

DEED OF CONVEYANCE

District : **PaschimBardhaman**
Mouza : **Arrah**
Area of Flat : **Sq. Ft. [Super Built-up]**
135 Sq. Ft. [Parking]
Flat No :
Sale Value :
Market Value :

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

BETWEEN

(1) Sri SUBAL RUIDAS [PAN - AFHPR2935P] son of Late Fani Ruidas, by Nationality Indian, by faith : Hindu, By Occupation : Business, residing at Vill : Kaliganj, PO : Arrah, PS : New Township, Durgapur, Dist : Paschim Bardhaman, West Bengal, Pin - 713212

(2) Sri JANGLA RHHIDAS @ JANGAL RUIDAS [PAN - ACLPR8827R] son of Late Dharam Ruidas, by Nationality : Indian, by faith : Hindu, by occupation - Business, residing at Vill : Kaliganj, PO : Arraha, PS : New Township, Durgapur, Dist : Paschim Bardhaman, West Bengal. Pin : 713212

(3) Sri DINESH RUIDAS [PAN - BGXPR9527B] son of Late Khandu Ruidas, by Nationality : Indian, by faith - Hindu, by Occupation - Business, residing at Vill : Kaliganj, PO : Arrah, PS : New Township, Durgapur, Dist : Paschim Bardhaman, West Bengal, Pin : 713212

(4) Sri NRIPENDRA NATH GANGULY [PAN - AEAPG4057P] son of Late Sukumar Ganguly, by Nationality : Indian, by faith - Hindu, by Occupation - Business, residing at Vill : Paharpur, Bheduasole Indpur, PO : Bhuduasole, PS : Bankura, Dist : Bankura, Pin : 722121

(5) Sri SHIBU MONDAL [PAN - AIKPM2950P] son of Late Prafulla Mondal, by Nationality : Indian, by faith - Hindu, by Occupation - Business, residing at A4/1, Vill : Arrah Kalinagar, PO : Arrah, Durgapur, PS : Kanksa, Dist : Paschim Bardhaman, West Bengal, Pin : 713212

(6) Smt DURGA MONDAL [PAN - ALNPM5391A] wife of Sri Shibu Mondal, by Nationality : Indian, by faith - Hindu, by Occupation - Business, residing at A-4/1, Arrah Kalinagar, PO : Arrah, PS : Kanksa, Durgapur, Dist : Paschim Bardhaman, West Bengal, Pin : 713212, represent by their lawfully constituted attorney Partner of **SHREE GANESH RESIDENCY [Pan : ADQFS0728L]** (Partnership Firm), having its registered office at Holding No. 37/189, A/34, Sahid Sukumar Banerjee Sarani, Sector - 2C, Bidhan Nagar, PO : Bidhannagar, PS: Kanksa Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal, represented by its **Partners (1) Sri SHIBU MONDAL [PAN - AIKPM2950P]** s/o Late Prafulla Mondal, by Occupation - Business, by Nationality - Indian, by Faith - Hindu, resident of A4/1, Vill : Arrah Kalinagar, PO : Arrah, P.S. Kanksa, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal **(2) Sri SUKHENDU SAMANTA (PAN - BPPPS1938L)** S/o Sri Dipak Samanta, by faith - Hindu, by occupation - Business, by Nationality - Indian, resident of Rabindra Pally, A-Block, PO : Durgapur, PS : Coke Oven, Durgapur - 713201, Dist : Paschim Bardhaman, West Bengal, Sub-Division & A.D.S.R. Office Durgapur, District Paschim Bardhaman,

and the same has been duly registered before the **A.D.S.R. Durgapur Vide Deed No. 020603861 for the year 2018, Page No. 70281 to 70312, Volume No. 0206-2018** herein after referred to as **"THE OWNER"** (which term shall include his heirs, executors, representatives and assigns) of the **FIRST PART**

AND

SHREE GANESH RESIDENCY [Pan : ADQFS0728L] (Partnership Firm), having its registered office at Holding No. 37/189, A/34, Sahid Sukumar Banerjee Sarani, Sector - 2C, Bidhan Nagar, PO : Bidhannagar, PS: Kanksa Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal (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 the Landowners are seize, owned and possess of and/or/otherwise well and sufficient entitled to ALL THAT piece and parcel of land measuring an area of land 39.53 (Thirty Nine point Five Three) Decimal more or less 23.95 (Twenty Three point Nine Five) Katha, in the Dist : Paschim Bardhaman, under P.S. New Township, within Mouza : Kaliganj, J.L. No. 110, R.S. Khatian No. 68 (Sixty Eight), L.R. Khatian No. 651, 653, 654, 1836, 1857 & 1858, R.S. Plot No. 1330 (Thirteen Hundred Thirty), L.R. Plot No. 1571/1856 (Seventeen Hundred Fifty One by Eighteen Hundred Fifty Six), by virtue of Regd. Deed of Sale vide No. I-3100/1990 of A.D.S.R. Raniganj at Durgapur (Landowner No. 1), and the virtue of Regd. Deed of Sale vide No. I-1785/2009 of A.D.S.R. Durgapur & by virtue of Regd. Deed of Sale vide No. I-3107/1990 of A.D.S.R. Raniganj at Durgapur (Landowner No. 2), and by virtue of inheritance in respect of Regd. Deed of Sale vide No. I-3099/1990 of A.D.S.R. Raniganj, at Durgapur, & by virtue of Regd. Deed of Gift Vide No. I-020602021/2018 of A.D.S.R. Durgapur (Landowner No. 3), and by virtue of Regd. Deed of Sale Vide No. I-1176/2014 of A.D.S.R. Durgapur (Landowner No. 4), and by virtue of Regd. Deed of Sale Vide No. I-636/2015 of A.D.S.R. Durgapur (Landowner No. 5) and by virtue of Regd. Deed of Sale vide No. I-618/2015 of A.D.S.R. Durgapur (Landowner No. 6), and also by virtue of

L.R.R.O.R. vide Khatian No. 651, 653, 654, 1836, 1857 & 1858 which is hereinafter more fully mentioned in the "First Schedule" and hereinafter called as "said property".

AND WHEREAS the Landowners desire to develop the "Said Property". As per their mutual understanding, by construction of multi-storied building/s up to maximum limit of floor, consisting of as many as flats, units, garage etc. with a the permission of the Jemua Gram Panchayat, and/or Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, and after due discussion between the Landowners, it was decided by the landowners that due to their paucity of funds and lack of sufficient time & experience, and as they could not be able to take necessary steps in everywhere for the said development construction works, as such the landowners have approached the developer herein, to do the said development construction work at the developers' cost & expenses, with the permissions & approvals of the Jemua Gram Panchayat, and/or Asansol Durgapur Development Authority and/or any other concern Authority /Authorities, and Developer herein after prolong discussion with the Landowners, has agreed to do the development construction work over the schedule mentioned property, and to avoid any future disputes & litigation, both the parties AGREED to prepare and execute this written agreement on terms & conditions having been settled by & between the parties after mutual discussion.

AND WHEREAS We intend to get the same land for developed to a multi storied building for that purpose. We got sanctioned plan from the Sanctioning Authority for the construction of the multi-storied building at the Said Property and we entered into a Development Agreement with "**SHREE GANESH RESIDENCY**" [Pan : ADQFS0728L] Being a Partnership Firm having its registered office at Holding No. 37/189, A/34, Sahid Sukumar Banerjee Sarani, Sector - 2C, Bidhan Nagar, PO : Bidhannagar, PS: New Township Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal, India. And which is duly registered before the A.D.S.R. Durgapur vides deed no. **020603861 /2018**

ANDWHEREAS the land owners desires to develop the "A" Schedule Property" by constructing a multistoried building or as per sanction of Panchayat or Zilla Parishad up to maximum limit of floor as per sanction plan of the Jemua Gram Panchayat and/or any other concerned Authority/Authorities but due to paucity of fund and lack of sufficient times the Land owners could not be able to take any steps for the said development and as such the Land owners are searching a Developers for the said development works.

ANDWHEREAS the land owners herein approached to the Developer herein to develop the "Said Property" by construction of a multi-storied building at

Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, authority/ authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

WHEREAS we, lawfully own, acquire, seize and possess and otherwise well and sufficiently entitled and absolutely free from all encumbrances ALL THAT land measuring about total Area of 939.53 (Thirty Nine point Five Three) Decimal more or less 23.95 (Twenty Three point Nine Five) Katha, in the Dist : Paschim Bardhaman, under P.S. New Township, within Mouza : Kaliganj, J.L. No. 110, R.S. Khatian No. 68 (Sixty Eight), L.R. Khatian No. 651, 653, 654, 1836, 1857 & 1858, R.S. Plot No. 1330 (Thirteen Hundred Thirty), L.R. Plot No. 1571/1856 (Seventeen Hundred Fifty One by Eighteen Hundred Fifty Six), the property more fully mentioned and described in the First schedule is purchased by the land owners of A.D.S.R.O., Durgapur and our name duly recorded in the L.R. record of rights.

AND WHEREAS We intend to get the same land for developed to a multi storied building for that purpose. We got sanctioned plan from the Sanctioning Authority for the construction of the multi-storied building at the Said Property and we entered into a Development Agreement with "**SHREE GANESH RESIDENCY [Pan : ADQFS0728L]**" having its registered office at Holding No. 37/189, A/34, Sahid Sukumar Banerjee Sarani, Sector - 2C, Bidhan Nagar, PO : Bidhannagar, PS: New Township, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal. And which is duly registered before the A.D.S.R. Durgapur vides deed no. **020603861 of 2018**

AND WHEREAS after succeeding the property used as Bastu said Jangla Ruidas, Subal Ruidas, Nirependra Nath Ganguly, Shibu Mondal and Durga Mondal mutated his name in the BL & LRO Office, Durgapur Faridpur and paid Khazna up to date and also concerted the land into Bastu and is owing and possessing the same.

AND WHEREAS the Land Owners desired to develop the described in the schedule below by construction of a multi-storied building up to maximum limit of floor consisting of as many as flats, garages etc. by taking permission of the JEMURA GRAM PANCHAYAT and/or and other concerned Authority /Authorities lack of sufficient times the Landowner could not be able to take any steps for the said development and as such the Landowner is searching a Developer for the said Development works on the said Schedule "A" mentioned land.

AND WHEREAS the Land Owner approached to **SHREE GANESH RESIDENCY**" Being a Partnership Firm (**Pan - ADQFS0728L**) having its registered office at Holding No. 37/189, A/34, Sahid Sukumar Banerjee Sarani, Sector - 2C, Bidhan Nagar, PO : Bidhannagar, PS: New Township, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal the Developer and described the other part herein offered it to undertake the jobs of construction of G+8 (Eight) building on the said land as per sanctioned building plan and investing necessary funds in thereof.

AND WHEREAS the Developer accepted the said proposal of land Owners as per terms and conditions mentioned below and whereas the Developer shall be permitted to raise construction of G+8 residential building on the said land and to make agreement to self and/or to sell to intending buyers only for the Developer's allocation of the new building as may be deemed first and proper by the Developer excepting the proportions of the newly constructed building which will be kept reserved for the land owners as per terms and conditions mentioned below :-

AND WHEREAS the Land Owners and the Developer have agreed to the above proposals and are desirous of recording the said agreement and various terms and conditions to avoid any misunderstanding later on. Hence the parties herein agreed and record in writing with details of such terms and conditions mutually agreed to by the parties herein as below :-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY THE PARTIES AS FOLLOWS :-

BUILDING shall means maximum limit of floors consisting of as many as flats shops, garages etc to be constructed according to the plan including any modification and /or addition sanctioned by the JEMUA GRAM PANCHAYAT duly approved by the form time to time and to be constructed on the "said property" more fully and specially and specifically described in the First Schedule written hereunder, and the said building hereinafter referred to as the SAID "BUILDING|

WHEREAS the First party & Second Party entered into a Development Agreement on 16th Day of July 2018 which is Registered before A.D.S.R. at

Durgapur on 20th Day of July, 2018 vide Deed No. 020603861/2018, Volume No. 0206-2018, Page No. 70281 to 70312 for development and Power of Attorney Deed No. 020606044 of 2018, Page from 111218 to 111248 under ADSR Durgapur and construction of multistoried building consisting of Flat /Apartment along with car parking etc.

AND WHEREAS the plan has been sanctioned and approved by **JEMUA GRAM PANCHAYAT** for the construction of G+8 (Eight) storied building as per **Meeting No. 07/2018-2019 Date : 04/12/2018**

AND WHERE AS the purchaser being interested to purchase a flat in the **"SHREE GANESH RESIDENCY"** 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 **"SHREE GANESH RESIDENCY "** at **Kaliganj More, Bidhan Nagar, Durgapur - 713212** 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 notwithstanding 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 possess 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 door 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., FARIDPUR DURGAPUR 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 39.53 (Thirty Nine point Five Three) Decimal more or less 23.95 (Twenty Three point Nine Five) Katha, in the Dist : Paschim Bardhaman, under P.S. New Township, within Mouza : Kaliganj, J.L. No. 110, R.S. Khatian No. 68 (Sixty Eight), L.R. Khatian No. 651, 653, 654, 1836, 1857 & 1858, R.S. Plot No. 1330 (Thirteen Hundred Thirty), L.R. Plot No. 1571/1856 (Seventeen Hundred Fifty One by Eighteen Hundred Fifty Six), A.D.S.R. Office- Durgapur & Sub-Division- Durgapur, District- Paschim Bardhaman, West Bengal

BUTTED AND BOUNDED BY:

ON THE NORTH : 25 Feet Wide Road
ON THE SOUTH : Plot No, 1331
ON THE EAST : Land of Jangla Ruidas
ON THE WEST : 16 Feet 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 " **SHREE GANESH RESIDENCY** " at Kaliganj More, Bidhan Nagar,

Durgapur - 713212 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 **135 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 "**SHREE GANESH RESIDENCY**" at Kaliganj More, Bidhan Nagar, Durgapur.
2. Corridors of "**SHREE GANESH RESIDENCY**" at Kaliganj More, Bidhan Nagar, Durgapur (Save inside any unit).
3. Drains & Swears of "**SHREE GANESH RESIDENCY**" at Kaliganj More, Bidhan Nagar, Durgapur (Save inside any unit).
4. Exterior walls of "**SHREE GANESH RESIDENCY**" at Kaliganj More, Bidhan Nagar, Durgapur.
5. Electrical wiring and Fittings of "**SHREE GANESH RESIDENCY**" at Kaliganj More, Bidhan Nagar, Durgapur (Save inside any unit).
6. Overhead Water Tanks of "**SHREE GANESH RESIDENCY**" at Kaliganj More, Bidhan Nagar, Durgapur
7. Water Pipes of "**SHREE GANESH RESIDENCY**" at Kaliganj More, Bidhan Nagar, Durgapur
8. Lift Well, Stair head Room, Lift Machineries of "**SHREE GANESH RESIDENCY**" at Kaliganj More, Bidhan Nagar, Durgapur.
9. Pump and Motor of "**SHREE GANESH RESIDENCY**" at Kaliganj More, Bidhan Nagar, Durgapur.

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 "**SHREE GANESH RESIDENCY**" at Kaliganj More, Bidhan Nagar, Durgapur.
2. Drains & Sewages of "**SHREE GANESH RESIDENCY**" at Kaliganj More, Bidhan Nagar, Durgapur. (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 forever with the owners of the other flats of the said Complex namely ""**SHREE GANESH RESIDENCY**" at Kaliganj More, Bidhan Nagar, Durgapur.

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 anyone 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

SUKHENDU SAMANTA as a constituted Attorney of SUBAL RUIDAS, JANGLA RHHIDAS @ JANGAL RUIDAS, DINESH RUIDAS, NRIPENDRA NATH GANGULY SHIBU MONDAL, DURGA MONDAL

SIGNED AND DELIVERED
By the OWNER (S)

WITNESSES:

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**