

DRAFTED ON 26TH JUNE 2018

THIS INDENTURE OF CONVEYANCE is made at Kolkata on this the
day of **TWO THOUSAND AND EIGHTEEN**

BETWEEN

(1) J.C. OVERSEAS LIMITED (PAN AAACJ9689F) a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at 27 Elliot Road, P.S. Park Street, P.O. Park Street, Kolkata 700 016 and represented by its Director Shri Ankit Juneja (PAN -----) son of ----- working for gain at 27 Elliot Road, P.S. Park Street, P.O. Park Street, Kolkata 700 016 **AND**
(2) CHIEH SHING TANNERY (PAN AACFC1226C) a partnership firm having its office situated at No.104/D Matheswartala Road, Kolkata 700 046 P.O.----- P.S. ----- and represent by its partner Shri Wu Wei Yan (PAN -----) of No.104/D Matheswartala Road, Kolkata 700 046 P.O.----- P.S. ----- hereinafter collectively referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean in the case of the Company its successor and/or successors in office/interest and assigns and in the case of the partnership firm the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

A N D

-----son/daughter/wife of -----
residing at _____
P.O.----- P.S. ----- hereinafter referred to as the
PURCHASER (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include his/her heirs, legal representatives, executors, administrators and assigns) of the
OTHER PART

WHEREAS:

- A. In this Deed wherever the context so permits the said J.C. Overseas Limited is referred to as the Vendors No.1 and the said Chieh Shing Tannery is referred to as the Vendors No.2 and are collectively referred to as the Vendors.
- B. By a registered Deed of Conveyance dated 15th May 2001 and registered at the office of the additional Registrar of Assurances, Kolkata in Book No. I Volume No.118 Pages 125 to 142 Being No. 4520 for the year 2001 and made between Yeo Fah Tannery Private Limited therein referred to as the Vendors of the One Part and Chieh Shing Tannery, the Vendors No.2 herein therein referred to as the Purchaser of the Other Part the said Yeo Fah Tannery Pvt Ltd for the consideration therein mentioned sold transferred and conveyed unto and in favour of the Vendors No.2 ALL THAT the piece and parcel of land containing by admeasurement an area of 13 cottahs 12 chittacks and 28 sq.ft. (more or less) situate lying at and being Municipal Premises No.104/D Matheswartala Road, Kolkata 700 046 (more fully and particularly mentioned and described in the SCHEDULE thereunder written and hereinafter for the sake of brevity referred to as the PART TWO PROPERTY) for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Conveyance
- C. By a registered Deed of Conveyance dated 18th July 2003 and registered at the office of the additional Registrar of Assurances, Kolkata in Book No. I Being Deed No.8420 for the year 2013 and made between Yeo Fah Tannery Private Limited therein referred to as the Vendors of the One Part and J.C. Overseas Limited, the Vendors No.1 herein therein referred to as the Purchaser of the Other Part the said Yeo Fah Tannery Pvt Ltd for the consideration therein mentioned sold transferred and conveyed unto and in favour of the Vendors No.1 ALL THAT the piece and parcel of land containing by admeasurement an area of 1 Bigha 5 chittacks and 27 sq.ft. (more or less) situate lying at and being Municipal Premises No.104/D/2 Matheswartala Road, Kolkata 700 046 (more fully and particularly mentioned and described in the SCHEDULE thereunder written and hereinafter for the sake of brevity referred to as the PART ONE PROPERTY) for the consideration

and subject to the terms and conditions contained and recorded in the said Deed of Conveyance

- D. The said Part One Property and the said Part Two Property are collectively referred to as the said Entire Property
- E. The Vendors caused their respective names to be mutated in the records of the authorities concerned
- F. The Vendors had acquired the said Entire Property for the purpose of undertaking the development thereof and for the purpose of facilitating the development thereof by a Deed of Exchange dated 1st October 2012 entered into between the Vendors interse and registered at the office of the Additional Registrar of Assurances-I, Kolkata in Book No. I CD Volume No. 19 Pages 6660 to 6680 Being No. 09247 for the year 2012 the said Vendors exchanged and transferred in favour of each other 10% of the share of land owned by them respectively and upon such exchange caused the said Part One Property and Part Two Property was amalgamated and upon amalgamation has since been numbered as Municipal Premises No. 140D/2 Matheswartala Road, Kolkata 700 046 (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to as the said PREMISES)
- G. By an agreement dated 7th May 2013 registered at the office of the Additional Registrar of Assurances-I, Kolkata in Book No. I CD Volume No.9 Pages 6262 to 6298 Being No. 2013 the Vendors agreed to undertake development of the said Premises for the consideration and subject to the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the JV AGREEMENT)
- H. In pursuance of the said JV Agreement the Vendors caused a map or plan to be sanctioned being No. 2013070193 dated 18th January 2014 (the expression plan shall mean and include all modifications and/or alterations made thereto from time to time) to be sanctioned by Kolkata Municipal Corporation (hereinafter referred to as the said PLAN) whereby the Vendors became entitled to construct erect and complete a new building at the said Premises comprising of basement, ground plus 21 upper floors (hereinafter referred to as the NEW BUILDING) in accordance with the said Plan comprising of various self contained flat units apartments constructed spaces and car parking spaces to be ultimately held and/or enjoyed by various intending purchasers on ownership basis.

- I. By an Agreement for Sale dated ----- entered into between the Vendors and the Purchaser the Vendors agreed to sell and transfer and the Purchaser agreed to purchase and acquire on ownership basis FIRSTLY ALL THAT the Flat No. _____ on the _____ floor of the new building then in course of construction of the said Premises containing by estimation an area of _____ sq.ft. (carpet area) (be the same a little more or less) AND SECONDLY ALL THAT the _____ open/covered car parking space/s AND THIRDLY ALL THAT the undivided proportionate share in all common parts portions areas and facilities to comprise in the said New Building and/or Housing Complex (more fully and particularly mentioned and described in the THIRD SCHEDULE hereunder written) AND FOURTHLY ALL THAT the undivided proportionate indivisible share or interest in the land forming part of the said premises appurtenant and/or allocable thereto (more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written and hereinafter referred to as the said FLAT AND THE PROPERTIES APPURTENANT THERETO) for the consideration and subject and subject to the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the SALE AGREEMENT)
- J. The building at the said Premises has since been completed and necessary completion certificate has been obtained from Kolkata Municipal Corporation
- K. The Purchaser in his/her turn has made payment of the entirety of the consideration amount and other amounts payable in terms of the said Sale Agreement and has now requested the Vendors to execute the Deed of Conveyance and/or transfer in respect of the said Flat and the Properties Appurtenant Thereto in terms of the said Sale Agreement which the Vendors have agreed to do for the consideration and subject to the terms and conditions hereinafter appearing

NOW THIS INDENTURE WITNESSETH AND IT IS AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. ACKNOWLEDGEMENT, CONFIRMATION AND DISCLAIMER

- 1.1** At or before the execution of this Deed the Purchaser has:
- i) Fully satisfied himself/herself/itself as to the title of the Vendors in respect of the said Premises
 - ii) Has received copies of the original title deeds in respect of the lands forming part of the said Premises
 - iii) Has inspected and received a copy of the said Plan
 - iv) Is fully satisfied as to the total carpet area forming part of the said Flat
 - v) Is fully satisfied as to the materials/specifications used in the construction erection and completion of the said Flat and/or the said New Building
 - vi) Acknowledges that the right of the Purchaser shall remain restricted to the said Flat and the Properties Appurtenant Thereto
 - vii) Confirms that at or before entering into this Deed the Purchaser has obtained independent legal advise
 - viii) Acknowledges that the terms and conditions of this Deed are fair, reasonable and equitable
- And has agreed not to raise any objection whatsoever or howsoever

2. DEFINITIONS

In these Deed unless it is repugnant to or inconsistent with the subject or context the following expressions shall have the meanings assigned to them as under:

- (a) **ARCHITECT** shall mean Sanon Sen & Associates Pvt Ltd of no. 5 Russel Street, Kolkata 700 071 such other person, firm or firms, company or companies whom the Vendors have appoint from time to time as the Architect of the New Building.
- (b) **CAR PARKING SPACE** shall mean the open/covered car parking space for parking of a small/medium sized motor car/s and the said Car Parking Spaces will be located in the ground floor/basement or in the open spaces as may be decided by the Vendors.

- (c) **RESIDENTIAL COMPLEX** shall mean the new building to be constructed at the said premises and to be commonly known as **"INIA"** or such other name as the Vendors in their absolute discretion may deem fit and proper.
- (d) **COMMON EXPENSES** shall mean the proportionate share of common expenses and/or maintenance charges to be paid by all the owners and/or occupiers of the said new building and/or residential complex (details whereof will appear from Seventh Schedule hereunder written).
- (e) **COMMON SERVICE/MAINTENANCE/FMC** shall mean those services which are to be rendered by the Vendors and upon formation of the **COMMITTEE/ASSOCIATION** and/or appointment of the FMC by such Association/FMC as the case may be subject to the Purchaser making proportionate share of such maintenance charges.
- (f) **COMMITTEE (ADHOC) OF FLAT OWNERS** shall mean the Adhoc Committee which may be formed by the Vendors No.1 for the purposes as hereinafter appearing.
- (g) **PLAN** shall mean the plan being **No.2013070193 dated 08/01/2014** sanctioned by Kolkata Municipal Corporation and shall include any modification and/or alterations and/or additions thereto sanctioned by the authorities concerned from time to time.
- (h) **PREMISES** shall mean **ALL THAT** the Municipal Premises No. **No. 140D/2 Matheswartala Road, Kolkata 700 046** (more fully and particularly mentioned and described in the **PART III of the FIRST SCHEDULE** hereunder written).
- (i) **PURCHASER** shall mean the Party referred to as **OTHER PART**

- (j) **SUPER BUILT UP AREA** shall mean the saleable space and the proportionate share or interest forming part of the common parts and portion and also the area occupied by various amenities/facilities.
- (k) **VENDORS** shall mean the party hereto of the ONE PART and in the case of the company shall mean and include its successor and/or successors in office/interest and assigns and in the case of the partnership business the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives executors administrators and assigns
- (l) **SAID FLAT AND THE PROPERTIES APPURTENANT THERETO** shall mean as defined in **SECOND SCHEDULE** below.
- (m) **UNDIVIDED SHARE** shall mean the undivided indivisible proportionate share in the land comprised at the said premises attributable and/or allocable to a particular Flat and/ or Car parking as shall be determined by the Vendors and the Purchaser hereby consents to the same.

1.

3. INTERPRETATIONS

3.1 In this Deed (save to the extent that the context otherwise so requires):-

- i) Any reference to any act of Parliament whether general or specific shall include any modification, extension or re-enactment of it for the time being in force and all instruments, orders, plans, regulations, bye laws permissions or directions any time issued under it.
- ii) Reference to any agreement, contract deed or documents shall be construed as a reference to it

as it may have been or may from time to time be amended, varied, altered, supplemented or novated.

- iii) An obligation of the Purchaser in this Agreement to do something shall include an obligation to procure that the same shall be done and obligation on its part not to do something shall include an obligation not to permit, or allow the same to be done .
- iv) Words denoting one gender shall include other genders as well.
- v) Words denoting singular number shall include the plural and vice versa.
- vi) A reference to a statutory provision includes a reference to any modification, consideration or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- vii) Any reference to this agreement or any of the provisions thereof includes all amendments and modification made in this Agreement from time to time in force.
- viii) The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- ix) The Schedules shall have effect and be construed as an integral part of this Deed.

4. SALE AND TRANSFER

4.1 THAT in consideration of the said Sale Agreement dated --
 ----- and in further consideration of a sum
 of **Rs.**----- /- (**Rupees** -----
 ----- **only**) of the lawful money of the Union of India well
 and truly paid by the Purchaser to the Vendors at or before the
 execution hereof (the receipt whereof the Vendors and each one
 of them doth hereby and also by the receipt hereunder written
 admit and acknowledge to have been received and of and from
 the payment of the same and every part thereof doth hereby
 acquit release and discharge the Purchaser and also the Said
 Flat and the Properties Appurtenant thereto hereby intended to

be sold and transferred) the Vendors and each one of them doth hereby sell transfer convey and/or release relinquish and disclaim all their respective right title interest into or upon **FIRSTLY ALL THAT the Flat No. _____ on the _____ floor of the new building situated at the said Premises (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written) containing by estimation an area of _____ sq.ft. (Carpet area) (be the same a little more or less) AND SECONDLY ALL THAT the _____ open/covered car parking space/s AND THIRDLY ALL THAT the undivided proportionate share in all common parts portions areas and facilities to comprise in the said New Building and/or Housing Complex (more fully and particularly mentioned and described in the THIRD SCHEDULE hereunder written) AND FOURTHLY ALL THAT the undivided proportionate indivisible share or interest in the land forming part of the said premises appurtenant and/or allocable thereto (more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written and hereinafter referred to as the said FLAT AND THE PROPERTIES APPURTENANT THERETO) TOGETHER WITH the right to use the common areas installations and facilities in common with the other co-purchaser and the owners and the other lawful occupants of the New Building **BUT EXCEPTING AND RESERVING** such rights easements quasi- easements privileges reserved for any particular Flat and/or the Society and/or Association of Co-owners (more fully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written) **AND TOGETHER WITH** all easements or quasi- easements and provisions in connection with the beneficial use and enjoyment of the Said Flat and the Properties Appurtenant Thereto (more fully and particularly mentioned and the and described in the **FIFTH SCHEDULE** hereunder written) **TO HAVE AND TO HOLD** the said FLAT AND THE PROPERTIES APPURTENANT THERETO hereby sold transferred and conveyed and every part or parts or parts thereof unto and to the use of the Purchaser **SUBJECT TO** the restrictions (more fully and particularly**

mentioned and the and described in the **SIXTH SCHEDULE** hereunder written) and also subject to Purchaser making payment of the maintenance charges and other charges payable in respect of the Said Flat and the Properties Appurtenant Thereto (such Maintenance charges more fully and particularly mentioned and described in the **SEVENTH SCHEDULE** hereunder written) to the society and/or Association AND/OR Holding Organization and/or to the persons entitled to receive the same.

5. AND THE VENDORS AND EACH ONE OF THEM HEREBY COVENANTS WITH THE PURCHASER as follows:

- a) **THAT** notwithstanding any act deed or matter or thing whatsoever done by the Vendors or executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Flat and the Properties Appurtenant Thereto hereby granted sold conveyed transferred assigned or intended do to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.
- b) **THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors now have in themselves good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Flat and the Properties Appurtenant Thereto hereby sold conveyed transferred or expressed so to be unto and to the use of the Purchaser in the manner aforesaid.
- c) **THAT** the Said Flat hereby sold granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments lis-pendens debuttar or trusts made or suffered by the Vendors or any person or persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Vendors.
- d) **THAT** the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Flat and

may receive all rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Vendors or any person or persons having or lawfully or equitably claiming as aforesaid

- e) **THAT** the Purchaser shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates charges encumbrances liens attachments lispendens debuttar or trust or claims and demands whatsoever created occasioned or made by the Vendors or any person or persons having or lawfully or equitably claiming as aforesaid.
- f) **AND FURTHER THAT the** Vendors and all persons having or lawfully or equitable claiming any estate or interest in the Said Flat or any part thereof through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make do and execute or cause to made done and executed all such further and lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Flat and every part thereof unto and to the use of the Purchaser in the manner as aforesaid as shall or may be reasonably required.
- g) **THAT** the Vendors have not any time done or executed or knowingly suffered or been party to any act deed or thing whereby and where under the Said Flat hereby granted transferred and conveyed or expressed so to be or any part thereof can or may be impeached encumbered or affected in title or otherwise.

6. AND THE PURCHASER HEREBY COVENANT WITH THE VENDORS as follows:

6.1.1 THAT the Purchaser and all other persons deriving title under them shall and will at all times hereafter shall observe the restrictions/ House Rules regarding the user of the said Flat and also the obligations set forth in the **SIXTH SCHEDULE** hereunder written and acknowledges that observance of such rules and regulations are for the

common benefit of all the owners and occupiers of the said New Building.

6.1.2 THAT the Purchaser shall within three months from the date of execution of these presents at his/her cost shall apply for obtaining mutation of his/her name as the owner and until Flat is not separately assessed the Purchaser shall pay the proportionate share of the assessed municipal tax and other taxes and impositions payable in respect of the New Building, as may be determined and fixed by the Vendors and upon appointment of the Facility Management Company (FMC) to such FMC without raising any objection whatsoever.

6.1.3 THAT the Purchaser shall at all times from the date of possession regularly and punctually make payment of all the municipal rates and taxes and other outgoings including cesses, multi-storied building tax, water tax, Urban Land Tax, Service Tax if any, and other levies impositions and outgoings (hereinafter referred to as the **RATES AND TAXES**) which may from time to time be imposed or become payable in respect of the said Flat and Proportionately for the new building as a whole and proportionately for the common parts and portions and until the mutation is effected in the name of the Purchaser, the Purchaser shall be liable to make payment of the proportionate share of such Rates and Taxes based on the estimates for providing the services (including insurance) during the year (hereinafter referred to as Maintenance Charges Estimates) and such Charges may be revised during the year to the Vendors and upon appointment of the said FMC to such FMC.

7. AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

7.1.1 THAT the Undivided share in land comprised in the Land and the proportionate share in Common parts and portions hereby sold and transferred and attributable to the said Flat shall always remain impartiable.

7.1.2 THE right of the Purchasers shall remain restricted to the said Flat and proportionate share or interest in the common parts, portions, areas, facilities and/or amenities comprised in the new building.

7.1.3 THE said new building shall always be known as “**INIA**”

7.1.4 The Purchaser agrees to observe all rules and regulations and maintain the decency of the said New Building and shall not do or permit to be done any act deed or thing which is likely to affect the decency of the said New Building and/or the rights of the other owners and occupiers of the said new building and for the aforesaid purpose shall not only observe the rules and regulations which may be framed from time to time but will also regularly and punctually make payment of the proportionate share of common area maintenance (hereinafter referred to as the CAM CHARGES)

7.1.5 At or before entering into these presents the Purchaser has made himself/herself aware that the said new building is a prestigious residential building with a serene environment and the Purchaser agrees to maintain the decency of the said Complex and shall not do any act deed or thing nor permit any act deed or thing to be done which is likely to adversely affect the decency of the said Complex and the Purchaser further acknowledge that non payment of maintenance charges is likely to affect the rendition of common services and maintenance of common parts and portions.

7.1.6 The PURCHASER shall obtain separate electricity meter for the said Flat in its/his/her name at own cost/expenses for that the Vendors shall offer the necessary assistance. The PURCHASER agrees to regularly and punctually make payment of the electricity charges and further agree not to withhold the same on any account whatsoever or howsoever.

7.1.7 The Purchaser further acknowledges that in the event of the Purchaser committing breach of any of the said rules and regulations or failing to make payment of the proportionate share of CAM Charges then and in that event the other Flat owners and/or occupiers of the said New Building will independently be entitled to enforce the same against the Purchaser.

8. POSSESSION

8.1 It is hereby confirmed recorded and declared that the Purchaser has been put in vacant possession of the said Flat (hereinafter referred to as **POSSESSION DATE**).

8.2 On and from the said Possession Date the Purchaser has confirmed that he/she shall

a) Regularly and punctually make payment of the proportionate share of municipal rates taxes and other outgoings payable in respect of the said Flat and Properties Appurtenant Thereto until the same is assessed by Kolkata Municipal Corporation.

8.3 Regularly and punctually make payment of the maintenance charges payable in respect of the said Flat to the Vendors and upon appointment of the Facility Management Company (hereinafter referred to as the FMC) to such FMC. The Purchaser acknowledges that regular and timely payment of such maintenance charges is a must and in the event of any default on the part of the Purchaser in making regular and timely payment of such maintenance charges the same likely to effect the other owners and/or occupiers of various other Flat apartments and in this regard the FMC after formation/ appointment and till then the Vendors will estimate every year what it thinks the estimate for providing the services (including insurance) during the year (Maintenance Charges Estimates) and such Maintenance Charges Estimates may be revised during the year and the Purchaser shall have to make payment of such estimated amount on monthly basis in respect of his/her/its share on (hereinafter referred to as the **MAINTENANCE**

CHARGES) the amount so estimated. At the close of the year, if the amount so payable by the Purchasers is less than the Estimated Costs of the whole year then the balance amount will be carried forward and will be adjusted against the Service Charge percentage payable by the Purchasers for the following year and in the event of the same being more than what has been paid by the Purchaser the Purchaser shall forthwith make payment of the same to the FMC and/or Vendors as the case may be.

9. MANAGEMENT OF THE COMMON PARTS AND PAYMENT OF COMMON AREA MAINTENANCE CHARGES (CAM CHARGES)

9.1 The Purchaser has agreed to regularly and punctually make payment of the Common Area Maintenance Charges (hereinafter referred to as the CAM CHARGES)

9.2 The said CAM Charges shall be paid on the Estimated amounts payable for each month and upon close of each financial if the total CAM Charges paid by the Purchaser is less than the Actual CAM Charges payable by the Purchaser then and in that event the Purchaser shall be liable to forthwith make payment of the deficit amount and in the event of the Purchaser making payment in excess of the Actual CAM Charges payable by the Purchaser the same shall be adjusted and appropriated in the CAM Charges payable by the Purchaser for the following year.

9.3 In the event of non payment of such CAM Charges the Purchaser shall be liable to pay interest on the amounts lying in arrears at the rate of 15% per annum and this would be in addition to any other right which the Developer/FMC and/or Holding Organisation may have for non payment of such CAM Charges

9.4 CONSEQUENCES FOR NON PAYMENT OF CAM CHARGES

9.4.1 The Purchaser acknowledges that regular and timely payment of the CAM Charges is a must, in as much as non payment thereof is likely to adversely affect the services in

the said Housing Complex and as such in the event of any default on the part of the Purchaser the other Flat Owners shall be entitled to take an action against the Purchaser in the event of the Purchaser defaulting in making payment of such CAM Charges and in the event of the Purchaser committing default in making payment of CAM Charges and if such default shall continue for a period of three months then and in that event the Developer/ Management Company /Holding Organisation as the case may be shall be entitled to :

- a) disconnect the supply of electricity
- b) discontinue the supply of water
- c) prevent the use of lift
- d) discontinue Generator Services

and the same will not be restored until such time the Purchaser has made payment of all amounts lying in arrears together with interest at the rate of 15% per annum and such penal charges as may be levied by such FMC.

9.5 The Purchaser acknowledges that it would not be obligatory of the part of the Vendors/FMC /Holding Organisation as the case may be to give any notice regarding non payment of CAM Charges and in any event the Purchaser waives the right to receive such notice

9.6 MAINTENANCE OF THE COMMON PARTS AND PORTIONS AND SUPPLY OF SERVICES

9.6.1 The Purchaser acknowledges that maintenance of the common parts and portions and supply of services is for the benefit of all the Flat Owners and as such it is desirable that a Facility Management Company (hereinafter referred to as the FMC) be appointed and in this regard the Purchaser authorises the Developer to appoint a Facility Management Company on such terms and conditions as the Developer in its absolute discretion

may deem fit and proper who shall remain responsible for maintenance of the common parts and portions and for rendition of common services

9.6.2 The Vendors shall be entitled to appoint a Facility management Company on such terms and conditions as the Developer in its absolute discretion may deem fit and proper and the Purchaser shall be liable to make payment of an amount equivalent to 15% of the CAM Charges as service charges payable to such FMC

9.6.3 Until such time the Vendors has appointed such FMC the Vendors shall be liable to maintain the common parts and portions and be responsible for rendition of common services and as such the Vendors shall be entitled to claim an amount equivalent to 15% of the CAM Charges payable by the Purchaser as and by way of service charges

9.6.4 After formation of the Holding Organisation, the Holding Organisation will take control of the common parts and portions and shall remain liable for rendition of common services

9.6.5 HOLDING ORGANISATION - The Flat Owners amongst themselves shall form a Holding Organisation which may be a private limited company, limited liability partnership firm and/or Society or Syndicate and/or Association of Persons (hereinafter referred to as the HOLDING ORGANISATION)

9.6.6 The Purchaser agrees to become a member of such holding Organisation and shall abide by all the rules and regulations which may be framed from time to time by such Holding Organisation.

9.7 Until formation of the said Holding Organisation the Vendors in their absolute discretion may appoint an Adhoc Committee which will comprise of five Flat owners (hereinafter referred to as the ADHOC COMMITTEE) and such Adhoc Committee shall be deemed to be the representative body of all the Flatowners of the said Commercial Complex and upon

formation of the said Holding Organisation the said Adhoc Committee shall stand dissolved.

10. GENERAL

10.1 ROOF

10.1.1 **ROOF** shall mean the entirety of the said roof excepting a divided and demarcated portion which may form part of the Reserved Roof

10.1.2 **COMMON ROOF** shall mean a divided and demarcated portion of the roof which may be provided for common use of all the Flat owners in the said New Building

10.1.3 **RESERVED ROOF** shall mean **ALL THAT** the divided and demarcated portion of the Roof which will remain under the exclusion possession of the Vendors who shall be entitled to sell and/or transfer and/or allow the use of the same to any person and/or persons the Vendors in its absolute discretion may deem fit and proper and the Purchaser hereby consents to the same.

10.1.4 The Purchaser hereby disclaims all its right title interest claim or demand whatsoever or howsoever over and in respect of the Reserved Roof of the said Building wherein his/her/its Flat is situated and hereby consents that the Vendors or any person authorised by it shall be entitled to:

- a) Put up any neon sign, hoardings and other display materials on any part or portion on any of the roofs of the said new building.
- b) For the purpose of display of such neon signs and/or hoardings and/or display materials the Vendors shall be entitled to erect the same at its own cost.

- c) To remain responsible for payment of taxes which may become payable in respect of such neon signs, hoarding and/or display materials.
- d) To connect the Said neon signs and/or hoardings and or display material with electricity line and other utilities will at the Vendors's cost.
- e) To use the lifts, staircases and other common parts and portions for the purpose of repairs, replacement to such neon signs, hoardings and display material.

10.1.5 The Purchaser hereby consents and waives all its rights to enable the Vendors put up such neon signs, hoarding and other display materials and agrees not raise any objection whatsoever or howsoever or claim any share in the rent.

11. EXCLUSION OF LIABILITY

10.1 The Purchasers acknowledges that he/she/it/ has examined the entirety of the building and facilities and the Vendors/Confirming Parties in no event shall be responsible to the Purchasers or to anybody else at the said property expressly or impliedly for any accident or any damage or loss of any property belonging to the Purchasers.

11. SEVERANCE

11.1 If any term of indenture, in whole or in part, is held to be illegal and/or unenforceable either in the eye of law or otherwise then and in that event the same shall be deemed not to form part of this Deed and the enforceability of the remaining terms and conditions contained in this Deed shall not be effected.

12. ENFORCEMENT OF THE COVENANTS

12.1 In the event of any breach on part of the Purchasers in performing its obligations and covenants in terms of this indenture and consequent thereto if the rights of the other owners and/or occupiers are in any way effected because of the acts of negligence and/or default on the part of the Purchasers then and in that event the Vendors and upon

the appointment of the FMC such FMC shall be entitled to specifically enforce their rights in terms of this indenture.

13. **SUPERCESSION**

13.1 The Deed supersedes all writings, understandings, agreements, brochures and any other understanding between the parties hereto and the Purchasers agrees not to rely on the same.

14. **INDEMNITY**

14.1 The Purchaser hereby acknowledges that is his/her/its obligation to make payment of all rates, taxes and outgoings whether local state or central which may become payable in respect of his/her/its Flat/ Apartment and shall be liable to make payment as and when the same becomes due and payable without raising any objection whatsoever or howsoever and in any event agrees to keep the Vendors and/or their respective successors and/or successors saved harmless and fully indemnified from and against all costs charges actions suits and proceeding including litigation cost.

THE FIRST SCHEDULE ABOVE REFERRED TO (PREMISES)

ALL THAT the piece and parcel of land containing by estimation an area of 34 cottahs 02 chittacks and 10 sq.ft. (more or less) situate lying at and being Municipal Premises No. 104/D/2 Matheswartolla Road, Police Station Pragati Maidan, Sub Registry Office A.R.A.-1, Kolkata under Ward No.66 within the limits of Kolkata Municipal Corporation and butted and bounded in the manner following that is to say:

ON THE NORTH : By Matheswartalla Road
 ON THE SOUTH : E.M. Bypass Road, Park Circus Connector
 ON THE EAST : Premises No.104/D/1 Matheswartalla Road
 ON THE WEST : Premises No. 104/D/3 Matheswartolla Road

OR HOWSOEVER OTHERWISE **said premises butted bounded, numbered, known and distinguished.**

**THE SECOND SCHEDULE ABOVE REFERRED TO
(FLAT AND THE PROPERTIES APPURTENANT THERETO)**

FIRSTLY ALL THAT the Flat No. _____ on the _____ floor of the new building situated at the said Premises (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereinabove written) containing by estimation an area of _____ sq.ft. (carpet area) (be the same a little more or less) **AND SECONDLY ALL THAT** the _____ open/covered car parking space/s **AND THIRDLY ALL THAT** the undivided proportionate share in all common parts portions areas and facilities to comprise in the said New Building and/or Housing Complex (more fully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written) **AND FOURTHLY ALL THAT** the undivided proportionate indivisible share or interest in the land forming part of the said premises appurtenant and/or allocable thereto (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in **RED** thereon)

**THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON PARTS AND PORTIONS)**

1. The foundation columns beams support corridors lobbies stairs stairways landings entrances exits and pathways.
2. Drains and sewers from the Properties to the Municipal Duct.
3. Water sewerage and drainage connection pipes from the Flats to drains and sewers common to the Properties.
4. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the Properties.
5. The durwans & maintenance staff rest room with electrical wiring switches and points fittings and fixtures.

6. Boundary walls of the Properties including outer side of the walls of the building and main gates.
7. Water pump and motor with installation and room therefore.
8. Tube well water pump overhead tanks and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
9. Transformer electrical wiring meters and fittings and fixtures for lighting the staircase lobby and other common areas (excluding those as are installed for any particular Flat) and spaces required therefore.
10. Windows/doors/grills and other fittings of the common area of the Properties.
11. Generator its installations and its allied accessories and room.
12. Lifts and their accessories installations and spaces required therefore.
13. Community Hall for common use of all the occupants of the said New Building.
14. Gym
15. Meditation Room
16. Such other common parts areas equipments installations fixtures fittings covered and open space in or about the said Properties and/or the building as are necessary for passage to or use and occupancy of the Flats as are necessary.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Easements or Quasi - Easements)

The under mentioned rights easements and quasi easements privileges and appurtenances shall be reserved for the Holding Organization.

1. The right in common with the Purchasers and/or other person or persons entitled to the other part or parts of the Complex as aforesaid for the ownership and use of common part or parts of the Complex

including its installations staircases open spaces in ground floor covered spaces electrical installations and other passages.

2. The right of passage in common with the Purchasers and other person or persons as aforesaid for electricity water and soil from and to any part (other than the said Flat) of the other part or parts of the Building through pipes, drains, wires, conduits lying or being under through or over the Said Flat so far as may be reasonably necessary for the beneficial use and occupation of the other portion or portions of the Complex for all purposes whatsoever.
3. The right of protection for other portion or portions of the Building by all parts of the Said Flat as far as they now protect the same or as may otherwise become vested in the Purchasers by means of structural alterations to the Said Flat or otherwise in any manner to lessen or diminish the support at present enjoyed by other part or parts of the new building and/or complex.
4. The right for the Holding Organization and / or occupier or occupiers of other part or parts of the Complex for the purpose of ingress and egress to and from such other Part or parts of the Complex, the front entrances staircase, electrical installation open and covered space and other common passages or paths of the Complex.
5. The right of the Holding Organization or its authorized agents with or without workmen and necessary materials to enter from time to time upon the Said Flat for the purpose of repairing so far as may be necessary such pipes drains wires and conduit underground/overhead Reservoir, fire fighting equipment as aforesaid.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Easements or Quasi - Easements)

The under mentioned rights easements and quasi easements privileges of the Purchasers to be enjoyed along with other co-occupiers.

- i. The Purchasers shall be entitled to all rights privileges vertical and lateral supports easements, quasi-easements and appurtenances whatsoever belonging to or in any way appertaining to the Said Flat or therewith usually held used occupied or enjoyed or reputed or known

as part or parcel thereof or appertaining thereto which are hereinafter more fully specified EXCEPTING AND RESERVING UNTO THE holding Organization the rights easements quasi easements privileges and appurtenances hereinafter more particularly set forth in the FOURTH SCHEDULE HERETO.

- ii. The right of access and passage in common with the Holding Organization and/or the co-owners and occupiers of the Complex at all times and for all normal lawful purposes connected with the use and enjoyment of the staircase, lifts and electrical installations and all other covered common areas installations and facilities in the Complex and the Said Premises.
- iii. The right of way in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the Said Flat with or without vehicles over and along the drive-ways and pathways excepting area which are reserved and PROVIDED ALWAYS and it is hereby declared that nothing herein contained shall permit the Purchasers or any person deriving title under the Purchasers or the servants agents employees and invitees of the Purchasers to obstruct in any way by vehicles deposit of materials rubbish or otherwise the free passage of or other person or persons including the Co-owners and the Holding Organization along such drive way and path ways as aforesaid.
- iv. The right of support shelter and protection of the Said Flat by or from all parts of the Building so far they now support shelter or protect the same.
- v. The right of passage in common as aforesaid electricity water and soil from and to the Said Flat through pipes drains wires and conduits lying or being in under through or over the Complex and the Said Premises so as far as may be reasonable necessary for the beneficial occupation of the Said Flat and for all purposes whatsoever.

**THE SIXTH SCHEDULE ABOVE REFERRED TO
(RESTRICTIONS)**

On and from the date of execution of this Deed the Purchaser has agreed:

- a) TO CO-OPERATE with the other co-Purchaser and/or co-buyers and the Vendors in the management and maintenance of the said building.
- b) TO OBSERVE the rules framed from time to time by the VENDORS and upon appointment of the FMC and/or formation of the Holding Organisation by such FMC and/or Holding Organisation as the case may be.
- c) TO ALLOW the Vendors and/or their authorized representative and upon appointment of FMC, such FMC to enter into the said Flat and/or common parts and areas including the Utility Room, for the purpose of maintenance and repairs.
- d) TO PAY and bear the common expenses and other outgoing and expenses since the date of possession and also the rates and taxes for and/or in respect of the said Building including those mentioned in the Sixth Schedule hereunder written proportionately for the building and/or common parts/areas and wholly for the said Unit and / or to make deposits on account thereof in the manner mentioned hereunder to or with the VENDORS and upon appointment of the FMC to such FMC. Such amount shall be deemed to be due and payable on and from the date of possession whether actual possession of the said Unit has been taken or not by the Purchaser.
- e) TO DEPOSIT the amounts reasonably required with the Vendors and upon appointment of the FMC to such FMC as the case may be towards the liability for the rates and taxes and other outgoings.
- f) TO PAY charges for electricity in or relating to the said Unit wholly and proportionately relating to the common parts.
- g) To use the said Flat/Unit for residential purposes only and for no other purpose whatsoever or howsoever
- h) To pay and discharge all existing and future rates and water charges, taxes, duties, charges, assessments, impositions and outgoings whatsoever which now are or at any time in future

may be charged, levied, rated, assessed or imposed in respect of the said Flat/Unit

- i) From time to time and at all times to repair and maintain and keep in good and substantial repair and condition the said Flat/Unit
- j) To keep the said Flat in a clean and tidy condition and to clean both sides of all windows and window frames and all other glass and other panels in the said Flat/Unit

11.2 The Purchaser hereby further covenants by way of negative covenants as follows:

- a) NOT TO sub-divide the said Unit and / or the Parking space or any portion thereof.
- b) NOT TO do any act deed or thing or obstruct the construction and completion of the said building in any manner whatsoever and notwithstanding any temporary obstruction in the Purchaser's enjoyment of the said Unit.
- c) NOT TO throw dirt, rubbish or other refuse or permit the same to be thrown or accumulated in the said building and / or compound or any portion of the building except in the space for garbage to be provided in the ground floor of the said building.
- d) NOT TO store or bring and allow to be stored and brought in the said Unit any goods of hazardous or combustible nature or which are too heavy as to affect or endanger the structures of the building or any portion of any fittings or fixtures thereof including windows, doors, floors etc. in any manner.
- e) NOT TO hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage the construction of the building or any part thereof.
- f) NOT TO fix or install air conditioners in the said Unit save and except at the places, which have been specified in the said Unit for such installation.

- g) NOT to allow goods, articles or materials of any description to be stored, stocked or displayed on any of the building common parts or otherwise other than in suitable bins and/or receptacles provided for such purpose.
- h) NOT TO DO or cause anything to be done in or around the said Unit which may cause or tend to cause or that amount to cause or affect any damage to any flooring or ceiling of the said Unit or adjacent to the said Unit or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.
- i) NOT to use the said Flat or any part or portion thereof for any political meeting nor for any dangerous noxious or offensive trade or business
- j) NOT to slaughter or permit to be slaughtered any animal and/or bird nor do any act deed or thing which may hurt or injure the sentiments of any of the other owners and/or occupiers of the said residential complex
- k) NOT to permit any sale by auction or public meeting or exhibition or display to be held upon the Flat/Unit nor to permit or suffered to be done into or upon the said Flat/Unit or any part thereof any act or thing which is illegal or immoral or which shall or may be or become a nuisance, damage, unreasonable annoyance or unreasonable inconvenience to the other owners and/or occupiers.
- l) NOT to keep in the said Flat/Unit any article or thing which is or might become dangerous, offensive, combustible, inflammable radio active or explosives of which might increase the risk of fire or explosion or in any way injure by percolation, corrosion or otherwise cause damage to the said Flat/Unit and/or any other flat/unit in the said residential complex
- m) NOT to discharge into any conducting media any oil or grease or any noxious or deleterious effluent or substance which may cause an obstruction or might be or become a source of danger or which might injure the conducting media or the drainage system of the residential complex

- n) NOT TO create hindrance/obstruction in any manner whatsoever to occupiers of the said new building particularly regarding use of Common Parts and Portions.
- o) NOT TO damage or demolish or cause to be damaged or demolished the said unit or any part thereof or the fittings and fixtures affixed thereto.
- p) NOT TO close or permit the closing of verandahs or lounges or balconies or lobbies and common parts and also not to alter or permit any alteration in the elevation and outside colour Scheme of the exposed walls of the Verandhs, lounges or any external walls or the fences of external doors and windows including grills of the said unit which in the opinion of the Vendors /FMC differs from the colour scheme of the building or deviation or which in the opinion of the Vendors /FMC may affect the elevation in respect of the exterior walls of the said building.
- q) NOT TO install grills which are protruding the windows, such grills to be fitted only inside the windows and shall be of such as shall be approved by the Vendors and / or the Architect and the place where such grills are to be put up shall be as designated or identified by the Vendors / Architect / FMC.
- r) NOT TO do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said Unit or any part of the said building or cause increased premium to be payable in respect thereof if the building is insured.
- s) NOT TO make in the said Unit any structural addition and / or alteration such as beams, columns, partition walls etc. or improvement of a permanent nature except with the prior approval in writing of the Vendors /FMC and / or any concerned authority.
- t) THE PURCHASER shall not fix or install any window antenna on the roof or terrace of the said building nor shall fix any antenna excepting that the Purchaser shall be entitled to avail of the central antenna facilities to be provided by the Vendors /FMC to the Purchaser and also the other owners of the units in the said Premises at their cost.

- u) NOT TO use the said unit or permit the same to be used for any purpose whatsoever other than residential purpose and shall not use for the purpose which may or is likely to cause nuisance or annoyance to occupiers of the other portions of the said building or to the Owners and occupiers of the neighboring premises or for any illegal or immoral purpose or as a Boarding House, Club House, Nursing Home, Amusement or Entertainment Centre, Eating or Catering Place Dispensary or a Meeting Place or for any commercial or industrial activities whatsoever and similarly shall not keep in the parking place, if allotted, anything other than private motor cars or motor cycles and shall not raise or put any kutcha or pucca construction grilled wall/enclosures thereon or part thereof and shall keep it always open as before, Dwelling or staying of any person or blocking by putting any articles shall not be allowed in the car parking space.
- v) NOT TO use the allocated car parking space or permit the same to be used for any other purpose whatsoever other than parking of its own car/cars.
- w) NOT TO park car on the pathway or open spaces of the building or at any other spaces except the space allotted to it and shall use the pathways as would be decided by the Vendors /FMC.
- x) TO ABIDE by such building rules and regulations as may be made applicable by the Vendors and upon appointment of the FMC by such FMC.
- y) NOT TO display or permit any person to display raw meat or sacrificing of animals on the common parts or portions of the said building or at the said premises.
- z) NOT TO do or permit to be done any act deed or thing whereby the sentiments of other occupants are in any way injured or hurt.

CAR PARKING:

- a) It is hereby made expressly clear by and between the parties hereto that the Car Parking Area allotted to the Purchaser shall be used only for the

purpose of parking of a passage car and will not be used for any other purposes whatsoever or howsoever and in no event the Purchaser shall be entitled to use or cause to be used the car parking space allotted to him/her for the purpose of storage, parking of any two wheeler or any equipment and/or any other vehicle excepting a passenger car or any equipment

- b) Parking of Car will be permitted only if specifically allotted. No parking of Two-wheeler(s) will be permitted
- c) THE said Parking Space/s shall be used only for the Purpose of Parking of car (s)/Two-wheeler(s).
- d) THE Purchaser shall not permit anybody to reside in the said Parking Space/s or use the same for any other purpose other than parking of cars/ Two-wheeler(s)
- e) THE Purchaser shall not park nor shall permit anybody to park the car(s) in the said Parking Space(s) in a manner, which may obstruct the movement of other car(s)
- f) IN the event of the Purchaser washing car(s) or permitting anybody to wash car(s) in the said Parking Space(s) then and in that event it will be obligatory on the part of the Purchaser to clean up the entire space.
- h) THE Purchaser shall not be entitled to cover up and / or make any construction on the said Parking Space(s) and / or open spaces.
- i) NOT to store nor permit anybody to store any articles or things into or upon the said Parking Space(s).
- j) TO abide by all the rules and regulations as may be made applicable for the use of the Parking Space(s) from time to time by the FMC.
- k) MUST NOT let, or part with possession of the Car/Two-wheeler(s) Parking Space excepting as a whole with the said Flat to anyone else excepting to a person who owns a Flat in the building and the Purchaser will give an undertaking and sign a document of adherence that the Car Parking space will be held only for the parking of cars.

The aforesaid covenants are independent of each other and are capable of being enforced independently

THE SEVENTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Holding Organisation) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the Building and decorating and colouring all such parts of the property as usually are or ought to be.
3. Keeping the gardens and grounds of the property generally in a neat and tidy condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
5. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
6. Paying such workers as may be necessary in connection with the upkeep of the property.
7. Insuring any risks.
8. Cleaning as necessary the external walls and windows (not forming part of any Flat) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the building.
9. Cleaning as necessary of the areas forming parts of the property.

10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time of the maintained property and providing such additional lighting apparatus as the Vendors may think fit.
11. Maintaining and operating the lifts.
12. Providing and arranging for the emptying receptacles for rubbish.
13. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the building or any part thereof excepting in so far as the same are the responsibility of the individual owners/ occupiers of any flat/Flat.
14. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the flat of any individual lessee of any flat.
15. Generally managing and administering the development and protecting the amenities in the building and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the flats.
16. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
17. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made thereunder relating to the building excepting those which are the responsibility of the owner/occupier of any flat/Flat.
18. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.

19. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Management company/Holding Organisation it is reasonable to provide.
20. In such time to be fixed annually as shall be estimated by the Holding Organisation (whose decision shall be final) to provide a reserve fund for items of expenditure referred to this schedule to be or expected to be incurred at any time.
21. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Holding Organisation for of the owners of the Flats/flats and shall only be applied in accordance with unanimous or majority decision of the members of the Holding Organisation and with the terms of this Schedule.

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

SIGNED AND DELIVERED by the VENDORS

at Kolkata in the presence of:

SIGNED AND DELIVERED by the PURCHASER

at Kolkata in the presence of:

RECEIVED of and from the within named

Purchaser the within mentioned sum of

Rs. ----- payable in

terms of these presents as per memo below

Rs.-----

MEMO OF CONSIDERATION

(Rupees ----- only)

WITNESSES

Drafted and prepared in my
Office
R. L. GAGGAR
SOLICITOR & ADVOCATE
HIGH COURT, CALCUTTA

DATED THIS THE DAY OF 2018

BETWEEN

**J.C. OVERSEAS LIMITED & ANR
.... VENDORS**

AND

.. PURCHASER

DEED OF CONVEYANCE

FLAT/UNIT NO.-----

"INIA"

**R.L.GAGGAR
SOLICITOR & ADVOCATE
6 OLD POST OFFICE STREET
KOLKATA 700 001**