, District South 24 Parganas and being represented by its Sole Proprietor namely SRI JAYANTA MALAKAR, (P.A.N.- AEVPM 3664D), Son of Sri Ranjit Malakar, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing at 7, Bhattacharjee Para, Garfa Main Road, Police Station- Garfa, Post Office- Santoshpur, Kolkata- 700 075, District: South 24 Parganas, hereinafter called and referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives & assignees) of the SECOND PART.

TO AND IN FAVOUR OF

(PAN \_\_\_\_\_), son of \_\_\_\_\_, by occupation \_\_\_\_\_, by religion Hindu, by nationality Indian and of \_\_\_\_\_, Post Office \_\_\_\_\_, Police Station \_\_\_\_\_, Kolkata – \_\_\_\_\_, District \_\_\_\_\_, hereinafter called and referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assignees) of the THIRD PART.

WHEREAS one Sovana Sarkar became the sole and absolute Owner, in respect of the First Schedule mentioned property, from the then Owners and Possessors, by virtue of execution of a Bengali Deed of Sale dated 10.05.1957. The said Deed has been registered at

For BLUESKY CONSTRUCTION

Jayanta Malakar  
Proprietor

the office of the Sub Registrar at Alipore Sadar and recorded in Book No. I, Volume No. 70 from 35 to 42 Pages and Being No. 4047 for the year 1957.

On and from the date of purchase of the said property, the said Sovana Sarkar started to possess and enjoy the same solely, absolutely and without any disturbance and / or hindrance from anybody and thereafter constructed a single storied structure thereon the said property and started to reside therein with her husband namely Sujan Ranjan Sarkar, since deceased, three sons namely Ananta Bikram Sarkar, Tejomoy Sarkar and Tarun Tapan Sarkar and two daughters namely Sipra Sarkar and Nandita Sarkar.

AND WHEREAS during her sole, absolute and peaceful possession and enjoyment of the said property, the said Sovana Sarkar executed and registered a Bengali Deed of Family Settlement viz. "NIRUPAN PATRA BAA PARIBARIK BANDOOSTO PATRA" i.e. in the form of a Deed of Trust. The said Deed has been registered on 05.05.1993 at the office of the Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 36, from 283 to 292 Pages and Being No. 2057 for the year 1993.

AND WHEREAS in terms of the said Settlement Deed viz. "NIRUPAN PATRA BAA PARIBARIK BANDOOSTO PATRA" i.e. the Deed of Trust the said Sovana Sarkar as the First Trustee had been enjoying the said property including its income and it was specifically stated therein that the said property would be vested upon her third son namely, Tarun Tapan Sarkar, Second daughter namely Sipra Sarkar and Third daughter namely Nandita Sarkar absolutely after the death of the said Sovona Sarkar and after the said demise of the said Sovona Sarkar, the trust would be dissolved and her three Beneficiaries viz. third son namely, Tarun Tapan Sarkar, Second daughter namely Sipra Sarkar and Third daughter namely Nandita Sarkar would be the joint Owners of the said property each having undivided 1/3<sup>rd</sup> share over the said property.

AND WHEREAS the said Sovana Sarkar, the original Owner and the Executor of the Settlement Deed viz. "NIRUPAN PATRA BAA PARIBARIK BANDOOSTO PATRA" i.e. the Deed of Trust dated 05.05.1993, died on 03.03.2001.

AND WHEREAS after the demise of the said Sovana Sarkar, as per the terms of the said Deed of Family Settlement viz. "NIRUPAN PATRA BAA PARIBARIK

For BLUESKY CONSTRUCTION

Jayanti Malakar  
Proprietor

BANDOBOSTO PATRA" i.e. the Deed of Trust, her third son namely, Tarun Tapan Sarkar, Second daughter namely Sipra Sarkar and Third daughter namely Nandita Sarkar, became the joint and absolute Owners and Possessors of the First Schedule mentioned property and started to possess and enjoy the same jointly, absolutely and without any disturbance and / or hindrance from anybody.

AND WHEREAS during their such joint, absolute and peaceful possession and enjoyment of the said property, the said Tarun Tapan Sarkar, Sipra Sarkar and Nandita Sarkar, gifted and / or bestowed 2/5<sup>th</sup> share of their said property to and in favour of one Ananta Bikram Sarkar and Suvro Tanoy Sarkar, by virtue of execution and registration of a Deed of Gift dated 02.05.2011. The said Deed has been registered at the office of the District Sub Registrar I at Alipore and recorded in Book No. I, CD Volume No. 6, from 2159 to 2179 Pages and Being No. 01200 for the year 2011.

On and from the date of execution and registration of the above mentioned Deed of Gift, the said Tarun Tapan Sarkar, Sipra Sarkar, Nandita Sarkar, Ananta Bikram Sarkar and Suvro Tanoy Sarkar, became the joint and absolute Owners and Possessors of the Schedule 'A' mentioned property.

AND WHEREAS during their such joint, peaceful possession and enjoyment of the said property, the said Owners namely Tarun Tapan Sarkar, Sipra Sarkar, Nandita Sarkar, Ananta Bikram Sarkar and Suvro Tanoy Sarkar have decided to develop their FIRST SCHEDULE mentioned property, by raising and/or constructing a multi-storied building thereon, for the purpose of better use and utilization of the said land. But not having man-power, set-up and experience to materialize their desire, they have started to search out for suitable Developer to materialize their desire and therefore made contact with the Developer herein and decided to appoint the "DEVELOPER" for the sole purpose of promoting the said land and for the same the Land Owners and the Developer have entered into a Development Power of Attorney on 05.08.2017. The said Deed has been registered at the Office of the District Sub Registrar I at Alipore and

For BLUESKY CONSTRUCTION

Jayanta Mallick  
Proprietor

recorded in Book No. I, Volume No. 1601 – 2017, from 72305 to 72360 Pages and Being No. 160102383 for the year 2018.

After that the Developer Company at it's costs and initiation has prepared a Building Plan through it's deputed Engineer / Architect and thereafter with the approval of the Land Owners and under the signature of the Attorney of all the Land Owners and under the signature of the Attorneys of all the Land Owners herein – named has submitted the same before the Competent Authority of the Kolkata Municipal Corporation and on compliance of the provisions of the Acts and Rules of the Kolkata Municipal Corporation the Competent Authority of the Kolkata Municipal Corporation has subsequently sanctioned the said Building Plan vide Sanction Plan No. 2018120225, dated 16.11.2018, under the Plan Case No.2017120267, for the purpose of construction of a G + IV Storied Building.

AND WHEREAS in the meantime and on announcement by the Developer above named, to book unit/s and/or space/s out of the Developer's Allocation and being desirous to purchase and book a Flat and One Roof Covered Car Parking Space, Flat Being No. , on the side of the Floor, measuring about more or less ( ) Sq. ft. carpet area, along with One Roof Covered Car Parking Area measuring about ( ) Sq. ft. in the row side at the Ground Floor, the Purchasers herein named have inspected the papers and documents in respect of the property and being satisfied with the title of the Land Owners and the right, interest and authority of the Developer in respect of disposal of the property under the Schedule herein, the Purchasers herein named have placed a proposal before the Developer herein-named to purchase ALL THAT the self – sufficient residential Flat Being No. , on the side of the Floor, measuring about more or less ( ) Sq. ft. carpet area, along with One Roof Covered Car Parking Space measuring about ( ) Sq. ft. in the row side at the Ground Floor, TOGETHER WITH all the common rights, facilities, amenities, liberties and liabilities ALONG WITH the proportionate share and interest in

For BLUESKY CONSTRUCTION

Jayanta Halakar  
Proprietor

the land underneath, which is more fully described under the Schedule 'C' below, at or for a total price of Rs.           /- (Rupees           ) only and for the same the parties have entered into an Agreement for Sale and started to pay the consideration amount.

AND WHEREAS after making arrangement of money towards payment of the residue portion of the settled consideration amount, as also the required expenses for the purpose of execution and registration of the required Deed of Sale, the Purchasers herein named have requested the Developer herein named to make arrangement for transferring the said Flat and Roof Covered Car Parking Space by way of execution and registration of the required Deed of Conveyance, on receiving the total settled consideration amount and the Developer has agreed to perform accordingly.

AND HENCE THIS DEED OF CONVEYANCE.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance to the said booking or Agreement and in consideration of the said sum of Rs.           /- (Rupees           ) only, well and truly paid by the Purchasers to the Developer on or before the execution of these presents as per Memo of Consideration attached herewith and the Developer herein, of and from the same and every part thereof does hereby acquit, release, exonerated and forever discharge the Purchasers as well as the said Flat and Roof Covered Car Parking Space, as more fully described in the Schedule -"C" hereunder written and every part thereof hereby sold A N D the Land Owners do hereby sell, grant, transfer, convey, assign and assure unto and in favour of the Purchasers herein, free from all sorts of encumbrances and the Developer Concern does hereby confirm the said transfer of ALL THAT the self – sufficient residential Flat Being No.           , on the           side of the           Floor, measuring about more or less           (           ) Sq. ft. carpet area, along with One Roof Covered Car Parking Space measuring about           (           ) Sq. ft. in the           row           side at the Ground Floor, out of the G +IV storied building, being known & numbered as the Premises No. 82, Ashoke Road also known as 82, Ganguly Bagan East Road (having the mailing address

For BLUESKY CONSTRUCTION

Jayanta Malakar  
Proprietor

as 21, Ganguly Bagan East Road), Police Station Patuli (previously Jadavpur), Kolkata 700084, as more fully and particularly mentioned in the Schedule - "C" hereunder written ALONG WITH the Purchasers have only ingress and egress right to the building (the Flat and Roof Covered Car Parking Space, as mentioned above, is more-fully and particularly shown in the Plans or Maps annexed hereto and therein bordered with RED colour and hereinafter referred to as the "Said Unit"), free from all encumbrances, charges, liens, *lis pendens*, claims, demands, liabilities, acquisitions, requisitions, alignments and trust WHATSOEVER OR HOWSOEVER OTHERWISE the said Unit or Flat and Roof Covered Car Parking Space or any part thereof, now are or is hereafter or heretofore was or were situated, butted, bounded, called, known, numbered, described and/or distinguished TOGETHER WITH structures, walls, benefits, advantages and appurtenances whatsoever thereto or therewith usually held, used, occupied, enjoyed, reputed to know as part and parcel thereof or appurtenant thereto, the said land, premises or unit hereby sold, conveyed, transferred, assured and assigned UNTO AND TO the Purchasers herein and reversion or reversions, remainder or remainders and rents, issues and profits thereof and all estate, right, title, interest, inheritance, trust, use, possession, property, claim and demand whatsoever both at Law and in Equity of the Land Owners as also the Developer into, upon and every manner or condition of the said land, premises or unit hereby conveyed, transferred and assured unto and to the use of the Purchasers and every part thereof TOGETHER WITH all deeds, pattahs, muniments, writings, evidences of title and all other documents exclusively relating to or concerning the said land, building, Flat and Roof Covered Car Parking Space and premises or any part thereof which now are or at any time hereafter shall or may be in the care, custody or power or possession of the Land Owners or the Developer or any person or persons from whom the Land Owners or the Developer or any other person/s from whom they can or may procure the same without any action or suit at Law or in Equity TO HAVE AND TO HOLD the said land, building, premises and Flat and Roof Covered Car Parking Space, more-fully described in the Schedule 'C' hereunder written and hereby sold, granted, transferred,

For BLUESKY CONSTRUCTION

Jayanta Malakar  
Proprietor



conveyed, assigned or assured or expressed or intended so to be unto and to the use or benefit of the Purchasers herein, absolutely and forever as and when and for an absolute and indefeasible and perfect estate analogous thereto and without any manner or condition, use, trust or other things whatsoever to alter, defeat, encumber and make void the same A N D free from all encumbrances, charges, liens, claims, demands, liabilities, trust, acquisition, requisition and alignment/s whatsoever.

AND THE LAND OWNERS ALONG WITH THE DEVELOPER DO HEREBY COVENANT WITH THE PURCHASERS HEREIN AS FOLLOWS:-

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Land Owners and the Developer done or executed or knowingly suffered by them to the contrary, they lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold, granted, transferred and conveyed or expressed or intended so to be and every part thereof for a perfect and indefeasible and absolute title or estate of inheritance without any manner or condition, use, trust or things whatsoever to alter, defeat, encumber or make void the same.
- b) That notwithstanding any such act, deed, matter or thing whatsoever as aforesaid, the Land Owners and the Developer have good right, full power and absolute authority or indefeasible title to sell, grant, transfer, convey, assign and assure the said property hereby sold, granted, transferred and conveyed or expressed and/or intended so to be unto and to the use of the Purchasers in the manner aforesaid.
- c) That the said Flat and Roof Covered Car Parking Space and the undivided proportionate share or interest in the land comprised in the said premises is free from all charges, encumbrances, liens, *lis pendens* or any attachments whatsoever and that the said land, messuage and premises, as per the knowledge of the Land Owners and the Developer herein, is not subject to any litigation and there is no case, suit or proceeding is pending before any Court of Law against the said Unit and the said impartible, undivided and proportionate share or interest in the land comprised in the said premises.

For BLUESKY CONSTRUCTION

Jayanta Malakar  
Proprietor

- d) That the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property and/or unit hereby sold, granted or conveyed, subject to payment of proportionate costs and expenses for maintaining the said building and will be eligible to receive the rents, issues and profits thereof without any lawful eviction, interruption, hindrances, claims or demands whatsoever by the Land Owners or the Developer or any person or persons having lawfully or equitably claiming any right, title and interest whatsoever from, under or in trust for them.
- e) The Land Owners, along with the Developer and all persons having lawfully or equitably claiming any estate, right, title or interest whatsoever in the said property or any part thereof, from under or in trust for them and will from time to time and at all times hereafter, upon every reasonable request and at the cost of the Purchasers, make, do and execute or caused to be done and executed all such further and other lawful and reasonable acts, deeds, things and assurances whatsoever for further, better and more perfectly assuring and conveying the said property and every part thereof and the said impartible, undivided and proportionate share and interest in the land comprised in the said premises unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.
- f) That the Land Owners and the Developer shall and will at all times hereafter indemnify and keep the Purchasers indemnified of, from and against any and/or every types of losses and/or sufferings whatsoever the Purchasers may suffer in future for any type of action or any defect in the title of the Land Owners to the said property or for any encumbrances to which the said property is, can or may be the subject to.
- g) That the said Premises is neither hit by the provisions of the Urban Land (Ceiling and Regulations) Act, 1976 nor the same is hit by the provisions of the Calcutta Thika Tenancy Act nor any notice for acquisition or requisition has ever been served upon the Land Owners.
- h) That the Land Owners and the Developer do hereby accord their consent to the Purchasers towards mutating and separating and/or apportioning the said property in their

for BLUESKY CONSTRUCTION

Jayanta Mallick  
Proprietor

names in the Assessment Register of the Kolkata Municipal Corporation, at the cost and expenses of the Purchasers.

AND FURTHER the Land Owners and the Developer do hereby covenant with the Purchasers that it shall be lawful for the Purchasers from time to time and at all times hereafter TO ENTER INTO AND TO HAVE AND TO HOLD and enjoy the said Flat and Roof Covered Car Parking Space, including impartible, undivided, & proportionate share in the land and premises and that the Purchasers shall be entitled to sell, transfer, convey, lease out, let out or deal with or dispose of the said property including the undivided proportionate share of land and premises to any other person, at any price as may be decided by the Purchasers, which she shall deem proper AND ALSO without any interruption, disturbances, claims or demands from or by the Land Owners or the Developer Concern or any other person or persons claiming through, under or in trust for them but must be along with all the covenants, liabilities and responsibilities as set-forth in this document.

The Purchasers shall apply for and get their names mutated as the Owners in respect of the said Flat and Roof Covered Car Parking Space, in the books and records of the Kolkata Municipal Corporation and will may also obtain separate assessment of the said property or unit hereby sold.

THE PURCHASERS DO HEREBY COVENANT WITH THE LAND OWNERS AS ALSO THE DEVELOPER AS FOLLOWS :-

- a) The Purchasers shall hold, occupy, own and enjoy the said undivided, proportionate and impartible share or interest of the land hereby sold and conveyed along with the said Flat and Roof Covered Car Parking Space other than that the Purchasers shall not use the common spaces and facilities now in existence or hereafter to be existed in the said premises and to pay proportionate share of maintenance cost as enjoyed by the Purchasers.
- b) The Purchasers do hereby undertake to pay the proportionate share of tax as assessed by the Competent Authority of the Kolkata Municipal Corporation (from the date

For BLUESKY CONSTRUCTION

Jayanta Halder  
Proprietor

of purchase of the same), until the property sold under this Deed, is assessed separately and on and from that date onwards the Purchasers herein named will remain solely liable and/or responsible for the payment of the same directly to the Competent Authority.

- c) To keep the property sold under this instant Deed in good and reasonable condition.
- d) The Purchasers shall become and remain members of the Association or Society to be formed in future.
- e) The Purchasers shall observe and perform strictly the terms and conditions, bye-laws and rules & regulations of the Association/Society to be formed in future.
- g) The Purchasers may use the property sold and conveyed for the purpose as required by them, but obviously without creating any obstruction towards the peaceful use and enjoyment of the respective property by the other Occupiers of the building and obviously with the proper permission and/or license from the Competent Authority and the Owners and/or Occupiers of the Other Part of the premises will have no right to oppose for anything in that respect illegally.

IT IS FURTHER AGREED BY AND BETWEEN THE LAND OWNERS, DEVELOPER AND PURCHASERS AS FOLLOWS :-

- a) That the undivided, proportionate share in the land of the said premises and the property hereby sold, transferred, conveyed, granted, assured and assigned unto and in favour of the Purchasers shall always remain impartible.
- b) The Purchasers shall not throw or accumulate or allow to be thrown or accumulated any rubbish, tit-bits, night soils, etc., and various unused materials in the common areas, passages, except the place fixed for the same.
- c) The Purchasers shall not create or permit to be created any annoyance or disturbance to the peaceful living of the other occupiers of the said premises but may do and/or perform any needful and/or additional works for further protection and/or better enjoyment of their purchased portion or the approach towards that portion at their own

For BLUESKY CONSTRUCTION

*Jayanta Malakar*  
Proprietor

cost and without creating any such disturbances to the common right of use of the other Owners and / or Occupiers of the premises.

d) Proportionate costs and expenses for maintaining, repairing, renovating and decorating etc., of the main structure and in particular main gate, of the other co-owners or other occupiers of the building, paint the outer portion of her property.

e) After this deed the Developer shall not entertain any complaints regarding the quality of construction or finishing or measurement of the said flat.

SCHEDULE 'A'  
(TOTAL LAND PROPERTY)

ALL THAT the piece and parcel of Land, measuring about 08 (Eight) Cottahs 10 (Ten) Chittacks, which is equivalent to 14 (Fourteen) Decimals, within the District : South 24-Parganas, Police Station- Patuli (previously Jadavpur), Additional District Sub – Registrar Office at Alipore, Pargana Khaspur, Touzi No. 246, 1516, 1517 and 1518, J.L. No. 31, Mouza - Bademasur, appertaining to the Khatian No. 69, Under Khatian No. 68, comprising Dag No. 323 and 324, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 101 and Being known and numbered as the Premises No. 82, Ashoke Road also known as 82, Ganguly Bagan East Road (having the mailing address as 21, Ganguly Bagan East Road), Post Office Garia, Kolkata- 700 084 and assessed under the Assessee No. 31-101-02-0082-2.

The property is butted & bounded by:

ON THE NORTH	:	Property under 2/A, Ashoke Row (residential house) ;
ON THE SOUTH	:	25' wide Road;
ON THE EAST	:	43, (Ashoke Road) Ganguly Bagan East Road (residential house);
ON THE WEST	:	12' wide Road.

For BLUESKY CONSTRUCTION

*Jayanta Nalakar*  
Proprietor

SCHEDULE 'B' ABOVE REFERRED TO  
(THE BUILDING)

ALL THAT the G + IV storied building (under construction), to be constructed, as per the Building Sanction Plan No.2018120225, dated 16.11.2018, under the Plan Case No. 2017120267.

The name of the Building is "**BLUESKY ENCLAVE.**".

SCHEDULE 'C' ABOVE REFERRED TO  
(THE FLAT AND ROOF COVERED CAR PARKING SPACE HEREBY SOLD UNDER THIS DEED OF CONVEYANCE)

**ALL THAT** the self-sufficient residential Flat Being No. , on the side of the Floor, measuring about more or less ( ) Sq. ft. carpet area, along with One Roof Covered Car Parking Space measuring about ( ) Sq. ft. in the row side at the Ground Floor, of the G + IV storied building standing upon the land, lying and situated at Premises No. 82, Ashoke Road also known as 82, Ganguly Bagan East Road (having the mailing address as 21, Ganguly Bagan East Road), Police Station Patuli (previously Jadavpur), Kolkata 700084, under the Kolkata Municipal Corporation, Ward No. 101, District - South 24 Parganas.

SCHEDULE 'D'  
(COMMON AREAS AND FACILITIES)

- 1) The Open Space around the building and side spaces within the building comprising the entrance therein, the staircase on all floors including the landing, Lift, Lift Well, Lift Machine Room thereof ;
- 2) The foundation, coloumns, girder, beams, supports, main walls, Elevation ;
- 3) The main entrance of the Premises as well as of the Building ;

For BLUESKY CONSTRUCTION

*Jayanta Halder*  
Proprietor

- 4) Common Passage and Lobby of the Ground Floor excepting the Car Parking Spaces, if any ;
- 5) The Space for installations of Common and individual Electric Meter and the main electric connections, Electrical wiring, Main electrical distribution - board, Sub-distribution boards, Main electrical meter and other installations and fittings in the Premises ;
- 6) Underground and Overhead Water Reservoir and Tank ;
- 7) Water pump, water Tanks, Pipes and other common Plumbing installations and all other water supply equipment ;
- 8) Drainage and Sewerages Systems, main water connections reservoir to overhead water tanks and distribution pipe-line to kitchen and toilets of different units and or to the common portions.
- 9) Common water pump and motors ;
- 10) Boundary walls, Elevations, Main gates all side spaces, back side spaces, passage; drains are common to the said building including the roof and terrace of the said building and such other common parts, areas, equipment (like common electric meter and other necessary installations), fixtures, fittings and spaces in or about the main building as are necessary for common user for the occupancy of the Flats and the Car Parking Spaces and as are specified expressly as common parts after construction of the building ;
- 11) The ultimate roof and stair roof of the building.
- 12) Affix any wires, cables, pipes, dish antenna, etc. from or through any of the common portions and passage.
- 13) Only general light point / points of the common portions.

SCHEDULE 'E'  
(COMMON EXPENSES)

- 1) Proportionate share of Insurance premium for insuring the said building.
- 2) Proportionate share of Expenses to maintain outside elevation if needed.
- 3) Proportionate share of Expenses to maintain lift and keep it running condition

For BLUESKY CONSTRUCTION

Jayanta Halder  
Proprietor

- 4) The expenses of maintaining, repairing, re-decorating and renewing the main structure and in particular the drainage system, sewerage, rain water discharge arrangement, water supply system, supply of electricity to all common areas.
- 5) The expenses of repairing, maintaining, white-washing and colour washing the main structure of the building including the exterior of the building and also the common area of the building.
- 6) The costs of cleaning and lighting the entrance of the building, the passage and spaces around the building, lobby corridors, staircases, lift and lift room, and other common areas.
- 7) Salary, wages, fees and remuneration of durwans, sweepers, plumbers, electricians, caretakers or any other person whose appointment may be considered necessary for maintenance and protection of the said building and administration and management of the affairs thereof.
- 8) The Municipal taxes, commercial surcharges, multi-storied building taxes, urban land taxes, water taxes and other rates and taxes of said building.
- 9) All expenses of common services and in common with common areas and facilities.
- 10) Such expenses as are necessary for or incidental to the maintenance and up keeping of the building and of the common areas facilities and amenities.

For BLUESKY CONSTRUCTION  
Jayanta Malakar  
P--priator



IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1)

- As the constituted Attorney of:  
 1. TARUN TAPAN SARKAR,  
 2. SIPRA SARKAR,  
 3. NANDITA SARKAR  
 4. ANANTA BIKRAM SARKAR &  
 5. SUVRO TANOY SARKAR.  
SIGNATURE OF LAND OWNERS

(2)

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

Drafted and Prepared by me :

Advocate  
 Alipore Judges' Court,  
 Kolkata – 700027.

For BLUESKY CONSTRUCTION  
 Joyanta Malakar  
 Proprietor

