

DEED OF CONVEYANCE

District : **Burdwan**
Mouza : **Arraha**
Area of Flat : **Sq. Ft. [Carpet]**
130 Sq. Ft. [Parking]
Flat No :
Sale Value :
Market Value :

THIS SALE DEED IS MADE ON THIS THE ___ DAY OF FEBRUARY,2020

BETWEEN

(1) SMT. UMA RANI SARKAR [PAN- GKWPS3243D] Wife of Late Sunil Ranjan Sarkar, by faith-Hindu, by occupation-Housewife, by Nationality-Indian **(2) SMT. SHAMPA MAJUMDAR [PAN - CXRPM0565Q]** Daughter of Mr. Sunil Ranjan Sarkar, by faith – Hindu, by Occupation – Housewife, by Nationality-Indian, **(3) MR. SOUMEN SARKAR [PAN- AGLPS7351P]** Son of Late Sunil Ranjan Sarkar, by faith-Hindu, by occupation-Service, by Nationality-Indian, All are resident of Shibtala Road, Arrah, Kalinagar, Post-Arrah, P.S.-Kanksha, District- Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212 represent by their lawfully constituted attorney Proprietor of Nabaudyog Enterprise **MR. NABA KUMAR PAUL[PAN- ALHPP4058P]** Son of Late Surya Narayan Paul, by faith-Hindu, by occupation-Business, resident of Village-Gopalpur, P.O.- Gopalpur, P.S.-Kanksha, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212 {vide deed No-I-020606538 for the year 2019 of A.D.S.R.Durgapur} **(4) SRI. BHABESH CHANDRA BOSE [PAN-ACXPB0942R]** Son of Late Sarada Ranjan Bose , by faith-Hindu, by occupation-Retired person, resident of Arraha Kalinagar, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 **(5) SMT. RAMA SARKAR [PAN-BMXPS5736H]** Wife of Late Swapan Sarkar@ Swapan Kumar Sarkar , by faith-Hindu, by occupation-Housewife, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212, **(6) SMT. SUDIPA MONDAL [PAN- BOHPS8354B]** Wife of Sri. Debabrata Mondal, Daughter of Late Swapan Sarkar @ Swapan Kumar Sarkar , by faith-Hindu, by occupation-Housewife, resident of B.Ed Collage Road, Tikarhat, P.O.- Lakurdi, P.S.-Burdwan, District-Burdwan, West Bengal, PIN-713102 **(7) SMT. RUPA ROY [PAN-AMPPR8285B]** Wife of Sri. Partha Roy, Daughter of Late Swapan Sarkar @ Swapan Kumar Sarkar, by faith-Hindu, by occupation-Housewife, resident of Department of Biotechnology, Indian Institution of Technology , P.O.- I.I.T. Roorkee, P.S.- Roorkee, District-Haridwar, Uttarakhand, PIN-247667 Land owner No 4 to 7 represented by their represent by their lawfully constituted attorney Proprietor of Nabaudyog Enterprise **MR. NABA KUMAR PAUL[PAN- ALHPP4058P]** Son of Late Surya Narayan Paul, by faith-Hindu, by occupation-Business, resident of Village-Gopalpur, P.O.-Gopalpur, P.S.- Kanksha, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212 {vide deed No-I-020604590 for the year 2016 of A.D.S.R.Durgapur} **(8) SMT. NIVA CHAKRABORTY [PAN- BBRPC3950N]** Wife of Late Nirmalendu Chakraborty, by faith- Hindu, by occupation-Housewife, , by nationality Indian, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan resently Paschim Bardhaman, West Bengal, PIN-713212 **(9) SRI. TAPAS CHAKRABORTY [PAN-AGSPC7577N]** Son of Late Nirmalendu Chakraborty, by faith- Hindu, by occupation- Business, by nationality Indian, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwanresently Paschim Bardhaman, West Bengal, PIN-713212 **(10) SMT. RUMA SANYAL [PAN-EODPS1770A]** Daughter of Late Nirmalendu Chakraborty, Wife of Sri. Manotosh Sanyal, by faith- Hindu, by occupation-Housewife, by nationality Indian, resident of E-2/32, Coke Oven Colony, DPL, P.O.-Durgapur, P.S.-Coke Oven, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713202, Land owner No 8 to 10 represented by their represent by their lawfully constituted attorney Proprietor of Nabaudyog

Enterprise **MR. NABA KUMAR PAUL[PAN- ALHPP4058P]** Son of Late Surya Narayan Paul, by faith-Hindu, by occupation-Business, resident of Village-Gopalpur, P.O.- Gopalpur, P.S.- Kanksha, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212 {**vide deed No-020605972 for the year 2017 of A.D.S.R.Durgapur**} **(11) SMT. TANDRA CHOUDHURY [PAN-AONPC0231N]** Wife of Pradip Kumar Choudhury, by faith- Hindu, by occupation- Housewife, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District- Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212, represented by her lawfully constituted attorney Proprietor of Nabaudyog Enterprise **MR. NABA KUMAR PAUL[PAN- ALHPP4058P]** Son of Late Surya Narayan Paul, by faith-Hindu, by occupation-Business, resident of Village-Gopalpur, P.O.- Gopalpur, P.S.- Kanksha, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212 {**vide deed No-020600701 for the year 2018 of A.D.S.R.Durgapur**} **(12) SRI. DIPAK MAHANTI [PAN-AFFPM3602L]** Son of Late Damodar Mahanti, by faith- Hindu, by occupation- Professional, resident of Arrah Kalinagar, P.O.-Arrah, P.S.-Kanksha, District- Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212 represented by his lawfully constituted attorney Proprietor of Nabaudyog Enterprise **MR. NABA KUMAR PAUL[PAN- ALHPP4058P]** Son of Late Surya Narayan Paul, by faith-Hindu, by occupation-Business, resident of Village-Gopalpur, P.O.- Gopalpur, P.S.- Kanksha, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212 {**vide deed No-020603997 for the year 2018 of A.D.S.R.Durgapur**} **(13)SRI. ARIJIT DEBNATH [PAN-DGGPD1749Q]** Son of Late Nimai Debnath, by faith- Hindu, by occupation- Service, **(14)SMT. NIBEDITA DEBNATH [PAN-BAQPD9686J]** wife of Late Nimai Debnath, by faith- Hindu, by occupation- Housewife, both are resident of Arrah Kalinagar, P.O.-Arrah, P.S.-Kanksha, District- Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212, India represented by their lawfully constituted attorney Proprietor of Nabaudyog Enterprise **MR. NABA KUMAR PAUL[PAN- ALHPP4058P]** Son of Late Surya Narayan Paul, by faith-Hindu, by occupation-Business, resident of Village-Gopalpur, P.O.- Gopalpur, P.S.- Kanksha, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212 {**vide deed No-020603996 for the year 2018 of A.D.S.R.Durgapur**} herein after referred to as **“THE OWNER”** (which term shall include his heirs, executors, representatives and assigns) of the **FIRST PART**

AND

NABAUDYOG ENTERPRISE [PAN- ALHPP4058P] Being a Proprietorship Firm, represented by its **Proprietor MR. NABA KUMAR PAUL [PAN- ALHPP4058P]** Son of Late Surya Narayan Paul resident of Village- Gopalpur, P.O- Gopalpur, P.S.- Kanksa, District – Burdwan presently Paschim Bardhaman,PIN-713212 (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**

AND

(1) _____ [PAN - _____] S/O , D/O, W/O _____, by faith-____, by nationality _____, by Profession _____ (2) _____ [PAN - _____] S/O , D/O, W/O _____, by faith-____, by nationality _____

____, by Profession _____, both are resident of _____, Post Office: _____, City:-_____, P.S.-_____, District:-_____, West Bengal, India, PIN _____, herein after referred to as "**THE PURCHASER**" (which term shall include his heirs, executors, representatives and assigns) of the **THIRD PART**.

WHEREAS 5 decimal land of Mouza- Arraha, R.S.Plot No-1586, L.R.Plot No-2063 is purchased by Sunil Ranjan Sarkar vide Sale Deed No-184 for the year 1978 of Joint Sub Registrar of Ranijang at Durgapur from Sritikana Dutta W/o Pabitra Ranjan Dutta of 6/24, Mahiskapur Road, Durgapur-713205, District-Burdwan and landowner No-1 entered into a Development Agreement with Nabaudyog Enterprise vide deed No- 020604111 for the year 2016 of A.D.S.R.Durgapur and meanwhile he died leaving behind his wife Uma Rani Sarkar, his daughter Shampa Majumder and his son Soumen Sarkar i.e. landowner No- 1,2 &3 became the owner of property of Sunil Ranjan Sarkar and mutated their name in L.R.R.O.R. and Uma Rani Sarkar, Shampa Majumder, Soumen Sarkar execute a fresh Development power of attorney in favour of Nabaudyog Enterprise represented by its Proprietor Naba Kumar Paul vide deed No- 020606538 for the year 2019 of A.D.S.R.Durgapur .

AND WHERE AS 6 Decimal land of Mouza- Arraha, R.S.Plot No-1586, L.R.Plot No-2064 is purchased by land ownerNo-4 vide Sale Deed No-185 for the year 1978 of Joint Sub Registrar of Ranijang at Durgapur from Sritikana Dutta W/o Pabitra Ranjan Dutta of 6/24, Mahiskapur Road, Durgapur-713205, District-Burdwan and mutated his name in L.R.R.O.R. and entered into a Development Agreement with Nabaudyog Enterprise vide deed No- 020604111 for the year 2016 of A.D.S.R.Durgapur and execute a Development power of attorney in favour of Nabaudyog Enterprise represented by its Proprietor Naba Kumar Paul vide deed No- 020604590 for the year 2016 of A.D.S.R.Durgapur .

AND WHERE AS 6 decimal land of Mouza- Arraha, R.S.Plot No-1586, L.R.Plot No-2067 is purchased by Swapan Sarkar @ Swapan Kumar Sarkar vide Sale Deed No-183 for the year 1978 of Joint Sub Registrar of Ranijang at Durgapur from Sritikana Dutta W/o Pabitra Ranjan Dutta of 6/24, Mahiskapur Road, Durgapur-713205, District-Burdwan. After the death of Swapan Sarkar@ Swapan Kumar Sarkar land owner No-3 to 5 became owner of his share of land as per law of inheritance and mutated their name in L.R.R.O.R. and entered into a Development Agreement with Nabaudyog Enterprise vide deed No- 020604111 for the year 2016 of A.D.S.R.Durgapur and execute a Development power of attorney in favour of Nabaudyog Enterprise represented by its Proprietor Naba Kumar Paul vide deed No- 020604590 for the year 2016 of A.D.S.R.Durgapur

WHEREAS 12 decimal land of Mouza- Arraha, R.S.Plot No-1586, L.R.Plot No-2065 is purchased by **Nirmalendu Chakraborty** vide Sale Deed No-3697 for the year 1972 of Joint Sub Registrar of Raniganj on 09/08/1972 at Durgapur from Sri. Bhupati Nath Mukhopadhyay son of Late Yogesh Chandra Mukhopadhyay of Akandarrah, P.S - Kanksa, Durgapur-713212, District-Burdwan;; Meanwhile **Nirmalendu Chakraborty sold 8.25 decimal land to Tandra Chowdhury** vide deed No-82 for the year 1976 Joint Sub Registrar of Raniganj at Durgapur and the deed No82 for the year 1976 Joint Sub Registrar of Raniganj at Durgapur also rectified vide deed No- 2212 for the year 1980 Joint Sub Registrar of Raniganj at Durgapur. **After that** Another 3-decimal land is

purchased by **Nirmalendu Chakraborty** vide Sale Deed No-4390 for the year 1980 of Joint Sub Registrar of Raniganj on 07/08/1980 at Durgapur from Sri. Praphulla Kumar Chakraborty, son of Late Tara Prasanna Chakraborty of Akandarah, P.S – Kanksa, Durgapur-713212, District-Burdwan and where entire land 12 decimal demarked in a sketch map to avoid future complication and recorded his name in L.R.R.O.R.. After the death of **Nirmalendu Chakraborty** land owner No- 8 to 10 became owner of the schedule mentioned land as per law of inheritance and entered into a Development Agreement with Nabaudyog Enterprise vide deed No- 020605698 for the year 2017 of A.D.S.R.Durgapur and execute a Development power of attorney in favour of Nabaudyog Enterprise represented by its Proprietor Naba Kumar Paul vide deed No- 020605972 for the year 2017 of A.D.S.R.Durgapur

WHEREAS 8.25 decimal land Mouza- Arraha, R.S.Plot No-1586, L.R.Plot No-2066 is purchased by Smt. Tandra Chowdhury, Wife of Pradip Kumar Chowdhury, i.e. Land owner No-11, by faith- Hindu, by occupation- Housewife, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 vide Sale Deed No-2212 for the year 1980 of Joint Sub Registrar of Raniganj on 25/04/1980 at Durgapur from Nirmalendu Chakraborty son of Late Tara Prasanna Chakraborty of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 and entered into a Development Agreement with Nabaudyog Enterprise vide deed No- 020600359 for the year 2018 of A.D.S.R.Durgapur and execute a Development power of attorney in favour of Nabaudyog Enterprise represented by its Proprietor Naba Kumar Paul vide deed No- 020600701 for the year 2018 of A.D.S.R.Durgapur

WHEREAS 4.5 decimal land at Mouza-Arraha, R.S.Plot No-1586, L.R.Plot No-2068 is purchased by Landowner No-12 i.e. Dipak Mahanti vide Sale Deed No-2894 for the year 1994 of A.D.S.R.Durgapur on 20/07/1994 at Durgapur from Smt. Rajeshwari Chandra Wife of Sri Gourisankar Chandra of Sagarbhanga, District-Burdwan, West Bengal, PIN-713211 and entered into a Development Agreement with Nabaudyog Enterprise vide deed No- 020603176 for the year 2018 of A.D.S.R.Durgapur and execute a Development power of attorney in favour of Nabaudyog Enterprise represented by its Proprietor Naba Kumar Paul vide deed No- 020603997 for the year 2018 of A.D.S.R.Durgapur

WHEREAS 5 decimal land at Mouza-Arraha, R.S.Plot No-1586, L.R.Plot No-2068 is purchased by Nemaï Debnath and Biswarup Debnath from Smt. Rajeshwari Chandra Wife of Sri Gourisankar Chandra of Sagarbhanga, District-Burdwan, West Bengal, PIN-713211 vide Sale Deed No-5186 for the year 1994 of A.D.S.R.Durgapur and after purchasing the same Nemaï Debnath and Biswarup Debnath recorded their name in L.R.R.O.R. Meanwhile Biswarup Debnath transfer by way of sale to Nemaï Debnath his share in the schedule mentioned land vide deed No- 1624 for the year 2013 of A.D.S.R.Durgapur and after death of Nemaï Debnath land owner No-13 & 14 become owner of the aforementioned land as per law of inheritance and they mutated their name in L.R.R.O.R. and entered into a Development Agreement with Nabaudyog Enterprise vide deed No- 020603175 for the year 2018 of A.D.S.R.Durgapur and execute a Development power of attorney in favour of Nabaudyog Enterprise represented by its Proprietor Naba Kumar Paul vide deed No- 020603996 for the year 2018 of A.D.S.R.Durgapur

AND WHERE AS the plan has been sanctioned by the Malandighi Gram Panchyat for the construction of G+7 storied building as per Memo No- MGP/691/2019 DATED 24.09.2019 as per approval of Paschim Bardhaman Zilla Parishad vide Memo No-DE/PSB2P/264 dated 20.09.2019

AND WHERE AS the purchaser being interested to purchase a flat in the " **Nabaudyog Shantiniketan**" approached the First Part and Second Part and First Part and Second Part agreed to sell to the purchaser a flat as mentioned in the Second schedule below and which is construct on the First Schedule property.

NOW THIS DEED WITNESSTH that in consideration of **Rs. (Rupees)** only paid by the purchaser to the vendor/Developer by cheque the receipts whereof the vendor/Developer hereby grant, convey, transfer, sell the PURCHASER ALL THAT **Flat bearing No-_____ , on the (____) _____ Floor** having **Carpet Area of (_____) Square Feet with / without a medium size Car Parking space** at "**Nabaudyog Shantiniketan**" at **Arrah** particularly mentioned in Second Schedule below together with common areas, facilities, and amenities as described in Third Schedule below also together with half of the depth of both floor and roof with full ownership of sanitary fittings and also internal walls within the said flat together with common rights of using stair case, all ways, paths, passages, drain water courses, pumps septic tanks etc in the ground to top floor of the building together with proportionate undivided rights, title, interest on the First Schedule land with rights, liberties, easements, appendages, appurtenance thereto along with common right more fully mentioned Schedule three below and all estate, right, title interest claims and demands whatsoever of the Vendor into or upon and every part thereof **TO HAVE AND TO HOLD** the same and the use of the said purchaser, his heirs, executors, administrators, assigns absolutely and forever and the vendor hereby covenants with the Purchaser his/her heirs, executors, administrators, assigns that not withstanding any act, deed or things hereto before granted or executed or knowingly suffered to the contrary and the vendor now lawfully seized and possessed the said property free from all encumbrances attachments or defect in the title whatsoever and the vendor has full authority to sale the said property in the manner as aforesaid and the purchaser hereinafter peaceably and quietly posses and enjoy the sold property in khas without claim or demand whatsoever from the Vendor or and the Developer or any person claiming under or in trust for them and further the vendor and the Developer and also their legal heirs, successors- in- office, administrators, legal representatives and assignee from do or cause to be done or executed all such lawful acts, deeds and things whatsoever in future and more perfectly conveying the said flat and every part thereof in the manner as aforesaid according to true intent and meaning of this deed..

AND WHEREAS Purchaser/s shall be factually legally entitled to get his/her name/s recorded in the record of B.L & L.R.O., KANKSA during settlement And further that the purchaser shall be at liberty to get the property muted into the rent roll of Govt. Of West Bengal and liberty to take separate electricity and water supply connection in his own name from competent authorities and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the Vendor or Developer.

FIRST SCHEDULE

(Said Land)

All that piece and parcel of Bastu Land measuring **46.75 (Forty Six Point Seven Five) Decimal** i.e. to say **47 Decimal** under Mouza- Arrah, J.L.No-91, R.S. Plot no-1586 corresponding L.R. Plot No-2063 measuring more or less 4.5 Decimal, L.R. Khatian No-4514, 4515, 4516, R.S. Plot no-1586 corresponding L.R. Plot No-2064 measuring more or less 6 Decimal, L.R. Khatian No- 406, R.S. Plot no-1586 corresponding L.R. Plot -2067 measuring more or less 6 Decimal, L.R. Khatian No-4511, 4512, 4513, R.S. Plot no-1586 corresponding L.R. Plot No-2065 measuring more or less 12 Decimal, L.R. Khatian No- 4508,4509,4510, R.S. Plot no-1586 corresponding L.R. Plot No-2066 measuring more or less 8.25 Decimal, L.R. Khatian No- 191, R.S. Plot no-1586 corresponding L.R. Plot No-2068 measuring more or less 4.50 Decimal, L.R. Khatian No- 1461, R.S. Plot no-1586 corresponding L.R. Plot No-2068 measuring more or less 5 Decimal, L.R. Khatian No- 4549, 4548 under the jurisdiction of Malandighi Gram Panchyat Dist-Burdwan presently Paschim Bardhaman Butted and Bounded

North: - Plot of Matu Sarkar, Narul Chai, Dilip Singh

South: - 12.5 Ft Wide Road

East: - 8 Ft Wide Road & House of Anupama Mukherjee & Monojit Mitra

West: - 38 Ft Wide Road

SECOND SCHEDULE

PART-I

(Said Flat)

All that the unit being **Apartment No. on _____ Floor**, measuring **(___) Square Feet**, be the same a little more or less of Super Built up area, Tiles flooring in "**Nabaudyog Shantiniketan**" at Arrah at the land as described in the First Schedule with proportionate undivided share of the land enjoyment at common areas amenities and facilities (as described in part- I & Part – II of the schedule – Three hereunder).

PART-II

(Parking Space)

All that right to park a medium size car at open/ covered parking space measuring about more or less **130 Sq. Ft.** in the Ground Floor/ vacant place of the Building.

THIRD SCHEDULE

PART-I

(Share in Specific Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Staircase of Nabaudyog Shantiniketan at Arrah.
2. Corridors of Nabaudyog Shantiniketan at Arrah (Save inside any unit).
3. Drains & Swears of Nabaudyog Shantiniketan at Arrah (Save inside any unit).
4. Exterior walls of Nabaudyog Shantiniketan at Arrah.

5. Electrical wiring and Fittings of Nabaudyog Shantiniketan at Arrah (Save inside any unit).
6. Overhead Water Tanks of Nabaudyog Shantiniketan at Arrah.
7. Water Pipes of Nabaudyog Shantiniketan at Arrah.
8. Lift Well, Stair head Room, Lift Machineries of Nabaudyog Shantiniketan at Arrah.
9. Pump and Motor of Nabaudyog Shantiniketan at Arrah.

PART-II

(Share in General Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Main Entrance of Nabaudyog Shantiniketan at Arrah
2. Drains & Sewages of Nabaudyog Shantiniketan at Arrah(Save inside the Block).

FOURTH SCHEDULE

'RIGHTS OF THE PURCHASER'

- a) That the purchaser shall enjoy the super- built up area for the said flat along with common rights they are lawfully entitled thereto along with all sewerage, drains, water courses and all common areas available for use of the said premises.
- b) That the purchaser shall have every right to enter into any other flat in the building for the purpose of effecting repair of service pipe lines and portion of flat as may reasonably necessitated such entry with a three days advance intimation (except emergency) for such intended entry.
- c) That the purchaser shall have full proprietary rights and interest and shall entitle to sale, mortgage, lease out, let out or transfer in every manner whatsoever without requiring any permission or consent from "OWNER" or "DEVELOPER" or from any other flat owner(s) or from the Association of the flat owners.
- d) That the purchaser undivided interest in the land described in the First Schedule above shall remain joint for ever with the owners of the other flats of the said Complex namely "**Nabaudyog Shantiniketan** " at Arrah .

FIFTH SCHEDULE

'PURCHASER'S/S' COVENANTS'

1. On and from the date of possession, the Purchaser/s herein agree/s, undertake/s and covenant/s to:
 - a) Comply with and observe the rules, regulations and byelaws framed by Maintenance Agency/Association from time to time.
 - b) Permit the maintenance Agency and Association and their respective men agents and workmen to enter into the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s for the Common Purposes or the Project;

- c) Deposit the amounts for various purposes as required by the Maintenance Agency or the Association;
 - d) Use the common Portions without causing any hindrance or obstruction to other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners and occupants of the Buildings;
 - e) Use and occupy the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s only for the purpose of residence;
 - f) Keep the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s and party walls, sewers, drains pipes, cables, wires, entranced and main entrance serving any other Unit/Flat in the Building/s and/or in the premises in good and substantial repair and condition so as to support shelter and protect and keep habitable the other Unit/Flats/parts of the Building/s;
 - g) In particular and without prejudice to the generality of the foregoing, not to make any form of alteration in or cut or damage the beams and columns passing through the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Common Portions for the purpose of making changing or repairing the concealed wiring and pipelines or otherwise
 - h) Use and enjoy the Common Portions only to the extent required for ingress to and egress from the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s of men materials and utilities;
 - i) Bear and pay the Common Expenses and other outgoings in respect of the Premises proportionately & the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly;
 - j) Pay all rates taxes levies duties charges and impositions outgoings and expenses in respect of the Building and the Premises proportionately and the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly and to pay proportionate share of such rates and taxes payable in respect of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s until the same is assessed separately by the Corporation;
 - k) Pay for other utilities consumed in or relating to the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
 - l) Allow the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners the right to easements and/or quasi-easements;
 - m) Regularly and punctuality make payment of the Common Expenses, Maintenance Charges and other payments mentioned herein within seven days of receipt of demands or relevant bill, whichever be earlier; and
2. On and From the Date of Possession, the Purchaser/s agrees and covenants:
- a) Not to put any nameplate or letter box or neon-sign or board in the Common Portions or on the outside wall of the Buildings save at the place as be approved or provided by the Developer herein, whatever the case may be herein provided. However, that nothing contained herein shall prevent the

Purchaser/s to put a decent nameplate outside the main door of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;

- b) Not to open out any additional window or any grill box or fix grill or ledge or cover or any other apparatus protruding outside the exterior of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or any portion thereof;
- c) Not to do or permit to be done any act deed or thing which may render void or voidable any policy or Insurance or any Unit/Flat or any part of the Building/s or the premises or may cause any increase in the premium payable in respect thereof;
- d) Not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in or around the staircase, landings, or in any other common areas previously decorated;
- e) Not to store or allow any one to store any goods articles or things in or around the staircase lobby landings or other common areas or installation of the Building/s;
- f) Not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s in the Building/s;
- g) Not to shift or obstruct any windows or lights in the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Building/s;
- h) Not to permit any new window light opening doorway path passage drain or other encroachment or easement to be made or acquired in against out of or upon the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s without the prior consent in writing of the Owners herein and the Developer herein and/or Developer and/or Owners, whatever the case may be and/or the Association;

MEMO OF CONSIDERATION

Received on or before executing this agreement **Rs.** _____
(Rupees_____) only as part of the net price of the said flat and appurtenances more fully mentioned in the Part II of the second schedule here in above written, from the above named

Date	Mode of Payment	Transaction No	Amount	Tax	Net Amount

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor /Attorney of Vendor/Developer/ Purchaser(s) are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written

Mr. Naba Kumar Paul as a constituted Attorney of Smt. Uma Rani Sarkar, Smt. Shampa Majumdar, Mr. Soumen Sarkar, Sri. Bhabesh Chandra Bose, Smt. Rama Sarkar , Smt. Sudipa Mondal , Smt. Rupa Roy , Smt. Niva Chakraborty , Sri. Tapas Chakraborty, Smt. Ruma Sanyal ,Smt. Tandra Choudhury , Sri. Dipak Mahanti , Sri. Arijit Debnath , Smt. Nibedita Debnath

WITNESSES:

SIGNED AND DELIVERED
By the OWNER (S)

SIGNED AND DELIVERED
By the Developer (S)

SIGNED AND DELIVERED
By the PURCHASER (S)

**Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction**