

THIS DEED OF CONVEYANCE is made this.....day of.....20

BETWEEN

SMT. RITA HAZRA wife of Dr. Amaresh Hazra having **PAN AARPH4020Q** residing at ‘DOMJUR NURSING HOME’, Post & Village –Domjur, under Police Station – Domjur in the District of Howrah hereinafter Referred to as the **OWNER** (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include her heirs executors, administrators and legal representative) of the **FIRST PART**(the vendor herein represented by her **Constituted Attorney** namely **PRATIJK JALAN** having **PAN: AGYPJ5046R**, son of Mr. Brij Mohan Jalan, Director of **JALAN BUILDERS PRIVATE LIMITED**, having **PAN: AABCJ7754Q**, having its registered office at 236B, A.J.C. Bose Road, 2nd Floor, P.O.- Lala Lajpat Rai Sarani, P.S.- Bhawanipore, Kolkata-700 020 vide registered Power of Attorney dated 05.09.2014,registered at ADSR, Domjur, Howrah and recorded in the Book No.1, CD Volume No. 12, Pages from 1601 to 1611, Being No.04204 for the Year 2014).

AND

JALAN BUILDERS PVT. LTD. having **PAN: AABCJ7754Q**, a company incorporated under the provisions of the Companies Act 1956, having its Registered Office at 236B, A.J.C. Bose Road, Room No. 202,2nd Floor, Kolkata – 700 020, represented by its Director **MR. PRATIJK JALAN** son of Mr. Brij Mohan Jalan and hereinafter referred to as **DEVELOPER** (which expression, unless excluded by or repugnant to the subject or context, shall be deemed to mean and its successors or successors-in-office and/or assign) of the **SECOND PART**.

AND

MR./MRS./MESSERS.....
 S/o,D/o,W/o.....
 having PAN:resident of
herein
 after referred to as the **PURCHASER/S**(which expression shall unless excluded by or repugnant to the subject or context be deemed to include his/her heirs,

legal representatives, executors, administrators and /or assigns) of the **THIRD PART.**

DEFINITIONS:

For the purpose of this Sale, unless the context otherwise requires:

- i) "Act" means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017);
- ii) "Rules" means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;
- iii) "Regulations" means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017;
- iv) "Section" means a section of the Act.

WHEREAS:

A. Unless, in this Indenture, there is something contrary or repugnant to the subject or context:

- i) **Said Unit:** being **ALL THAT** Unit No..... on the.....floor **MEASURING**.....Sq.ft.(..... Sq.ft.) of **Carpet area** (more or less) and having area of **Veranda/Balcony**..... sq.ft. (.....sq.ft more or less) hereinafter referred to as the **CHARGEABLE AREA** in the building to be constructed on the demised land together with/without right to park in the open/covered area of the building for parking of medium sized motor car/s / two wheeler.
- ii) **Land Share:** Undivided, proportionate, indivisible, variable and impartible share and/or interest (Land Share) underneath the said Premises more fully described in the First Schedule hereto as be attributable and appurtenant to the Said Unit.

- iii) **Share in the Common Portions:** Undivided, proportionate, Indivisible and impartible share and/or interest, as be attributable to the Said Space/ Flat/Unit, in the common areas, amenities and facilities of the Building, described in the Third Schedule hereto (Share in the Common Portions).
- iv) **Said Unit and Appurtenance:** Said Unit, Land Share and Share in the Common Portions collectively **Said Unit and Appurtenances.**

B. DEVOLUTION OF OWNERSHIP:

- i) One Narendra Nath Bhattacharya, Nimai Chandra Bhattacharya and Anil Chandra Bhattacharya all sons of late Panchanan Bhattacharya became owners of landed properties left by their Father namely Panchanan Bhattacharya by way of inheritance;
- While in absolute joint possession of their landed properties said Narendra Nath Bhattacharya, Nimai Chandra Bhattacharya and Anil Chandra Bhattacharya all sons of late Panchanan Bhattacharya by a Bengali Deed of Sale dated 9th February 1990 and registered in the Office of the ADSR, Domjur and recorded in Book No. I, Vol. No. 9, Pages 1 to 6, Being No. 449 for the Year 1990, sold transferred conveyed All That their landed properties measuring 11.75 Decimals out of their total 47 Decimals lying and situated in Mouza Makardaha R.S. Dag No. 1002 under Khatian No.12 under Police Station Domjur in the District of Howrah unto and in favour of one Ashok Kumar Mondal son of Late Methor Chandra Mondal.
- ii) Said Narendra Nath Bhattacharya, Nimai Chandra Bhattacharya and Anil Chandra Bhattacharya all sons of late Panchanan Bhattacharya by an another Bengali Deed of Sale dated 9th February 1990 and registered in the Office of the ADSR, Domjur and recorded in Book No. I, Vol. No. 9 , Pages 7 to 11, Being No. 450 for the Year 1990, sold transferred conveyed All That their landed properties measuring 11.75 Decimals out of their total 47 Decimals lying and situated in Mouza Makardaha R.S. Dag No. 1002 under

Khatian No.12 under Police Station Domjur in the District of Howrah unto and in favour of one Haradhan Mondal son of Late Methor Chandra Mondal.

- iii) Said Narendra Nath Bhattacharya, Nimai Chandra Bhattacharya and Anil Chandra Bhattacharya all sons of late Panchanan Bhattacharya by an another Bengali Deed of Sale dated 9th February 1990 and registered in the Office of the ADSR, Domjur and recorded in Book No. I, Vol. No. 9 , Pages 18 to 23, Being No. 452 for the Year 1990, sold transferred conveyed All That their landed properties measuring 11.75 Decimals out of their total 47 Decimals lying and situated in Mouza Makardaha R.S. Dag No. 1002 under Khatian No.12 under Police Station Domjur in the District of Howrah unto and in favour of one Smt. Minati Rani Mondal wife of Haradhan Mondal.
- iv) Pursuance to the aforesaid said Ashok Kumar Mondal, Haradhan Mondal and Smt. Minati Rani Mondal became joint owners of All That landed properties measuring 34.25 Decimals out of 47 decimals of R.S. Dag No.1002 lying and situated in Mouza Makardaha under Police Station Domjur in the District of Howrah and their names duly mutated and/or recorded in the records of BL&LRO in Khatian Nos. 1987/1, 115/1, 1253/1 respectively.
- v) Said Ashok Kumar Mondal, Haradhan Mondal and Smt. Minati Rani Mondal by a Deed of Sale dated 29.04.1998 and registered with the Addl. District Sub-Register, Domjur in Book No.1, Volume No. 24, Pages 327 to 334 Being No. 1400 for the year 1998 sold transferred conveyed All That their remaining landed properties classified as Sali measuring 30.35 Decimals more or less lying and situated in Mouza Makardah, J.L. No. 34, R.S Dag No. 1002, L.R.(Hal) Dag No. 1063 under Khatian Nos. 1987/1, 115/1, 1253/1, within the jurisdiction of Domjur Police Station in the District Howrah unto and in favour of the present Owner.
- vi) The owner herein became absolute owner of the aforesaid landed properties

and duly recorded her name in the records of BL&LRO under L.R. Khatian No. 2131 and subsequently said R.S. Dag No is now known and numbered in L.R. Dag No. 1063.

vii) While in absolute possession over the said land the present owner sold transferred some demarcated portions to others and remain absolute owner of ALL THAT piece and parcel of land classified as Sali measuring 14.07 Decimal more or less lying and situated in Mouza Makardah, J.L. No. 34, R.S (Sabek) Dag No. 1002, L.R.(Hal) Dag No. 1063 under L.R. khatian No.2131, within the jurisdiction of Domjur Police Station in the District Howrah.

C. Mutation: The owner have duly mutated their names in the record of B.L.& L.R.O., Domjur, Howrah, and also converted the said property subsequently.

D. Sanction of Plans: With the intention of Developing with Part Commercial Part Residential exploiting the said Property by constructing the said Building thereon by constructing various Flats and Spaces (collectively Units) and parking Spaces therein (such construction and transfer collectively **Project**), the said owners prepared and submitted a building plan which has been duly sanctioned or approved by the Zilla Parishad, Howrah being Building PlanNo.159/032/HZP/EP dated 26.07.2017, which includes all further sanctioned vertical extensions, modifications, integrations, revalidations and revisions made thereto, if any, from time to time.

E. Development Agreement: For executing the Project, the Owners appointed the Developer as the developer of the Said Property, on the terms and conditions recorded in writing from time to time (collectively **Development Agreement**). In terms of the Development Agreement, (1) the Owners have become entitled to transfer, alienate or dispose of the Units, Parking Spaces and other transferrable spaces in the Said Building allocated to the Owners (collectively **Owners' Allocation**) to intending other Buyer/Buyers who wish

to purchase Units and Parking Spaces comprised in the Owners' Allocation (collectively **Owners' allocation**) and to appropriate the entire proceeds arising therefrom and (2) the Developer has become entitled to transfer, alienate or dispose off the Units, Parking Spaces and other transferrable spaces in the Said Building allocated to the Developer (collectively **Developer's Allocation**) to intending Complex Buyer/Buyers who wish to purchase Units and Parking Spaces comprised in the Developer's Allocation (collectively **Developer's Allocation**) and to appropriate the entire proceeds arising therefrom. Said Development Agreement was registered on 5th day of September 2014 in the Office of the ADSR, Domjur, Howrah and recorded in the Book No.1, CD Volume No. 12, , Pages 1530 to 1550, Being No.04200 for the Year 2014. The Owner also executed a Power of Attorney in favour of the Developer on 5th day of September 2014 in the Office of the ADSR, Domjur, Howrah and recorded in The Book No.1, CD Volume No. 12, Pages 1601 to 1611, Being No.04204 for the Year 2014.

- F. HOUSING COMPLEX** shall mean the Housing Complex named "DOMJUR PRIDE" being planned and constructed by the Developer at the said Premises.
- G. CO-OWNERS / UNIT-HOLDERS** according to the context shall mean all the buyers/owners who from time to time have purchased or agreed to purchase or may in future agree to purchase from the Developer and Owners herein and shall have taken possession of their respective units, including the said Developer and Owners for those units not so alienated or agreed to be alienated by the said Developer.
- H. COMMON AREAS AND INSTALLATIONS** shall mean the areas installations and facilities in the said Housing Complex expressed or intended by the said Developer for common use and enjoyment by the occupants of the Housing Complex such as paths passages driveways, staircases of the Building alongwith their full and half landings with respective stair covers on the

ultimate, roofs, entrance and exit gates of the said Premises/Ultimate Premises, entrance cum Reception in the ground floor of the Building, Lifts alongwith lift shafts and the lobby in front of them and Lift machine rooms, water supply system, water waste and sewerage evacuation pipes from the units to drains and sewers common to the Housing Complex and from the Housing Complex to the municipal drain, and shall include the Facilities mentioned and specified in the Third Schedule hereunder written. It is clarified that the Common Areas and Installations shall not include the parking spaces, roofs/terraces' at different floor levels attached to any particular unit/s and other open and covered spaces at the Housing Complex and/or the said Premises / Ultimate Premises and/or the Building which the said Developer may from time to time express or intend not to be so included in the common areas and installations.

- I. COMMON EXPENSES** shall mean and include all expenses to be incurred for the management maintenance upkeep and administration of the Common Areas and Installations and rendition of common services in common to the co-owners of the Housing Complex and all other expenses for the common purposes to be contributed and shared by the Co-owners.
- J. COMMON PURPOSES** shall mean and include the purpose of managing maintaining up keeping and administering the Common Areas and Installations, rendition of services in common to the Unit Holders/Co-owners in the Housing Complex for the Common Areas and Installations, collection and disbursement of the common expenses and dealing with all matters of common interest of the Unit Holders.
- K. UNITS** shall mean all the flats/apartments/saleable spaces/ constructed areas in the Housing Complex capable of being independently and exclusively held used occupied and enjoyed by any person and wherever the context so permits or intends shall include the Parking Space/s and/or Servant Quarter/s and/or store-room/s and/or terrace/s, if any, and also

the proportionate undivided share in the Common Areas and Installations, attributable thereto.

L. PARKING SPACES shall mean covered car parking spaces in or portions of the Ground Floor of the Building and the said Premises/Ultimate Premises and also the open/mechanical car parking spaces in the open compound of the said Premises/Ultimate Premises capable of being parked medium sized motor cars/two wheeler.

M. CARPET AREA according to the context and in relation to a particular unit shall mean and include the plinth area of such unit (if any wall or column be common between two units, then one half of the area under such wall or column shall be included in the area of each such unit).

N. PROPORTIONATE OR PROPORTIONATELY according to the context shall mean the following:

- (a) insofar as the Purchaser's proportionate undivided indivisible impartible variable share in the land underneath the Tower/Block in which the Purchaser's Flat is situated is concerned, the same shall be in the proportion in which the built-up area of the Purchaser's Flat may bear to the built up area of all the Flats in the Tower/Block in which the Purchaser's Flat is situated;
- (b) insofar as the Purchaser's proportionate undivided indivisible impartible variable share in the Common Areas and Installations and the Purchaser's share in the Common Expenses is concerned, the same shall be in the proportion in which the super built up area of the Purchaser's Flat may bear to the super built up area of all the Flats in the Housing Complex (including the Tower/ to be constructed by the said Developer as elsewhere dealt with herein);

PROVIDED THAT where it refers to the share of the Purchaser or any other Co-owner in the rates and/or taxes amongst the Common Expenses then such share, of the whole shall be determined on the basis on which such

rates and/or taxes are being respectively levied (i.e. in case the basis of any levy be on area rental income consideration or user then the same shall be determined on the basis of the area rental income consideration or user of the said Unit).

- O. SAID UNIT** shall mean the Flat, fully described in the **Second Schedule** hereunder written, and wherever the context so permits shall include the proportionate undivided indivisible impartible variable share in the land underneath the building in which the said Flat is situated as also in the Common Areas and Installations attributable to the said Flat, with right to use the same in common in the manner herein stated, and further the right of parking motor car in the parking space, and further wherever the context so permits shall include the exclusive right to use the Open Terrace attached to the said Flat, if so specifically and as expressly mentioned and described in the with instated **Second Schedule**.
- P. MAINTENANCE COMPANY** shall mean ".....", a Company incorporated under Section 25 of the Companies Act, 1956 having its registered office at, for taking over charge of the maintenance management and affairs of the Housing Complex and in particular the Common Areas and Installations thereat from the said Developer.
- Q.** Words importing SINGULAR NUMBER shall include the PLURAL NUMBER and vice versa.
- R.** Words importing MASCULINE GENDER shall include the FEMININE GENDER and NEUTER GENDER; similarly, words importing FEMININE GENDER shall include MASCULINE GENDER and NEUTER GENDER; Likewise, NEUTER GENDER shall include MASCULINE GENDER and FEMININE GENDER.

- S.** The Developer has constructed the **1(one) Tower/Block** at the said Premises and the completion certificate therefor has been issued by the.....
on
- T.** The Maintenance Company has been formed for taking over charge of the maintenance management and affairs of the Housing Complex and in particular the Common Areas and Installations thereat from the said Developer, and the Vendors/present owners herein are now member of the said Maintenance Company and Purchaser herein agrees and undertakes to become a member / share-holders thereof.
- U.** By an Agreement for Sale dated....., made between the OWNERS of the FIRST PART, herein and therein and the DEVELOPER of the SECOND PART herein and the PURCHASER/S of the THIRD PART herein and therein mentioned for the consideration mentioned therein and the final consideration mentioned herein wherein the said OWNERS and the DEVELOPER therein agreed to sale or transfer of ALL THAT the Flat No..... on the floor of the said Housing Complex named and known as 'DOMJUR PRIDE' having Carpet area of the Unit/Flat..... sq. ft. and having area of balcony/verandah sq. ft. more or less togetherwith Right to park one/two medium sized motor car/s or two wheeler in the open/cover/mechanical car parking space at open/ground floor being parking space No....., morefully described in the Second Schedule thereunder written alongwith proportionate undivided share or interest in the land morefully and more particularly mentioned in the First Schedule thereunder written togetherwith all facilities morefully described in the Third Schedule thereunder written togetherwith also all rights in all common areas or facilities common with other owners/occupiers.
- V.** The Developer has duly constructed and/or erected the said building and duly obtained the completion/occupancy certificate from the competent

authority and has intimated the Purchaser about the completion of the said Tower as well as the Purchaser/s' Unit and the Final measurement of the said Unit. The Purchaser/s' has/have inspected the Unit and common areas and also verified all relevant papers and requested the Owners and Developer to complete the Sale by way of registering the said Unit in favour of the Purchase/s and the Vendors and Developer have agreed to sell transfer convey ALL THAT the Flat No. on thefloor of the said Part Residential Part Commercial Building named and known as 'DOMJUR PRIDE' having Carpet area of the Unit/Flatsq.ft (.....sq.ft. more or less) and having area of balcony/verandah.....sq.ft. more or less together with Right to park medium sized motor car/s or two wheeler in the open/cover/mechanical car parking space at open/ground floor being parking space No....., morefully described in the Second Schedule hereunder written alongwith proportionate undivided share or interest in the land morefully and more particularly mentioned in the First Schedule hereunder written together with all facilities morefully described in the Third Schedule hereunder written togetherwith also all rights in all common areas or facilities common with other owners/occupiers free from all sorts of encumbrances whatsoever at the total consideration of Rs..... /- (Rupees.....) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs...../- (Rupees.....) only of the lawful money of the Union of India well and truly paid by the Purchaser/s to the Developer (the receipt whereof the Vendors and Developer doth hereby and also by the receipt/memo hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof acquit release and discharge the Purchaser/s and the said Unit hereby

intended to be sold and transferred) the Vendors do hereby sell transfer convey assure and assign unto to and in favour of the Purchaser/s **ALL THAT** the Flat/Unit No.....on the.....floor of the said Part Commercial Part Residential Building named and known as 'DOMJUR PRIDE' having Carpet area of the Unit/Flat.....sq.ft. (.....sq.ft) and having area of balcony/verandah.....sq. ft. more or less and delineated in the **Plan** annexed hereto duly bordered thereon in "Red" together with Right to parkmedium sized motor car/two wheeler in the open/cover/mechanical car parking space at open/ground floor being parking Space No., **delineated by "Green" borders in the plan annexed hereto** at the said Premises morefully described in the Second Schedule thereunder written alongwith proportionate undivided share or interest in the land morefully and more particularly mentioned in the First Schedule thereunder written togetherwith also all rights in all common areas or facilities common with other owners/occupiers, situation of the said flat and the said Car Parking Space are respectively shown and delineated in the map or plan annexed hereto and bordered in "**RED**" and "**GREEN**" here on hereinafter referred to "**said Flat and appurtenances**" togetherwith also all rights in all common areas or facilities and other facilities and services common with other owners/occupiers in the said Building at the said Premises more fully and particularly mentioned and described in the **THIRD SCHEDULE AND ALSO TOGETHER WITH** the undivided indivisible impartible proportionate share or interest in the land below and underneath the building comprised in the said Premises (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written) and attributable to the said flat and hereinafter for the sake of brevity collectively referred to as the "**said Flat and appurtenances**" **thereto OR HOWSOEVER** the said flat now are or is or at any time heretofore were situated butted and bounded called known numbered described or distinguished **AND ALL** the estates right title and interests property claims and demands whatsoever of the Vendors of in and to the

said flat and the said car parking space hereby sold, granted, conveyed, transferred, assigned and assured and/or intended so to be **TOGETHER WITH** all the legal incidents remainder or remainders reversion or reversions and together with the right to receive realize and collect all the rents issues and profits therefrom **TO HAVE AND TO HOLD** the said flat and the said car parking space absolutely and forever free from all encumbrances charges trusts liens lispendens and attachments whatsoever **SUBJECT NEVERTHELESS** to the various easements or quasi-easement and other stipulations and provisions in connection with the beneficial use and enjoyment of the said flat.

W. THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER/S as follows:

- a) The interest which the Vendors do hereby profess to transfer subsists and the Vendors have good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the said flat and the said car parking space hereby sold, granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser in the manner as aforesaid.
- b) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon and hold and enjoy the said flat and the said car parking space and to receive realize all the rents issues and profits thereof without any interruption hindrances, claims or demands or disturbances whatsoever from or by the Vendors and/or any person or persons claiming through under or in trust for them.
- c) The said flat and the said car parking space are freed and discharged from and against all manner of encumbrances whatsoever.
- d) The Vendor shall from time to time and at all times hereafter upon every

reasonable request and at the cost of the purchaser/s make do acknowledge execute and perform all such further and other lawful and reasonable acts deeds conveyances matters and things whatsoever for further better or more perfectly assuring the said flat and the said flat and the said car parking space in the manner as aforesaid as shall or may be reasonably required.

- e) The Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser make do produce to the Purchaser or its Attorney or Agents at any trial commission, examination or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said flat and the said car parking space AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies or extracts of and from the said deeds and writings or any of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe unobliterate and uncanceled.
- f) The vendor is hereby agreed and undertook to pay all their liability, arrear taxes maintenance charges and/or another claim/claims in any manner whatsoever in respect of said flat and appurtenances if raise in future or any time after sale up to the period of sale or handing over possession whichever is earlier within 7 days from the date of said demand.

FIRST SCHEDULE ABOVE REFERRED TO:

(Said Land)

ALL THAT Bastu land measuring an area 14.07 Decimal more or less lying and situated in Mouza- Makardah, J.L.No. 34 , R.S. (Sabek)Dag No 1002, L.R.(Hal) Dag No. 1063 under L.R. Khatian No. 2131 Within the jurisdiction of Domjur Police Station in the District- Howrah.

ALL THAT Land measuring approximately and butted and bounded as follows:

ON THE NORTH : R.S. Dag No. 1003
 ON THE EAST : R.S. Dag 1002 (P)
 ON THE SOUTH : Amta-Howrah Road
 ON THE WEST : R.S. Dag No. 1002(P)

SECOND SCHEDULE ABOVE REFERRED TO:

(Said Space)

ALL THAT Unit No. on the floor of Tower No.
MEASURING**Sq.ft.** (..... **Sq.ft.**) **Carpet area** and having area of Balcony/Verandah..... sq.ft.(more or less) of **chargeable area** in the Part Commercial & Part Residential Building to be constructed on the said land together with right to park in the open/covered area of the building for parking of medium sized motor car/s and or Two Wheeler.

THIRD SCHEDULE ABOVE REFERRED TO:

(Common Portions)

Undivided impartible proportionate share and/or interest in the following common areas, amenities and facilities of the Building.

1. **Areas:**
 - (a) Open and/or covered paths and passages.
 - (b) Lobbies and staircases.
 - (c) Stair Head Room, Lift Machine Room, Lift well.

- (d) Office room of the Maintenance Company.
- (e) Boundary walls and main gates of the Building.

2. **Water and Plumbing:**

- (a) Water reservoirs.
- (b) Water tanks.
- (c) Water pipes (save those inside any unit).
- (d) Deep Tubewell, if any.
- (e) Under ground tank and installations for fire fighting.

3. **Electrical Installations:**

- (a) Wiring and accessories for lighting of Common Portions.
- (b) Electrical Installations relating to meter for receiving electricity from WBSEDCL.
- (c) Pump and motor.
- (d) Lift and Lift machinery.
- (e) D.G. set.

4. **Drains:**

- (a) Drains, sewers and pipes.

5. **Others:**

Other areas and installations and/or equipments, if any, as are provided in the Building for common use and enjoyment.

FOURTH SCHEDULE ABOVE REFERRED TO:

(Common expenses)

- 1. **Common Utilities:** All charges and deposits for supply, operation and maintenance of common utilities.

2. **Electricity:** All charges for the electricity consumed for the operation of the common machinery and equipment.
3. **Fire Fighting:** Costs of operating and maintaining the fire-fighting equipments and personnel, if any.
4. **Maintenance Company:** Establishment and all other capital and operational expenses of the Maintenance Company.
5. **Insurance:** All expenses for insuring (including renewal thereof) the Building and/or the Common portions, inter alia, against earthquake, flood, rain, fire, mob violence, damages, civil commotion etc.
6. **Litigation:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common portions.
7. **Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting, renovating and cleaning the common portions, including the exterior or interior (but not inside any space) walls of the Building.
8. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Portions, including lifts, D.G. set, changeover switches, pumps and other common installations including, their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the common portions.
9. **Rates and Taxes:** Municipal Tax, surcharge, Water tax and other levies in respect of the Building save those separately assessed on the Purchaser/s.
10. **Staff:** The salaries of and all other expenses on the staff to be employed for the Common purposes, viz manager, caretaker, clerks, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits.

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED and DELIVERED

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

1.

OWNER

2.

SIGNED, SEALED and DELIVERED

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

1.

DEVELOPER

2.

SIGNED AND SEALED by the **PURCHASER/S**

at Kolkata, in the presence of:

1.

PURCHASER/S

2.

Drafted by:

MEGHA DAS
Advocate
High Court, Kolkata

RECEIVED of and from the within named Purchaser/s the within mentioned sum of Rs. /- (Rupees) only being the full consideration money as per memo below:

MEMO OF CONSIDERATION

By Cheque No. dated.....drawn on.....	Rs.	
By Cheque No. dated.....drawn on.....	Rs.	
GST@ %	Rs.	
TOTAL :	Rs.	

(Rupees) only.

WITNESSES:

1.

DEVELOPER

2.

DATED THIS DAY OF 20

DEED OF CONVEYANCE

BETWEEN

.....

OWNERS

.....

DEVELOPER

AND

.....

PURCHASER

**MEGHA DAS
Advocate,
Chatushkon,
17A, Golf Club Road
Kolkata-700033
Mob: 9331044379/9836037755
email: swapandas47@gmail.com**