

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the Day of Two Thousand
and Twenty (2020).

BETWEEN

S. & N. Group

Shankar
Proprietor

(1) **SRI DIPAK CHANDA** (PAN-.....), by occupation Self-employed, (2) **SRI PRADIP CHANDRA CHANDA** (PAN- **BGUPC9739H**), by occupation Self-employed, (3) **SRI TAPAN CHANDA** (PAN- **BLRPC7618D**), by occupation Self-employed, (4) **SRI TARUN CHANDA** (PAN- **AIMPC3451F**), by occupation Self-employed, all sons of Late Sailendra Chanda alias Sailendra Nath Chanda, by faith Hindu, by Nationality Indian, all reside at 332, Sarat Bose Road, P.O. Rabindra Nagar, P.S. Dum Dum, North 24 Parganas, Kolkata-700065, (5) **SMT. SANDHYA MAJUMDAR** (PAN- _____), wife of Sri Sisir Majumdar, by faith Hindu, by occupation house-wife, by Nationality Indian, resides at 27, Arjunpur Paschimpara, P.O. Rajarhat, P.S. Baguihati, North 24 Parganas, Kolkata-700 059, (6) **SMT. ERA DEY** (PAN- **AWCPD0746J**), wife of Sri Indrajit Dey, by faith Hindu, by occupation house wife, by Nationality Indian, residing at 100/71, Bhagabati Park, P.O. _____, P.S. _____, Kolkata-700 074, (7) **SMT. MANISHA CHANDA** (PAN-**AQDPC0089L**), wife of Late Santi Ranjan Chanda, by faith Hindu, by occupation house wife, by Nationality Indian, resident of 114, K.P. Saha Street, P.S. Dum Dum, North 24 Parganas-700 028, (8) **SRI SANTOSH CHANDRA CHANDA** (PAN-**ACNPC1384N**), son of Late Gopal Chanda, by faith Hindu, by occupation business, by Nationality Indian, resident of 61/1, N.N. Mukherjee Road, P.O. Rabindranagar, P.S. Dum Dum, North 24 Parganas, Kolkata-700 065, (9) **SRI SANJIB KUMAR CHANDA** (PAN-**ABYPC8964E**), son of Late Gopal Chanda, by faith Hindu, by occupation business, by Nationality Indian, resident of 89, Dr. S.P. Mukherjee Road, P.O. Dum Dum Cant. P.S. Dum Dum, North 24 Parganas, Kolkata-700 028, (10) **SRI BISHNU CHANDA** (PAN-**ANHPC6897M**), son of Late Nepal Chanda, by faith Hindu, by occupation business, by Nationality Indian, residing at 94, P.K. Guha Lane, P.O. Dum Dum Cant. P.S. Dum Dum, North 24 Parganas, Kolkata-700 028 and (11) **SRI CHANDAN CHANDA** (PAN-**AOPPC8406F**), son of Late Nepal Chanda, by faith Hindu, by occupation business, by Nationality Indian, resident of 61/1, N.N. Mukherjee Road, P.O. Rabindranagar, P.S. Dum Dum, North 24 Parganas, Kolkata-700 065, West Bengal, hereinafter called and referred to as the **OWNERS/VENDORS** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators,

S. & N. representatives and assigns) of the **FIRST PART**. The Owners herein duly

Handwritten signature
Proprietor

represented by their constituted attorney namely, **M/S. S & N GROUP**, a Sole Proprietorship Firm having it's office at 733, Purba Sinthi Road, P.O. Purba Sinthi, P.S. Sinthi, North 24 Parganas, Kolkata-700 030 represented by its Sole Proprietor Viz. **SRI SANTOSH KUMAR NANDE (PAN- ACSPN0962E)**, son of Sri Nilambar Nande, by faith Hindu, by occupation business, by Nationality Indian, resident of 733, Purba Sinthi Road, P.O. Purba Sinthi, P.S. Sinthi, North 24 Parganas, Kolkata-700 030, by virtue of two registered Power of Attorney/s dated 17.05.2017 since been registered before the Office of the A.D.S.R., Cossipore, Dum Dum and incorporated in Book No. IV, Volume No. 1506-2017, Pages 5686 to 5726, Being No. 150600324 for the Year 2017 & the other registered Power of Attorney/s dated 27.11.2018 since been registered before the Office of the A.R.A.-III Kolkata and incorporated in Book No. IV, Volume No. 1903-2018, Pages 211034 to 211064, Being No. 190307385 for the Year 2018.

AND

M/S. S & N GROUP, a Sole Proprietorship Firm having it's office at 733, Purba Sinthi Road, P.O. Purba Sinthi, P.S. Sinthi, North 24 Parganas, Kolkata-700 030 represented by its Sole Proprietor Viz. **SRI SANTOSH KUMAR NANDE (PAN- ACSPN0962E)**, son of Sri Nilambar Nande, by faith Hindu, by occupation business, by Nationality Indian, resident of 733, Purba Sinthi Road, P.O. Purba Sinthi, P.S. Sinthi, North 24 Parganas, Kolkata-700030, hereinafter called as the "**DEVELOPER/CONFIRMING PARTY**" (which terms or expression shall unless excluded by or repugnant to the contexts be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

AND

[if the Allottee is a company]

_____ (CIN No.) a company incorporated under the provisions of the Companies Act, [1956 or the Companies Act, 2013 as the case may be], having its registered office at _____ (PAN No. _____)

S. & N. Group represented by its authorized signatory, (Aadhaar No. _____) duly

S. & N. Group
Proprietor

authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns.)

[OR]

[if the Allottee is a Partnership]

_____ a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at _____ PAN No. _____, represented by its authorized partner _____ (Aadhaar No. _____) duly authorized vide _____ hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof he deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[if the Allottee is an Individual]

Mr./Ms. _____ (Aadhaar No. _____) son/ daughter of _____ aged about _____ residing at _____ (PAN No. _____) hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

[OR]

[if the Allottee is a HUF]

Mr. _____ (Aadhaar No. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business / residence at _____ (PAN No. _____) hereinafter referred to as the "Allottee"

S. & V. Group

 Director

(which expression shall unless repugnant to the context or meaning

thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

WHEREAS :

A. One Sailendra Chanda was the lawful owner and occupier of **ALL THAT** piece and parcel of mokorari mourashi Bastu land measuring about 11 Cottahs 6 Chittacks 10 Sq. ft., be the same a little more or less, lying and situate at Mouza Digla and comprised in R.S. Dag No. 2210, under R.S. Khatian No. 112, J.L. No. 16, R.S. No. 161, Touzi No. 172/173, and being Municipal Holding No. 601, Premises No. 332,, P.S. Dum Dum, within Ward No. 5 of South Dum Dum Municipality, District North 24 Parganas, Kolkata-700 065 by way of his lawful purchase from the then owners and occupiers by virtue of various Deeds of Sale which are given below:

a) Land measuring 2 Cottahs, more or less, from Amit Lal Das by virtue of Registered Deed of Conveyance since been registered before the SR, Cossipore, Dum Dum and incorporated in Book No. I, Volume No. 101, Pages 176 to 178, Being No. 6265 for the Year 1957.

b) Land measuring 6 Cottahs 10 Chittacks from one Kalidas Ray by virtue of a by virtue of Registered Deed of Conveyance since been registered before the SR, Cossipore, Dum Dum and incorporated in Book No. I, Volume No. 99, Pages 66 to 68, Being No. 6736 for the Year 1962.

c) Land measuring 3 Cottahs from one Haralal Roy by virtue of a by virtue of Registered Deed of Conveyance since been registered before the SR, Cossipore, Dum Dum and incorporated in Book No. I, Volume No. 81, Pages 113 to 115, Being No. 5928 for the Year 1954.

d) Land measuring 6 Cottahs from one Sirauddin Ahmmed Khan by virtue of a by virtue of Registered Deed of Conveyance since been registered before the SR, Cossipore, Dum Dum and incorporated in

Book No. I, Volume No. 81, Pages 155 to 157, Being No. 5998 for the Year 1954.

- B. While being seized and possessed of the said property, the said Sailendra Nath Chanda purchased 6 Cottahs out of the said entire plot of land measuring 11 Cottahs 6 Chittacks 10 Sq. ft., be the same a little more or less, by his own self earned money but due to some unknown reason he inserted the names of his three brothers viz. Gopal Chanda, Nepal Chanda and Surendra Chanda, who appeared as the joint purchasers in the Deed of Conveyance bearing no. 5998 for the Year 1954.
- C. While thus being seized and possessed of the said property, said Sailendra Chanda died intestate on 21.06.1987 leaving behind him his wife Smt. Prativa Chanda, who also died intestate on 03.08.2007, four sons viz. Dipak Chanda, Pradip Chandra Chanda, Tapan Chanda, Tarun Chanda and one daughter viz. Sandhya Majumdar as their legal heirs to inherit their share in the said entire property.
- D. While thus being seized and possessed of the said property Surendra Chanda died intestate on 03.02.1980 as bachelor and left no progeny till his death.
- E. While being seized and possessed of the said property said Gopal Chanda and his wife Hiranmoyee Chanda died intestate on 31.03.1970 and 12.02.1990 respectively leaving behind them their three sons viz. Santi Ranjan Chanda, Santosh Chanda and Sanjib Chanda and one daughter viz. Era Dey as their legal heirs to inherit their share in the said entire property.
- F. While being seized and possessed of the said property said Nepal Chanda and his wife Binapani Chanda both died intestate on 04.03.1978 and 20.11.1979 respectively leaving behind them their two sons viz. Bishnu Chanda and Chandan Chanda as their legal heirs to inherit their share in the said entire property.
- G. Thus, the Owners No. 1 to 6 & 8 to 11 herein along with Santi Ranjan Chanda, since deceased become the absolute lawful owner of ALL THAT piece and parcel of land measuring about 11 Cottahs 6 Chittacks 10 Sq. ft., together with one R.T. Shed structure admeasuring 1260 Sq. Ft. Standing

thereupon, be the same a little more or less, lying and situate at Mouza Digla and comprised in R.S. Dag No. 2210, under R.S. Khatian No. 112, J.L. No. 16, R.S. No. 161, Touzi No. 172/173, and being Municipal Holding No. 601, Premises No. 332,, P.S. Dum Dum, within Ward No. 5 of South Dum Dum Municipality, District North 24 Parganas, Kolkata-700 065 (herein after referred to as the said Premises) morefully and particularly described in the FIRST SCHEDULE hereunder written.

- H. The said Owners No. 1 to 6 & 8 to 11 herein along with Santi Ranjan Chanda, since deceased decided to construct a building on the said land as per plan to be obtained from the South Dum Dum Municipality after demolition of the existing building standing thereon and accordingly the said Owners No. 1 to 6 & 8 to 11 herein along with Santi Ranjan Chanda, since deceased entered into a registered Development Agreement executed and registered as on **14th Day of September, 2016** with **M/S. S & N GROUP**, a Sole Proprietorship Firm having it's office at 733, Purba Sinthi Road, P.O. Purba Sinthi, P.S. Sinthi, North 24 Parganas, Kolkata-700 030 represented by its Sole Proprietor Viz. **SRI SANTOSH KUMAR NANDE (PAN- ACSPN0962E)**, son of Sri Nilambar Nande, by faith Hindu, by occupation business, by Nationality Indian, resident of 733, Purba Sinthi Road, P.O. Purba Sinthi, P.S. Sinthi, North 24 Parganas, Kolkata-700 030 as Developer i.e. the Developer herein for the development of the said property under certain terms & conditions as the Developer shall think, fit and proper and the same was duly registered before the office of the Additional District Sub Registrar at Cossipore, Dum Dum, and recorded in Book No. I, Volume No. 1506-2016, Pages 267582 to 267623, **Being No. 150607270 for the Year 2016.**
- I. By a registered General Power of Attorney dated **11th Day of April, 2017**, the said Owners No. 1 to 6 & 10 herein along with Santi Ranjan Chanda, since deceased have appointed **M/S. S & N GROUP**, a Sole Proprietorship Firm having it's office at 733, Purba Sinthi Road, P.O. Purba Sinthi, P.S. Sinthi, North 24 Parganas, Kolkata-700 030 represented by its Sole Proprietor Viz. **SRI SANTOSH KUMAR NANDE (PAN- ACSPN0962E)**, son of Sri Nilambar Nande, by faith Hindu, by occupation business, by Nationality

Indian, resident of 733, Purba Sinthi Road, P.O. Purba Sinthi, P.S. Sinthi, North 24 Parganas, Kolkata-700 030 as their lawful attorney to act behalf of them and the same was duly registered with the office of the Additional District Sub Registrar at Cossipore, Dum Dum, and recorded in Book No. IV, Volume No. 1506-2017, Pages 5686 to 5726, **Being No. 150600324 for the Year 2017.**

- J. While thus being seized and possessed of the said property, the said Santi Ranjan Chanda died intestate on 30.04.2017 leaving behind him his wife viz. Manisha Chanda as his legal heir to inherit his share in the SAID PROPERTY.
- K. For proper implementation of development work, By a registered General Power of Attorney dated **27th Day of November, 2018**, the said Owners No. 7 to 9 & 11 herein have appointed **M/S. S & N GROUP**, a Sole Proprietorship Firm having it's office at 733, Purba Sinthi Road, P.O. Purba Sinthi, P.S. Sinthi, North 24 Parganas, Kolkata-700 030 represented by its Sole Proprietor Viz. **SRI SANTOSH KUMAR NANDE (PAN-ACSPN0962E)**, son of Sri Nilambar Nande, by faith Hindu, by occupation business, by Nationality Indian, resident of 733, Purba Sinthi Road, P.O. Purba Sinthi, P.S. Sinthi, North 24 Parganas, Kolkata-700 030 as their lawful attorney to act behalf of them and the same was duly registered with the office of the Additional Registrar of Assurances-III, Kolkata, and recorded in Book No. IV, Volume No. 1903-2018, Pages 211034 to 211064, **Being No. 190307385 for the Year 2018.**
- L. Thereafter as per terms and conditions of Development Agreement and Power of Attorney the Developer herein constructed Ground plus storied Building after demolishing the existing structure upon the said land, according to the sanctioned Plan being **Plan No. 674 dated 29.03.2019** issued by the **South Dum Dum Municipality** upon the said piece and parcel of land measuring about 11 Cottahs 6 Chittacks 10 Sq. ft. little more or less morefully and particularly described in the FIRST SCHEDULE hereunder written.

S. & N Group

 Proprietor

- M. As per the allocation and/or allotment of Development Agreement dated **14th Day of September, 2016**, the developer herein is seized and possessed of or otherwise well and sufficiently entitled the **SECOND SCHEDULE** hereunder written and/or given which is being part and parcel of **FIRST SCHEDULE** hereunder written and/or given and enjoying the right, title and interest thereof.
- N. The Developer has registered the Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority **at KOLKATA on** **under registration no.**
- O. The Developer herein has declared to sell the residential Flat within Developer's allocation of the said building and the PURCHASER herein getting knowledge about the same, and being desirous to purchase a flat has taken inspection of the documents and being satisfied with the title of the land owner and authority of the developer and also the sanction plan and the construction and agreed to purchase **ALL THAT** one residential **Flat, being** Flat No., on the **Floor (Flooring-_____)**, **East** facing of the Ground plus storied Building, measuring an area of **Square Feet super built up area** of the building in complete and habitable condition in all manner whatsoever lying and situated at Mouza Digla and comprised in R.S. Dag No. 2210, under R.S. Khatian No. 112, J.L. No. 16, R.S. No. 161, Touzi No. 172/173, and being Municipal Holding No. 601, Premises No. 332,, P.S. Dum Dum, within Ward No. 5 of South Dum Dum Municipality, District North 24 Parganas, Kolkata-700 065 hereinafter called and referred to as the **"SAID FLAT"** morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder at or for the total price and / or consideration of **Rs. 00,00,000/- (Rupees.....)** **only** finding the proposal as an acceptable one, the competent authority of the developer herein, has decided to sell out the said flat to and in favour of the PURCHASER herein.

S. & Group

 Proprietor

- P. By an Agreement for Sale dated the Owners herein and the Developer herein have agreed to sell, transfer and convey **ALL THAT** one **Flat, being** Flat No., on the **Floor (Flooring-_____)**, **East** facing of the Ground plus storied Building measuring an area of **Square Feet super built up area** of the building in complete and habitable condition in all manner whatsoever lying and situated at Mouza Digla and comprised in R.S. Dag No. 2210, under R.S. Khatian No. 112, J.L. No. 16, R.S. No. 161, Touzi No. 172/173, and being Municipal Holding No. 601, Premises No. 332,, P.S. Dum Dum, within Ward No. 5 of South Dum Dum Municipality, District North 24 Parganas, Kolkata-700 065 morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written **TOGETHER WITH** together with undivided proportionate impartible share and interest in the land which is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder as well as with all other common areas, facilities and amenities attached to and available therewith unto and in favour of the **PURCHASER** herein for the agreed consideration of **Rs. 00,00,000/- (Rupees.....) only** and the same was duly confirmed by the said Developer herein.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

In Pursuance to the Agreement for Sale dated and in consideration of the payment of sum of **Rs. 00,00,000/- (Rupees.....) only** as the total Consideration paid by the **PURCHASER** to the Developer herein (receipt whereof the Developer hereby as well as by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the **PURCHASER**) paid on or before the execution of these presents, the Owners herein and the Developer herein doth hereby sell, transfer and convey unto and in favour of the **PURCHASER** herein **ALL THAT** one residential **Flat, being** Flat No., on the **Floor (Flooring-_____)**, facing of the Ground plus storied Building measuring an area of **Square Feet super built up area** of the building in complete and habitable condition in all manner whatsoever lying and situated at Mouza Digla and comprised in R.S. Dag

No. 2210, under R.S. Khatian No. 112, J.L. No. 16, R.S. No. 161, Touzi No. 172/173, and being Municipal Holding No. 601, Premises No. 332,, P.S. Dum Dum, within Ward No. 5 of South Dum Dum Municipality, District North 24 Parganas, Kolkata-700 065 morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder **TOGETHER WITH** undivided proportionate share of **LAND** in the **FIRST SCHEDULE** hereunder and **TOGETHER WITH** other common facilities and amenities and the right in common over the extreme terrace and the other common areas and spaces around the building **TOGETHER WITH ALL** the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging or anywise appertaining thereto and **ALL** the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Owners to the said piece of land and over the premises hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the PURCHASER absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or any other public body or local authority in respect thereof AND the Owners herein and Developer doth hereby covenants with the PURCHASER that:-

1. The Owners and the Developer herein now have in themselves good right and full power to convey and transfer by way of sale the said flat and the premises hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid have put the PURCHASER in vacant, peaceful and unencumbered possession.
2. The PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said flat and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by him the Owners and the Developer herein or their heirs or any of them or by any person or persons claiming or to claim, from, under or in trust for them or any of them.

S. & A. Group

 Proprietor

3. The PURCHASER shall hold the said flat free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owners and the Developer and well and sufficiently saved, defended kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Owners and the Developer herein or by any other person or persons claiming or to claim by, from, under or in trust for them;
4. The PURCHASER shall be entitled to the rights, benefits and privileges attached to the said flat and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in common space/s in the building for the use occupation and enjoyment of the said flat as detailed in the **THIRD SCHEDULE** hereunder.
5. The PURCHASER shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of to maintenance, repair, renew, redecoration etc. of the common spaces as detailed in the **FOURTH SCHEDULE** hereunder.
6. The said Flat and /or the said building has been constructed as per the sanctioned plan and as per the specifications as stated in the agreement for sale.
7. The PURCHASER and other co owner shall abide by common restrictions along with the other owner/occupiers of the other units/flats in the building as detailed in the **FIFTH SCHEDULE** hereunder.
8. The PURCHASER shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Owners or any other Co-owner who may have acquired before and who may hereafter acquire any right, title and interest similar to those acquired by the PURCHASER under the terms of this conveyance.
9. The PURCHASER undivided proportionate interest in land is impartible in perpetuity.

S. & Y. Group

Proprietor

- 10.** The Owners, Developer/Confirming party and/or any person/s having or claiming any estate, right, title or interest in the said Flat and premises hereby conveyed or any part thereof by, from under or in trust for the Owners or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the PURCHASER in manner aforesaid as by the PURCHASER, his heirs, executors or administrators and assigns shall be reasonably required.
- 11.** The PURCHASER shall mutate the Said Flat in his own name and shall pay all such municipal taxes and other impositions that may be charged from time to time, directly to the concerned authority.

NOTE:

- i. Singular shall include plural and vice-versa.
- ii. Masculine gender shall include feminine and nature gender and vice-versa.

THE FIRST SCHEDULE ABOVE REFERRED TO:**(THE SAID PREMISES)**

ALL THAT piece and parcel of Bastu land measuring about 11 Cottahs 6 Chittacks 10 Sq. ft., together with one R.T. Shed structure admeasuring 1260 Sq. Ft. Standing thereupon, be the same a little more or less, lying and situate at Mouza Digla and comprised in R.S. Dag No. 2210, under R.S. Khatian No. 112, J.L. No. 16, R.S. No. 161, Touzi No. 172/173, and being Municipal Holding No. 601, Premises No. 332,, P.S. Dum Dum, within Ward No. 5 of South Dum Dum Municipality, District North 24 Parganas, Kolkata-700 065, A.D.S.R.O. Cossipore, Dum Dum, West Bengal and the same is Butted and Bounded as follows:

S. & N. Group **ON THE NORTH** : **BY House of Ramesh Bhattacharya**

[Signature]
Proprietor

ON THE SOUTH	:	& Amrit Lal Das; BY House of Kalipada Das & Mahendra Pramanik;
ON THE EAST	:	BY 12 ft. wide road;
ON THE WEST	:	BY House of Hemanta Das;

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Flat)

ALL THAT one residential **Flat, being** Flat No., on the **Floor (Flooring-_____)**, facing of the Ground plus storied Building namely "**PRATIVA KUNJA**", measuring an area of **Square Feet super built up area** consisting of (.....) Bed Rooms, 1 (One) Drawing-cum-Living Room, 1 (One) Kitchen, ... (.....) Toilet and (.....) Balcony together with common areas, benefits, facilities, amenities and others thereof together with undivided proportionate share of land at Mouza Digla and comprised in R.S. Dag No. 2210, under R.S. Khatian No. 112, J.L. No. 16, R.S. No. 161, Touzi No. 172/173, and being Municipal Holding No. 601, Premises No. 332,, P.S. Dum Dum, within Ward No. 5 of South Dum Dum Municipality, District North 24 Parganas, Kolkata-700 065.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Common Parts and Facilities)

1. Lift, Staircase, Lobby, landing, passages and all open path ways.
2. Roof.
3. All water supply and all drains and sewers line of the building.
4. Water Pump and motor, water reservoir, overhead water tank, septic chamber, all distribution pipe lines of the building.
5. Electrical wiring from ground floor to the units/ flats respectively and main switch and meter/ meter room.
6. All boundary wall and gates to the said premises as marked for residential user of the said premises and all other open space for ingress and egress.

ON THE SOUTH	:	& Amrit Lal Das; BY House of Kalipada Das & Mahendra Pramanik;
ON THE EAST	:	BY 12 ft. wide road;
ON THE WEST	:	BY House of Hemanta Das;

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Flat)

ALL THAT one residential **Flat, being** Flat No., on the **Floor (Flooring-_____)**, facing of the Ground plus storied Building namely "**PRATIVA KUNJA**", measuring an area of **Square Feet super built up area** consisting of (.....) Bed Rooms, 1 (One) Drawing-cum-Living Room, 1 (One) Kitchen, ... (.....) Toilet and (.....) Balcony together with common areas, benefits, facilities, amenities and others thereof together with undivided proportionate share of land at Mouza Digla and comprised in R.S. Dag No. 2210, under R.S. Khatian No. 112, J.L. No. 16, R.S. No. 161, Touzi No. 172/173, and being Municipal Holding No. 601, Premises No. 332,, P.S. Dum Dum, within Ward No. 5 of South Dum Dum Municipality, District North 24 Parganas, Kolkata-700 065.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Common Parts and Facilities)

1. Lift, Staircase, Lobby, landing, passages and all open path ways.
2. Roof.
3. All water supply and all drains and sewers line of the building.
4. Water Pump and motor, water reservoir, overhead water tank, septic chamber, all distribution pipe lines of the building.
5. Electrical wiring from ground floor to the units/ flats respectively and main switch and meter/ meter room.
6. All boundary wall and gates to the said premises as marked for residential user of the said premises and all other open space for ingress and egress.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(COMMON EXPENSES)

1. Maintenance and upkeep of lift, staircase, landing, passages, common pathways and roof of the building.
2. Painting on common areas in the interior and exterior of the building.
3. Maintenance for electrical lines, water lines, soil pipe, under ground water reservoir, overhead reservoir, septic chamber and all outside drain of the building.
4. Maintenance for motor and pump and security of the same.
5. Salary of the care taking staff, security, electrician plumber, sweeper etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON RESTRICTIONS FOR OCCUPIERS)

- Neither party shall use or permit to used the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- Neither party shall demolish any wall or other structures in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
- Neither party shall transfer or permit to transfer of their respective allocation or an portion thereof unless (s) such party shall have observed performed all to the and condition on their respective part to be observed and / or performed the proposed transferee shall have given a written undertaking to the terms and conditions hereof these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- Both parties shall abide by all always bye laws rules and regulations of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for the said laws bye laws and regulations.

S. & V. G. Praveen
 Praveen

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(COMMON EXPENSES)

1. Maintenance and upkeep of lift, staircase, landing, passages, common pathways and roof of the building.
2. Painting on common areas in the interior and exterior of the building.
3. Maintenance for electrical lines, water lines, soil pipe, under ground water reservoir, overhead reservoir, septic chamber and all outside drain of the building.
4. Maintenance for motor and pump and security of the same.
5. Salary of the care taking staff, security, electrician plumber, sweeper etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON RESTRICTIONS FOR OCCUPIERS)

- Neither party shall use or permit to used the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- Neither party shall demolish any wall or other structures in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
- Neither party shall transfer or permit to transfer of their respective allocation or an portion thereof unless (s) such party shall have observed performed all to the and condition on their respective part to be observed and / or performed the proposed transferee shall have given a written undertaking to the terms and conditions hereof these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- Both parties shall abide by all always bye laws rules and regulations of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for the said laws bye laws and regulations.

S. & V. G. Praveen
[Signature]
 Praveen

- The respective allocation shall deep the interior walls sewers pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from against the consequence of any breach.
- No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place or common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- Neither party shall throw or accumulate any directly rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portion of the building.
- Neither parties is allowed to make any of the construction in common area, roofs etc. without proper permission of the developers and or associations.
- Neither party is allowed to use common area/open area within the campus of the building to use permanent nature of parking any of the vehicles.
- No roof garden is allowed.

S. & N. Group

Khande
Proprietor

IN WITNESS WHEREOF the Parties hereto have set and subscribe their respective hands and seal hereunto this the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDORS** at Kolkata in the presence of :

1.

2.

S. & J. Group
Shandy
Proprietor

SIGNATURE OF THE VENDORS

SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata in the presence of:

1.

2.

S. & J. Group
Shandy
Proprietor

SIGNATURE OF THE DEVELOPER

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata in the presence of:

1.

SIGNATURE OF THE PURCHASER

DRAFTED BY:

Advocate

High Court, Calcutta.

Enl. No.

RECEIVED from the within named PURCHASER the within mentioned sum of **Rs. 00,00,000/- (Rupees.....) only** by way of total consideration money as per Memo below :-

MEMO OF CONSIDERATION

Cheque No.	Date	Bank & Branch Name	Amount
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Total Rs.00,00,000/-

(Rupees.....) only

SIGNATURE OF THE WITNESS

1.

S. & N. Group

 Proprietor

2.

SIGNATURE OF THE DEVELOPER

Identified by:

Name: _____

Son of _____,

by Faith- _____, Occupation: _____,

Residing at – _____, P.O. _____, P.S. _____,

Kolkata- _____, District: _____.