

**THIS INDENTURE OF CONVEYANCE** is made in Kolkata on this \_\_\_\_ day of \_\_\_\_\_ Two Thousand and \_\_\_\_\_ (20\_\_)

**BETWEEN**

**RAGHUVAR DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing Corporate Identity No. U70109WB2011PTC160592, having IT PAN: AAFCR1950E and its registered office at 249A, Motilal Gupta Road, Police Station and Post Office Haridevpur, Kolkata – 700082, District: South 24 Parganas, West Bengal, India, being represented by one of its Directors, \_\_\_\_\_, son of \_\_\_\_\_, having IT PAN: \_\_\_\_\_, having Aadhar No. \_\_\_\_\_, working for gain at 249A, Motilal Gupta Road, Police Station and Post Office Haridevpur, Kolkata – 700082, District: South 24 Parganas, hereinafter referred to as the '**VENDOR/ DEVELOPER**' (which terms or expression shall unless excluded by or

repugnant to the context, this expression shall mean and include successors-in-interest/ office and assigns) of the **ONE PART**;

**AND**

\_\_\_\_\_ son of \_\_\_\_\_, by faith – \_\_\_\_\_,  
 by occupation - \_\_\_\_\_, by Citizenship – Indian, residing at  
 \_\_\_\_\_, Post Office -  
 \_\_\_\_\_, Police Station - \_\_\_\_\_, District - \_\_\_\_\_, having  
 IT PAN: \_\_\_\_\_, having Aadhar No. \_\_\_\_\_, hereinafter  
 referred to as '**PURCHASER**' (which expression shall unless excluded by or repugnant to  
 the context be deemed to mean and include his heirs, executors, administrators and legal  
 representatives) of the **OTHER PART**;

**WHEREAS:**

- A. One Sri Haradhan Chandra Kayal of Chakjot Sibrampur was the sole and absolute owner of land measuring .55 Sataks more or less situated in Mouza – Sarsuna, J.L.No. 17, District Collectorate Touzi Nos. 63 & 64, R.S. No. 416, Pargana – Magura, Police Station Behala then Thakurpukur now Sarsuna, the then Sub-Registry Office at Alipore Joint Behala, comprised in C.S. & R.S. Dag No. 165 appertaining to C.S. Khatian No. 1389 and R.S. Khatian No. 2060 within Kolkata Municipal Corporation Ward No. 127, District : South 24-Parganas;
- B. By a registered Deed of Sale dated 14-03-1960 duly registered in the Sub-Registry Office at Alipore and recorded in its Book No. I, Being No. 2294 for the year 1960, said Sri Haradhan Chandra Kayal sold, transferred and conveyed unto and in favour of Smt. Bhabarani, in respect of land measuring .55 Sataks more or less situated in Mouza – Sarsuna, J.L.No. 17, District Collectorate Touzi Nos. 63 & 64, R.S. No. 416, Pargana – Magura, Police Station Behala then Thakurpukur now Sarsuna, the then Sub-Registry Office at Alipore Joint Behala, comprised in C.S. & R.S. Dag No. 165 appertaining to C.S. Khatian No. 1389 and R.S. Khatian No. 2060 within Kolkata Municipal Corporation Ward No. 127, District : South 24-Parganas, for a valuable consideration mentioned in the said deed;

- C.** Thereafter by a registered Deed of Gift dated 01-02-1985 duly registered in the Sub-Registry Office at Alipore and recorded in its Book I, Volume No. 22, Pages from 106 to 112, Being No. 1353, for the year 1985, said Smt. Bhaharani gifted and transferred unto and in favour of Sri Dasurathi Kathuria son of Late Panchulal Kathuria of Uttar Kasta Danga Road, Police Station – Thakurpukur, Kolkata – 700061, District : South 24-Parganas in respect of land measuring 10 Cottahs 08 Chittaks more or less out of .55 Satak more or less situated in Mouza – Sarsuna, J.L.No. 17, District Collectorate Touzi Nos. 63 & 64, R.S. No. 416, Pargana – Magura, Police Station Behala then Thakurpukur now Sarsuna, the then Sub-Registry Office at Alipore Joint Behala, comprised in C.S. & R.S. Dag No. 165 appertaining to C.S. Khatian No. 1389 and R.S. Khatian No. 2060 within Kolkata Municipal Corporation Ward No. 127, District : South 24-Parganas;
- D.** Thereafter by a registered Deed of Sale dated 28-04-2000 corresponding to 15<sup>th</sup> Baisakh, 1407 B.S. duly registered in the District Sub-Registry Office – II at Alipore and recorded in its Book I, Volume No. 122, Pages from 96 to 104, Being No. 5112, for the year 2001, said Sri Dasurathi Kathuria son of Late Panchulal Kathuria sold, transferred and conveyed unto and in favour of Sri Kunja Behari Mahato son of Late Manasa Ram Mahato and Smt.Dipti Mahato wife of Sri Kunja Behari Mahato, both of LIG-58/2, Sarsuna Housing Estate, Phase – I, Police Station – Thakurpukur, Kolkata – 700061, District : South 24-Parganas in respect of land measuring 05 Cottahs more or less with common passage for free ingress and easement right out of said 10 Cottahs 08 Chittaks more or less lying and situate at Mouza – Sarsuna, J.L.No. 17, District Collectorate Touzi Nos. 63 & 64, R.S. No. 416, Pargana – Magura, Police Station Behala then Thakurpukur now Sarsuna, the then Sub-Registry Office at Alipore Joint Behala, comprised in C.S. & R.S. Dag No. 165 appertaining to C.S. Khatian No. 1389 and R.S. Khatian No. 2060 within Kolkata Municipal Corporation Ward No. 127, District : South 24-Parganas, for a valuable consideration mentioned in the said Deed;
- E.** Thereafter by a registered Deed of Sale dated 09-05-2012 duly registered in the District Sub-Registry Office – II at Alipore and recorded in its Book I, CD Volume No. 6, Pages from 12737 to 12754, Being No. 05062, for the year 2012, said Sri

Kunja Behari Mahato son of Late Manasa Ram Mahato and Smt.Dipti Mahato wife of Sri Kunja Behari Mahato sold, transferred and conveyed unto and in favour of Raghuvar Developers Private Limited of 249A, Motilal Gupta Road, Police Station – Haridevpur, Kolkata - 700082, District : South 24-Parganas (**the Vendor/ Developer herein**) in respect of said land measuring 05 Cottahs more or less with common passage for free ingress and easement right lying and situate at Mouza – Sarsuna, J.L.No. 17, District Collectorate Touzi Nos. 63 & 64, R.S. No. 416, Pargana – Magura, Police Station Behala then Thakurpukur now Sarsuna, the then Sub-Registry Office at Alipore Joint Behala now Additional District Sub-Registry Office at Behala, comprised in C.S. & R.S. Dag No. 165 appertaining to C.S. Khatian No. 1389 and R.S. Khatian No. 2060 within Kolkata Municipal Corporation Ward No. 127, District : South 24-Parganas, for a valuable consideration mentioned in the said Deed;

- F.** Thereafter said Raghuvar Developers Private Limited mutated its name before the Assessment Department of The Kolkata Municipal Corporation by paying relevant rents and taxes punctually and regularly and accordingly the said landed property is being known, numbered and distinguished as K.M.C. Premises No. 179B, Uttar Kasta Danga Road, Assessee No. 411272202416;
- G.** The Vendor/Developer herein have become the full, absolute and exclusive owner and possessor of the said land measuring 05 Cottahs more or less with common passage for free ingress and easement right lying and situate at Mouza – Sarsuna, J.L.No. 17, District Collectorate Touzi Nos. 63 & 64, R.S. No. 416, Pargana – Magura, Police Station Behala then Thakurpukur now Sarsuna, comprised in C.S. & R.S. Dag No. 165 appertaining to C.S. Khatian No. 1389 and R.S. Khatian No. 2060 now within Kolkata Municipal Corporation Ward No. 127, District : South 24-Parganas being known, numbered and distinguished as K.M.C. Premises No. 179B, Uttar Kasta Danga Road, Assessee No. 411272202416, including all easement right, benefits, facilities attached theriein and thereto by constructing a pucca dwelling house standing thereon, which is morefully and particularly described in the first schedule appended hereinbelow;
- H.** The Vender/ Developer are *inter alia* in business of builders and developers and desirous to construct a multi storied building on the said land. The Building that is

decided to be constructed thereon is to be a Ground + Three storied and be named as 'RAGHUVAR GLORY' (hereinafter referred to as the said Building) in terms of the sanctioned plan of Kolkata Municipal Corporation (KMC) which was approved/sanctioned on 03-05-2019 vide Building Permit No. 2019140028;

- I.** In the course of construction, the Purchaser hereto has approached the Vendor/ Developer hereto and entered into a negotiation with the Vendor/ Developer for purchasing Flat No. \_\_\_\_\_, admeasuring about Super Built up Area of flat is \_\_\_\_ (\_\_\_\_\_) Sq.ft., be the same a little more or less, on the \_\_\_\_\_ floor of the building 'Raghuvar Glory', consisting of \_\_\_\_\_, lying and situate at land admeasuring 05 (Five) Cottahs be the same a little more or less comprised in Municipal Premises No. 179B, Uttar Kasta Danga Road, having Assessee No. 411272202416 in Mouza – Sarsuna, R.S. Dag No. 165, J. L. No. 17, R.S. No. 416, R.S. Khatian No. 2060 Police Station – Sarsuna, Kolkata – 700061 in Ward No. 127 within the limits of Kolkata Municipal Corporation, District – South 24 Parganas (more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the '**said Flat**') and entered into an Agreement for Sale on \_\_\_\_\_ for purchasing the same at or for a total consideration of Rs. \_\_\_\_\_/- (\_\_\_\_\_) only;
- J.** In pursuance of the aforesaid and in the course of development of the said Property, the Vendor/Developer has constructed thereon the said Building in accordance with the above recited building plan, designs and specifications sanctioned by the KMC and which plan has been seen and approved by the Purchaser;
- K.** It has been agreed and understood by the parties herein that the Super Built up area of an Apartment shall mean and include the built up area of any Apartment and the proportionate share of the common areas, facilities comprised within the said Building in which the Apartment is situated and the other common areas and facilities comprised in the said Property.
- L.** The Purchaser has inspected the relevant documents and is fully satisfied with the title and the entitlement of the Vendor/ Developer to or in respect of the said Property,

sanctioned plans, the powers and authorities of the Vendor/ Developer to sell the apartments in the said Building constructed thereon, the plans and specification of the construction, common areas, facilities and amenities to be provided along with the apartment and Covered car parking spaces allotted to the various person and/ or reserved by the Vendor/ Developer;

- M.** The Vendor/ Developer has represented to the Purchaser that the said Flat proposed to be purchased by the Purchaser, over which Purchaser shall have an exclusive right to use is complete in all respects and the Purchaser has inspected and confirmed the same;
- N.** The Purchaser has deposited all its dues with the Vendor/ Developer and has requested the Vendor/ Developer to execute and register this Indenture of Conveyance in favour of the Purchaser and to deliver vacant and peaceful possession of the said Flat and at the request of the Purchaser, the Vendor/ Developer has agreed to execute this Indenture of Conveyance in the manner hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** that:-

- I.** In consideration of the sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only, for Flat No. \_\_\_\_, admeasuring about is \_\_\_\_ (\_\_\_\_\_) Sq.ft. of Super Built up Area be the same a little more or less, on the \_\_\_\_ floor of the said Building 'Raghuvar Glory', consisting of \_\_\_\_\_, paid by the Purchaser to the Vendor/ Developer by way of consideration money on or before the execution of these presents [the receipt whereof the Vendor/ Developer do hereby as well as by the Receipt and Memo hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser and the said Flat No. \_\_\_\_ the Vendor/ Developer do hereby grant, transfer, sell, convey, assign and assure and confirm to and unto the Purchaser all that the said Flat No. \_\_\_\_, admeasuring about is \_\_\_\_\_ (\_\_\_\_\_) Sq.ft. of Super Built up Area be the same a little more or less, on the \_\_\_\_ floor of the said Building 'Raghuvar Glory' ("the said **Apartment**") morefully and particularly described in the Second Schedule

hereunder written and as delineated on the plan thereof hereto annexed together with undivided proportionate share or interest in the land underneath the said Building together with undivided proportionate share or interest in the common areas, facilities and amenities of the said Property morefully described in the Fourth Schedule hereunder written and thereon together with the right of ingress and egress in common with the owners/ occupiers/ residents of the said Building and also all rights of use of the passage in common and the common use of amenities such as electric, telephone, water, sewerage line underneath the said Building and/ or comprised in the said Property for the beneficial use and enjoyment of the said Apartment together with all easement or quasi-easement and other stipulations and/ or provisions in connection with the beneficial use and enjoyment of the said Apartment as mentioned in the Fifth Schedule hereunder written subject to the terms, conditions and provisions contained herein but otherwise free from all encumbrances, charges, liens, *lispendens*, trust, execution and attachment / acquisition/ requisition proceedings and all other liabilities whatsoever (the said Apartment/ Flat No. \_\_\_\_ and all other rights and properties hereby sold and transferred and/ or expressed or intended to be sold and transferred are hereinafter collectively referred to as the said **“Premises”**) AND the reversion or reversions and remainder or remainders and the rent, issues and profits thereof AND all the estate, right, title, claim, interest and demand whatsoever both at law and in equity of the Vendor/ Developer in the said Premises or any part or parcel thereof TO HAVE AND TO HOLD the said Premises hereby sold, transferred and conveyed to and unto the use of the Purchaser absolutely and forever AND SUBJECT TO the observance of the terms, conditions and covenants and the stipulation and obligations to be observed by the Purchaser as mentioned herein and SUBJECT TO the Purchaser’s paying and discharging all the rates, taxes and impositions in respect of the said Premises wholly and all the common expenses proportionately as are mentioned herein and all rents, taxes, assessment, rates, dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof in connection with the said Premises wholly and the said Property proportionately and subject to the condition that the said Apartment will be used only for residential purpose and no other AND ALSO SUBJECT to the Vendor/ Developer’s right to complete construction of remaining portion of the said Building, if any.

**II. THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS:-**

- (a) That notwithstanding any act, deed or thing by the Vendor/ Developer executed or knowingly suffered to the contrary, that the interest which the Vendor/ Developer do hereby profess to transfer and that the Vendor/ Developer have full right, power and absolute authority to grant, sell, transfer, convey, assign and assure unto the Purchaser the said Premises and all other rights attached thereto.
- (b) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and to hold and enjoy the said Premises and/ or every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendor/ Developer or any person or persons claiming through, under or in trust for it/ them.
- (c) The said Premises and all other properties and rights hereby transferred are freed from all encumbrances, attachments, liens, *lispendens* whatsoever and freely, clearly and absolutely and forever released and discharged or otherwise by the Vendor/ Developer and well and sufficiently saved kept harmless and indemnified from and against all claims, demands charge and encumbrances whatsoever and have made or suffered by the Vendor/ Developer and/ or any person or persons lawfully and equitably claiming, as aforesaid.
- (d) The Vendor/ Developer shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser make, do, acknowledge, execute and perform all such further and/ or other lawful and reasonable acts, deeds and things whatsoever for further better or more perfectly and absolutely assuring the said Premises together with the rights hereby granted unto the Purchaser and in the manner aforesaid.
- (e) The Vendor/ Developer hereby deliver vacant, peaceful, satisfactory and acceptable possession of the said Apartment and appurtenances to the Purchaser, which the Purchaser hereby admits, acknowledges and accepts.



**III. THE PURCHASER HEREBY COVENANTS AND AGREES WITH THE**

**VENDOR** as follows:-

- (a) The Purchaser shall have proportionate undivided right over the common areas, facilities and amenities of the said Building and common areas, utilities, facilities and amenities of the entire Premises.
  
- (b) The Purchaser for themselves and their heirs, executors, administrators and assigns doth hereby covenant with the Vendor/ Developer and/ or other co-owners of the other apartments in the said Building that (i) the Purchaser shall observe, perform and fulfill the covenants, stipulations and obligations required to be performed by the Purchaser as mentioned herein (ii) the Purchaser shall abide by the bye-laws/ rules/ regulations as may be applicable to the said Building/ Premises from time to time and pay all taxes, duties, maintenance charges, electricity charges for common areas and all other outgoings in respect of the said Building/ Premises wholly and in respect of the common areas and facilities of the said Building/ Premises proportionately and all other expenses incidental to the management of the said Building/ Premises. (iii) the Purchaser shall use the said Apartment for residential purpose only and for no other purpose and (iv) the Purchaser shall not do any work which would jeopardise the soundness or safety of the said Building/ Premises, reduce the value thereof or impair any easement nor shall the Purchaser add any material structure or excavate any additional basement or cellar.
  
- (c) The Purchaser shall not do or cause to be done any act or thing nor shall omit to do any act, deed or thing whereby the rights of the Vendor/ Developer and/ or the Purchaser of other premises in the said Building is prejudiced and affected in any manner whatsoever.
  
- (d) Vendor/ Developer shall bear all municipal taxes, rates, levies, surcharges and out goings of or on the said premises and appurtenances relating to the period till registration of the Indenture of Conveyance in favour of the Purchaser and all municipal taxes, rates, levies, surcharges and out goings of or on the said premises and appurtenances after registration of the Indenture of Conveyance in favour of the Purchaser shall be borne by the Purchaser.

- (e) So long as each Apartment is not separately assessed for municipal taxes, rates, levies, surcharges and out goings, the Purchaser shall pay their proportionate taxes, rates, levies, surcharges and out goings as determined by the Vendor/ Developer.
- (f) The Purchaser shall not make any claim for damage against the Vendor/ Developer on any account whatsoever, including the facts mentioned below –
- (i) The Purchaser is not being allowed any parking facility in any area of the said Property;
  - (ii) The Purchaser will have to bear the inconvenience, noise, etc. if caused when the Vendor/ Developer undertakes remaining construction work on the said Building;
  - (iii) The Vendor/ Developer intends to and may retain for themselves and may not sell to others and may let/ lease out or give on leave and licence basis, some or even a substantial number of apartments in the said Building.
  - (iv) The Purchaser shall have exclusive ownership in the said Apartment/ Flat and undivided share or interest in common terraces, staircase and other space of the said Building. All the other spaces, car-parking spaces, floors (including refuge floors), facilities and areas in the said Building/ Premises (which are not common) belong exclusively to the Vendor/ Developer and the Purchaser shall have no right or title to the same.
- (g) The Purchaser shall use the said Apartment/ Flat and every part thereof only for the purpose of residence and shall not permit the same to be used for the purpose of office showroom/ shop/ godown or for carrying on any industry or business.
- (h) The Purchaser shall be bound by rules, regulations, mandates, laws and bye laws devised and promulgated in the common interest of the apartment owners relating

to maintenance of the common areas, facilities and amenities of the said Premises and services relating thereto.

The recitals, annexures and schedules form part of this Indenture and shall have the same force and effect as if expressly set out in the body of this Indenture, and any reference to this Indenture shall include any recitals, annexures and schedules to it.

### **THE FIRST SCHEDULE**

#### **(The said Land)**

**ALL THAT** piece and parcel of the Land admeasuring about 05 Cottahs (Five Cottahs) be the same a little more or less lying and situate within the jurisdiction of P.S. Behala, then Thakurpukur, presently **within the jurisdiction of P.S. Sarsuna**, Pargana Magura, Additional District Sub Registrar Behala, within the District of South 24 Parganas, in Mouza Sarsuna, J.L.No. 17, R.S. No. 416, Touzi No. 63 & 64, recorded in R S Khatian No. 2060, comprised in R S Dag No. 165 presently known or reputed to be **Kolkata Municipal Premises No. 179B, Uttar Kasta Danga Road, Ward No. 127 of Kolkata Municipal Corporation**, Kolkata – 700061, assessed by the Kolkata Municipal Corporation as Assessee No. 411272202416, butted and bounded in the manner following:-

ON THE NORTH	:	14 feet wide road
ON THE SOUTH	:	10 feet wide common passage
ON THE EAST	:	Land of Sri Bakul Kathuria
ON THE WEST	:	11 feet 11 inch wide road

### **THE SECOND SCHEDULE**

#### **(The said Apartment/ Flat)**

**ALL THAT Flat No. \_\_\_\_\_**, admeasuring about **Super Built up Area of flat is \_\_\_\_\_** (\_\_\_\_\_) **Sq.ft.**, be the same a little more or less, on the \_\_\_\_\_ **floor** at \_\_\_\_\_ side of the building 'Raghuvar Glory', consisting of \_\_\_\_\_, lying and situate at said Land TOGETHER WITH proportionate share or interest in the impartibly land beneath the said building attributable pro-rata to the said Flat together with right of common user of all common spaces, paths and passages, stairs and landings, underground water reservoir,

service areas overhead water tank, drain and sewers, water pipe lines for lifting water from the underground water reservoir to the overhead water tank and distribution of water to different Flat through such water pipe lines, electrical wiring and electrical equipments in common areas, electric motor and water pump etc. **TOGETHER WITH** the right of ingress and egress to and from the said Flat by user of common areas of the said Building.

**THE THIRD SCHEDULE**  
**(Common Expenses to be borne by Purchaser)**

1. The cost of maintaining, repairing, redecorating etc. of the main structure and in particular the roof, gutter and rain water pipes and electric wires in under or upon the said Building and enjoyed or used by them in common and the boundary walls of the building compound etc.
2. The cost of cleaning and lighting the passage, landing, stair cases, lift lobbies, lift shafts and other parts of the said Building as enjoyed or used by the flat owners in common as aforesaid.
3. The cost of decorating the exterior of the said Building.
4. The cost of salaries of the chowkidars, sweepers, caretakers, electrician and other maintenance staffs.
5. The K.M.C. and other taxes and outgoings for common areas.
6. Insurance of building for earth quake, fire, mob, damage and civil commotion etc.
7. Cost of maintaining of pump/ motor, lift etc.
8. Such expenses which are incidental for the maintenance and upkeep of the said building and incidental to the ownership and holding of the said Land, Building and the said Apartment/ Flat.

**FOURTH SCHEDULE**  
**[COMMON AREAS, FACILITIES AND AMENITIES]**

1. Entrance lobbies and common circulation spaces.
2. Walk up staircases and landings of all floors and stair lobbies and stair windows.
3. Lift / Lift Shaft and Lift Lobbies.
4. Common passage / corridor.
5. Electrical ducts and risers, fitting, fixtures, lights, switches etc. for the common areas of the said building.

6. Electrical Duct doors, common terrace frames and shutters, stair & common area railings etc.
7. Plumbing pipes and valves, fittings etc for water distribution system.
8. Rising main of electricity cables from electrical Meter Boards.
9. Sewerage and storm water drainage pipe works.
10. Overhead Water reservoir (potable and re-use), if any.
11. Internal pathways, passages and driveways;
12. Boundary wall/ fencing.
13. Underground water reservoir.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**[DESCRIPTION OF EASEMENT AND QUASI-EASEMENT RIGHTS]**

As from the date of possession of the Apartment, the Purchaser:

- (a) shall have right of access in common with all the other owner(s) or occupiers of the apartments of the Building for the time being at all time for all normal purposes connected with the quiet and peaceful use and enjoyment of the apartment, common areas, facilities and amenities of the said Building;
- (b) shall have the right of way in common with all the owner(s) of the apartments/ flats at all times for all purposes connected with reasonable use and/ or enjoyment of the said Apartment/ flat, with or without vehicles over and along such driveways, passages and parking space(s) (if allotted by the Vendor/ Developer to the Purchaser (separately);
- (c) shall have the right to the passage of electricity, water etc., to and from the said Apartment/ Flat through the pipes, drains and wires lying below or above or around all other Apartments/ Flats for the common usage by all the apartment owner(s) in the entire Building;
- (d) shall have the right with or without workmen and necessary materials to enter from time to time upon adjoining apartments/ flats for the purpose of repairing so far as may be necessary of pipes, drains and wires as aforesaid, and for the purpose of repairing any parts of the said Apartment/ Flat thereof in so far as such repairs, repainting or cleaning as aforesaid, cannot be reasonably carried

out without such entry as is by these paragraph referred to and in all cases upon giving reasonable notice of intention so to enter to the owner(s) or occupier for the time being of the other apartments/ flats;

**IN WITNESS WHEREOF** the Vendor/ Developer and the Purchaser above named have put their respective hands and seals the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the **Vendor/ Developer**

**SIGNED, SEALED AND DELIVERED**

by the **Purchaser**

**All in the presences of:**

1.

2.

**MEMO OF CONSIDERATION**

RECEIVED of and from the within named purchaser the within mentioned a sum of Rs.

\_\_\_\_\_/- (Rupees \_\_\_\_\_) only as per Memo below:

**MEMO**

<b>Sl. No.</b>	<b>Date</b>	<b>Cheque/ Demand Draft No.</b>	<b>Name of Bank</b>	<b>Branch of Bank</b>	<b>Amount (Rs.)</b>

(Rupees \_\_\_\_\_ Only)

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(Signature of the Vendor/ Developer)

**Witness:**

1.

2.