

BLUESKY CONSTRUCTION

CONTRACTOR & DEVELOPER

19, Garfa, Bhattacharjee Para Lane
Kolkata-700 075
Mobile : 9331040353
E-mail : sandahyaengg@yahoo.co.in

Ref. No. :

Date.....

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
.....DAY OF, 2019(TWO THOUSAND AND NINETEEN) A. D.

For BLUESKY CONSTRUCTION

Jayanta Mallick
Proprietor

BY

SRI BISWANATH GHOSH (PAN BPNPG 5749 H), son of Late Kartick Chandra Ghosh, by occupation Business, by religion Hindu, by nationality Indian and residing at 14B, Middle Road, Police Station Survey Park (previously Purba Jadavpur), Post Office Santoshpur, Kolkata- 700 075, District: South 24 Parganas, hereinafter called and referred to as the LAND OWNER(which term or expression shall unless excluded by or repugnant to the context shall mean & include his heirs, successors, executors, administrators, legal representatives, assignees and persons, deriving title under him) of the FIRST PART and being represented by their Constituted Attorney namely M/S. BLUE SKY CONSTRUCTION, a Proprietorship Firm having its Principal Office at 19, Garfa Bhattacharjee Para Lane, Police Station- Garfa, Kolkata- 700 075, District South 24 Parganas and being represented by its Sole Proprietor namely SRI JAYANTA MALAKAR, (P.A.N.- AEVPM 3664D), Son of Sri Ranjit Malakar, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing at 7, Bhattacharjee Para, Garfa Main Road, Police Station- Garfa, Post Office- Santoshpur, Kolkata- 700 075, District: South 24 Parganas, by virtue of a General Power of Attorney for Development dated 27.05.2016. The said Document has been registered at the Office of the District Sub – Registrar III at Alipore and recorded in Book No. I, Volume No. 1603 - 2016, from 79910 to 79927 Pages and Being No. 160302556 for the year 2016.

AND CONFIRMED BY

M/S. BLUE SKY CONSTRUCTION, a Proprietorship Firm having its Principal Office at 19, Garfa Bhattacharjee Para Lane, Police Station- Garfa, Kolkata- 700 075, District South 24 Parganas and being represented by its Sole Proprietor namely SRI JAYANTA MALAKAR, (P.A.N.- AEVPM 3664D), Son of Sri Ranjit Malakar, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing at 7, Bhattacharjee Para, Garfa Main Road, Police Station- Garfa, Post Office- Santoshpur, Kolkata- 700

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075, District: South 24 Parganas, hereinafter called and referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives & assignees) of the SECOND PART.

TO AND IN FAVOUR OF

(PAN _____), son of _____, by
 occupation _____, by religion Hindu, by nationality Indian and of _____
 _____, Post Office _____, Police Station _____, Kolkata –
 _____, District _____, hereinafter called and referred to as the
 PURCHASER (which term or expression shall unless excluded by or repugnant to the
 context be deemed to mean and include his heirs, successors, executors, administrators,
 legal representatives and assignees) of the THIRD PART.

WHEREAS one Kartick Chandra Ghosh and Amar Chandra Ghosh were the joint and absolute Owners and Possessors of various land, lying and situate at District South 24 Parganas, Police Station Garfa (previously Tollygunge, thereafter Jadavpur, thenafter Kasba), J.L. No. 19, Mouza Garfa, appertaining to the R.S. Khatian No. 852, comprising in Dag Nos. 612, 613, 614, 615 and 616 and appertaining to the R.S. Khatian No. 325, comprising Dag No. 617 and 618.

During their such joint, absolute and peaceful possession and enjoyment of the said property, the said Kartick Chandra Ghosh and Amar Chandra Ghosh decided to demarcate their property by metes and bounds and for the same they have entered into Partition Deed on 08.08.1983. The said Deed has been registered at the Office of the Sub Registrar Office at Alipore and recorded in Book No. I, Deed No. 4052 for the year 1983.

AND WHEREAS after execution and registration of the above mentioned Deed of Partition, the said Kartick Chandra Ghosh, became the sole and absolute Owner and Possessor of ALL THAT the piece and parcel of land, measuring about 16 (Sixteen)

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Cottahs 07 (Seven) Chittacks 27 (Twenty Seven) Sq. Ft., lying and situate at District South 24 Parganas, Police Station Garfa (previously Tollygunge, thereafter Jadavpur, thenafter Kasba), J.L. No. 19, Mouza Garfa, appertaining to the R.S. Khatian No. 852, comprising in Dag Nos. 612, 613, 614, 615 and 616 and appertaining to the R.S. Khatian No. 325, comprising Dag No. 617 and 618 and started to possess and enjoy the same solely, absolutely and without any disturbance and / or hindrance from anybody.

During his such sole, absolute and peaceful possession and enjoyment of the said property, the said Kartick Chandra Ghosh died intestate on 04.05.1984, leaving behind his wife Nisharani Ghosh, two sons namely Biswanath Ghosh and Shambhu Nath Ghosh, one daughter namely Panchika Ghosh and the heirs of the predeceased daughter namely Parul Bala Ghosh i.e. Pratima Debnath, Ashima Ghosh, Maya Ghosh and Dipti Ghosh, as his only legal heirs and / or successors to succeed and / or inherit the property as left by the said Kartick Chandra Ghosh.

Subsequently, the wife of Kartick Chandra Ghosh, i.e. namely Nisharani Ghosh died intestate on 09.12.1997, leaving behind two sons namely Biswanath Ghosh and Shambhu Nath Ghosh, one daughter namely Panchika Ghosh and the heirs of the predeceased daughter namely Parul Bala Ghosh i.e. Pratima Debnath, Ashima Ghosh, Maya Ghosh and Dipti Ghosh, as her only legal heirs and / or successors to succeed and / or inherit the property as left by the said Nisharani Ghosh.

AND WHEREAS after the death of the said Kartick Chandra Ghosh and Nisharani Ghosh, the said Biswanath Ghosh, Shambhu Nath Ghosh, Panchika Ghosh, Pratima Debnath, Ashima Ghosh, Maya Ghosh and Dipti Ghosh, became the joint and absolute Owners and Possessors of ALL THAT the piece and parcel of land, measuring about 16 (Sixteen) Cottahs 07 (Seven) Chittacks 27 (Twenty Seven) Sq. Ft., lying and situate at District South 24 Parganas, Police Station Garfa (previously Tollygunge, thereafter Jadavpur, thenafter Kasba), J.L. No. 19, Mouza Garfa, appertaining to the R.S. Khatian No. 852, comprising in Dag Nos. 612, 613, 614, 615 and 616 and appertaining to the R.S. Khatian No. 325, comprising Dag No. 617 and 618 and started to possess and enjoy the

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said property jointly, absolutely and without any disturbance and / or hindrance from anybody.

AND WHEREAS by an Indenture of a Partition Deed dated 10.06.1998 and registered at the office of the Additional District Sub Registrar at Sealdah and recorded in Book No. I, Volume No. 5, from 89 to 100 Pages and Being No. 220 for the year 1999 made between Sri Biswanath Ghosh, the Land Owner herein – named with his three other family members and the Land Owner herein was allotted with ALL THAT the piece and parcel of a land measuring about 06 (Six) Cottahs 11 (Eleven) Chittacks 35 (Thirty Five) Sq. Ft., lying and situate at District South 24 Parganas, Police Station Survey Park (previously Purba Jadavpur), Mouza Garfa, J.L. No. 19, appertaining to the R.S. Khatian No. 852, comprising in Dag Nos. 612, 613, 614, 615 and 616 and appertaining to the R.S. Khatian No. 325, comprising Dag No. 617 and 618, within the jurisdiction of the Kolkata Municipal Corporation Ward No.104 and being known and numbered as the KMC Premises No. 275, Middle Road, Post Office Santoshpur, Kolkata – 700075 and assessed under the Assessee No. 31-104-28-0275-3, absolutely and forever free from all encumbrances, charges and lien whatsoever. After becoming the absolute owner of the said property, the said Biswanath Ghosh duly mutated his name after paying taxes in the records of the Kolkata Municipal Corporation in respect of the said Schedule 'A' mentioned property.

AND WHEREAS during his such peaceful possession and enjoyment of the said property, the said Land Owner herein - named, out of utmost financial crisis, has decided to develop his above mentioned property, by raising and/or constructing a multi-storied building thereon, for the purpose of better use and utilization of the said land. But not having so much fund, man-power, set-up and experience to materialize his desire, he has started to search out for suitable Developer to materialize his desire and therefore made contact with a Developer namely BLUE SKY CONSTRUCTION and decided to appoint the Developer for the sole purpose of promoting the said land and for the same the Land Owner and the Developer have entered into a Development

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Agreement on 31.12.2015. The said Deed has been registered at the Office of the District Sub Registrar III at Alipore and recorded in Book No. I, Volume No. 1603 - 2016, from 31383 to 31419 Pages and Being No. 160300972 for the year 2016.

Subsequently, the Land Owner has executed General Power of Attorney for Development dated 27.05.2016 to and in favour of the Developer herein. The said Document has been registered at the Office of the District Sub – Registrar III at Alipore and recorded in Book No. I, Volume No. 1603 - 2016, from 79910 to 79927 Pages and Being No. 160302556 for the year 2016.

After that the Developer Company at it's costs and initiation has prepared a Building Plan through it's deputed Engineer / Architect and thereafter with the approval of the Land Owner and under the signature of the Attorney of all the Land Owner and under the signature of the Attorney of all the Land Owner herein – named has submitted the same before the Competent Authority of the Kolkata Municipal Corporation and on compliance of the provisions of the Acts and Rules of the Kolkata Municipal Corporation the Competent Authority of the Kolkata Municipal Corporation has subsequently sanctioned the said Building Plan vide Sanction Plan No. , dated , under the Plan Case No. , for the purpose of construction of a G + Storied Building.

AND WHEREAS in the meantime and on announcement by the Developer above named, to book unit/s and/or space/s out of the Developer's Allocation and being desirous to purchase and book a Flat and Roof Covered Car Parking Space, Flat Being No. , on the side of the Floor, measuring about more or less () Sq. ft. carpet area, along with one measuring about () Sq. ft. in the row side at the Ground Floor, the Purchasers herein named have inspected the papers and documents in respect of the property and being satisfied with the title of the Land Owner and the right, interest and authority of the Developer in respect of disposal of the property under the Schedule herein, the Purchasers herein named have placed a proposal before the Developer herein-named to purchase ALL THAT the self – sufficient residential Flat Being No. , on the

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side of the Floor, measuring about more or less ()
) Sq. ft. carpet area, along with one measuring about ()
 Sq. ft. in the row side at the Ground Floor, TOGETHER WITH all the
 common rights, facilities, amenities, liberties and liabilities ALONG WITH the
 proportionate share and interest in the land underneath, which is more fully described
 under the Schedule 'C' below, at or for a total price of Rs. /- (Rupees
) only and for the same the parties have entered into an Agreement for Sale and started
 to pay the consideration amount.

AND WHEREAS after making arrangement of money towards payment of the
 residue portion of the settled consideration amount, as also the required expenses for the
 purpose of execution and registration of the required Deed of Sale, the Purchasers herein
 named have requested the Developer herein named to make arrangement for transferring
 the said Flat and Roof Covered Car Parking Space by way of execution and registration of
 the required Deed of Conveyance, on receiving the total settled consideration amount and
 the Developer has agreed to perform accordingly.

AND HENCE THIS DEED OF CONVEYANCE.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in
 pursuance to the said booking or Agreement and in consideration of the said sum of Rs.
 /- (Rupees) only, well and truly paid by the Purchasers to the
 Developer on or before the execution of these presents as per Memo of Consideration
 attached herewith and the Developer herein, of and from the same and every part thereof
 does hereby acquit, release, exonerated and forever discharge the Purchasers as well as the
 said Flat and Roof Covered Car Parking Space, as more fully described in the Schedule -"C"
 hereunder written and every part thereof hereby sold A N D the Land Owner do hereby
 sell, grant, transfer, convey, assign and assure unto and in favour of the Purchasers herein,
 free from all sorts of encumbrances and the Developer Concern does hereby confirm the
 said transfer of ALL THAT the self – sufficient residential Flat Being No. , on the

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side of the Floor, measuring about more or less ()
) Sq. ft. carpet area, along with one measuring about ()
 Sq. ft. in the row side at the Ground Floor, out of the G + storied
 building, being known & numbered as the Premises No. 275, Middle Road, Post Office
 Santoshpur, Kolkata - 700075, as more fully and particularly mentioned in the Schedule -
 "C" hereunder written ALONG WITH the Purchasers have only ingress and egress right
 to the building (the Flat and Roof Covered Car Parking Space, as mentioned above, is
 more-fully and particularly shown in the Plans or Maps annexed hereto and therein
 bordered with RED colour and hereinafter referred to as the "Said Unit"), free from all
 encumbrances, charges, liens, *lis pendens*, claims, demands, liabilities, acquisitions,
 requisitions, alignments and trust WHATSOEVER OR HOWSOEVER
OTHERWISE the said Unit or Flat and Roof Covered Car Parking Space or any part
 thereof, now are or is hereafter or heretofore was or were situated, butted, bounded, called,
 known, numbered, described and/or distinguished TOGETHER WITH structures,
 walls, benefits, advantages and appurtenances whatsoever thereto or therewith usually held,
 used, occupied, enjoyed, reputed to know as part and parcel thereof or appurtenant thereto,
 the said land, premises or unit hereby sold, conveyed, transferred, assured and assigned
UNTO AND TO the Purchasers herein and reversion or reversions, remainder or
 remainders and rents, issues and profits thereof and all estate, right, title, interest,
 inheritance, trust, use, possession, property, claim and demand whatsoever both at Law and
 in Equity of the Land Owner as also the Developer into, upon and every manner or
 condition of the said land, premises or unit hereby conveyed, transferred and assured unto
 and to the use of the Purchasers and every part thereof TOGETHER WITH all deeds,
 pattahs, muniments, writings, evidences of title and all other documents exclusively relating
 to or concerning the said land, building, Flat and Roof Covered Car Parking Space and
 premises or any part thereof which now are or at any time hereafter shall or may be in the
 care, custody or power or possession of the Land Owner or the Developer or any person
 or persons from whom the Land Owner or the Developer or any other person/s from

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whom they can or may procure the same without any action or suit at Law or in Equity TO HAVE AND TO HOLD the said land, building, premises and Flat and Roof Covered Car Parking Space, more-fully described in the Schedule 'C' hereunder written and hereby sold, granted, transferred, conveyed, assigned or assured or expressed or intended so to be unto and to the use or benefit of the Purchasers herein, absolutely and forever as and when and for an absolute and indefeasible and perfect estate analogous thereto and without any manner or condition, use, trust or other things whatsoever to alter, defeat, encumber and make void the same A N D free from all encumbrances, charges, liens, claims, demands, liabilities, trust, acquisition, requisition and alignment/s whatsoever.

AND THE LAND OWNER ALONG WITH THE DEVELOPER DO HEREBY COVENANT WITH THE PURCHASERS HEREIN AS FOLLOWS:-

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Land Owner and the Developer done or executed or knowingly suffered by them to the contrary, they lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold, granted, transferred and conveyed or expressed or intended so to be and every part thereof for a perfect and indefeasible and absolute title or estate of inheritance without any manner or condition, use, trust or things whatsoever to alter, defeat, encumber or make void the same.
- b) That notwithstanding any such act, deed, matter or thing whatsoever as aforesaid, the Land Owner and the Developer have good right, full power and absolute authority or indefeasible title to sell, grant, transfer, convey, assign and assure the said property hereby sold, granted, transferred and conveyed or expressed and/or intended so to be unto and to the use of the Purchasers in the manner aforesaid.
- c) That the said Flat and Roof Covered Car Parking Space and the undivided proportionate share or interest in the land comprised in the said premises is free from all charges, encumbrances, liens, *lis pendens* or any attachments whatsoever and that the said land, messuage and premises, as per the knowledge of the Land Owner and the Developer

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herein, is not subject to any litigation and there is no case, suit or proceeding is pending before any Court of Law against the said Unit and the said impartible, undivided and proportionate share or interest in the land comprised in the said premises.

d) That the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property and/or unit hereby sold, granted or conveyed, subject to payment of proportionate costs and expenses for maintaining the said building and will be eligible to receive the rents, issues and profits thereof without any lawful eviction, interruption, hindrances, claims or demands whatsoever by the Land Owner or the Developer or any person or persons having lawfully or equitably claiming any right, title and interest whatsoever from, under or in trust for them.

e) The Land Owner, along with the Developer and all persons having lawfully or equitably claiming any estate, right, title or interest whatsoever in the said property or any part thereof, from under or in trust for them and will from time to time and at all times hereafter, upon every reasonable request and at the cost of the Purchasers, make, do and execute or caused to be done and executed all such further and other lawful and reasonable acts, deeds, things and assurances whatsoever for further, better and more perfectly assuring and conveying the said property and every part thereof and the said impartible, undivided and proportionate share and interest in the land comprised in the said premises unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.

f) That the Land Owner and the Developer shall and will at all times hereafter indemnify and keep the Purchasers indemnified of, from and against any and/or every types of losses and/or sufferings whatsoever the Purchasers may suffer in future for any type of action or any defect in the title of the Land Owner to the said property or for any encumbrances to which the said property is, can or may be the subject to.

g) That the said Premises is neither hit by the provisions of the Urban Land (Ceiling and Regulations) Act, 1976 nor the same is hit by the provisions of the Calcutta Thika Tenancy Act nor any notice for acquisition or requisition has ever been served upon the Land Owner.

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h) That the Land Owner and the Developer do hereby accord their consent to the Purchasers towards mutating and separating and/or apportioning the said property in their names in the Assessment Register of the Kolkata Municipal Corporation, at the cost and expenses of the Purchasers.

AND FURTHER the Land Owner and the Developer do hereby covenant with the Purchasers that it shall be lawful for the Purchasers from time to time and at all times hereafter TO ENTER INTO AND TO HAVE AND TO HOLD and enjoy the said Flat and Roof Covered Car Parking Space, including impartible, undivided, & proportionate share in the land and premises and that the Purchasers shall be entitled to sell, transfer, convey, lease out, let out or deal with or dispose of the said property including the undivided proportionate share of land and premises to any other person, at any price as may be decided by the Purchasers, which she shall deem proper AND ALSO without any interruption, disturbances, claims or demands from or by the Land Owner or the Developer Concern or any other person or persons claiming through, under or in trust for them but must be along with all the covenants, liabilities and responsibilities as set-forth in this document.

The Purchasers shall apply for and get their names mutated as the Owners in respect of the said Flat and Roof Covered Car Parking Space, in the books and records of the Kolkata Municipal Corporation and will may also obtain separate assessment of the said property or unit hereby sold.

THE PURCHASERS DO HEREBY COVENANT WITH THE LAND OWNER AS ALSO THE DEVELOPER AS FOLLOWS :-

a) The Purchasers shall hold, occupy, own and enjoy the said undivided, proportionate and impartible share or interest of the land hereby sold and conveyed along with the said Flat and Roof Covered Car Parking Space other than that the Purchasers shall not use the common spaces and facilities now in existence or hereafter to be existed in the said premises and to pay proportionate share of maintenance cost as enjoyed by the Purchasers.

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- b) The Purchasers do hereby undertake to pay the proportionate share of tax as assessed by the Competent Authority of the Kolkata Municipal Corporation (from the date of purchase of the same), until the property sold under this Deed, is assessed separately and on and from that date onwards the Purchasers herein named will remain solely liable and/or responsible for the payment of the same directly to the Competent Authority.
- c) To keep the property sold under this instant Deed in good and reasonable condition.
- d) The Purchasers shall become and remain members of the Association or Society to be formed in future.
- e) The Purchasers shall observe and perform strictly the terms and conditions, bye-laws and rules & regulations of the Association/Society to be formed in future.
- g) The Purchasers may use the property sold and conveyed for the purpose as required by them, but obviously without creating any obstruction towards the peaceful use and enjoyment of the respective property by the other Occupiers of the building and obviously with the proper permission and/or license from the Competent Authority and the Owners and/or Occupiers of the Other Part of the premises will have no right to oppose for anything in that respect illegally.

IT IS FURTHER AGREED BY AND BETWEEN THE LAND OWNER, DEVELOPER AND PURCHASERS AS FOLLOWS :-

- a) That the undivided, proportionate share in the land of the said premises and the property hereby sold, transferred, conveyed, granted, assured and assigned unto and in favour of the Purchasers shall always remain impartible.
- b) The Purchasers shall not throw or accumulate or allow to be thrown or accumulated any rubbish, tit-bits, night soils, etc., and various unused materials in the common areas, passages, except the place fixed for the same.
- c) The Purchasers shall not create or permit to be created any annoyance or disturbance to the peaceful living of the other occupiers of the said premises but may do and/or perform any needful and/or additional works for further protection and/or better enjoyment of their purchased portion or the approach towards that portion at their own

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cost and without creating any such disturbances to the common right of use of the other Owners and / or Occupiers of the premises.

d) Proportionate costs and expenses for maintaining, repairing, renovating and decorating etc., of the main structure and in particular main gate, of the other co-owners or other occupiers of the building, paint the outer portion of her property.

e) After this deed the Developer shall not entertain any complaints regarding the quality of construction or finishing or measurement of the said flat.

SCHEDULE 'A'
(TOTAL LAND PROPERTY)

ALL THAT the piece and parcel of a land measuring about 06 (Six) Cottahs 11 (Eleven) Chittacks 35 (Thirty Five) Sq. Ft., lying and situate at District South 24 Parganas, Police Station Survey Park (previously Purba Jadavpur), Mouza Garfa, J.L. No. 19, appertaining to the R.S. Khatian No. 852, comprising in Dag Nos. 612, 613, 614, 615 and 616 and appertaining to the R.S. Khatian No. 325, comprising Dag No. 617 and 618, within the jurisdiction of the Kolkata Municipal Corporation Ward No.104 and being known and numbered as the KMC Premises No. 275, Middle Road, Post Office Santoshpur, Kolkata – 700075 and assessed under the Assessee No. 31-104-28-0275-3.

The property is butted & bounded by:

ON THE NORTH : 14' Wide Middle Road;
ON THE SOUTH : House of Late Jogesh Chandra Pal ;
ON THE EAST : House of Amar Chandra Ghosh ;
ON THE WEST : Land of Ragunath Ghosh and Ashok Ghosh.

SCHEDULE 'B'
(THE BUILDING)

ALL THAT the G + III storied building (under construction), to be constructed, as per the Building Sanction Plan No.2018110286, dated 30.01.2019, under the Plan Case No. 2018110110.

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The name of the Building is "BLUESKY RESIDENCY".

SCHEDULE 'C'

(THE FLAT AND ROOF COVERED CAR PARKING SPACE TO BE SOLD UNDER THIS AGREEMENT FOR SALE)

ALL THAT the self – sufficient residential Flat, Being No. , on the side of the Floor, measuring about () Sq. Ft. of super built up area (i.e. 25% of the Built – Up Area) along with a Roof Covered Car Parking Space on the Side of the Ground Floor, measuring about () Sq. Ft., of the G + storied building, along with the proportionate share and interest in the Land under the Building, to be constructed at the KMC Premises No. 275, Middle Road, Post Office Santoshpur, Kolkata – 700075, District : South 24 Parganas, along with all other common facilities and amenities as set-forth in the Schedule 'D' hereunder, with the common liabilities as mentioned in Schedule 'E' hereunder with all other general, quasi easement and easement rights and liberties attached and due to the property under this Agreement, coupled with the common and individual duties and liabilities.

SCHEDULE 'D'

(COMMON AREAS AND FACILITIES)

- 1) The Open Space around the building and side spaces within the building comprising the entrance therein, the staircase on all floors including the landing, Lift, Lift Well, Lift Machine Room thereof ;
- 2) The foundation, coloumns, girder, beams, supports, main walls, Elevation ;
- 3) The main entrance of the Premises as well as of the Building ;
- 4) Common Passage and Lobby of the Ground Floor excepting the Car Parking Spaces, if any ;
- 5) The Space for installations of Common and individual Electric Meter and the main electric connections, Electrical wiring, Main electrical distribution - board, Sub-distribution boards, Main electrical meter and other installations and fittings in the Premises ;

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- 6) Underground and Overhead Water Reservoir and Tank ;
- 7) Water pump, water Tanks, Pipes and other common Plumbing installations and all other water supply equipment ;
- 8) Drainage and Sewerages Systems, main water connections reservoir to overhead water tanks and distribution pipe-line to kitchen and toilets of different units and or to the common portions.
- 9) Common water pump and motors ;
- 10) Boundary walls, Elevations, Main gates all side spaces, back side spaces, passage; drains are common to the said building including the roof and terrace of the said building and such other common parts, areas, equipment (like common electric meter and other necessary installations), fixtures, fittings and spaces in or about the main building as are necessary for common user for the occupancy of the Flats and the Car Parking Spaces and as are specified expressly as common parts after construction of the building ;
- 11) The ultimate roof and stair roof of the building.
- 12) Affix any wires, cables, pipes, dish antenna, etc. from or through any of the common portions and passage.
- 13) Only general light point / points of the common portions.

SCHEDULE 'E'
(COMMON EXPENSES)

- 1) Proportionate share of Insurance premium for insuring the said building.
- 2) Proportionate share of Expenses to maintain outside elevation if needed.
- 3) Proportionate share of Expenses to maintain lift and keep it running condition
- 4) The expenses of maintaining, repairing, re-decorating and renewing the main structure and in particular the drainage system, sewerage, rain water discharge arrangement, water supply system, supply of electricity to all common areas.

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- 5) The expenses of repairing, maintaining, white-washing and colour washing the main structure of the building including the exterior of the building and also the common area of the building.
- 6) The costs of cleaning and lighting the entrance of the building, the passage and spaces around the building, lobby corridors, staircases, lift and lift room, and other common areas.
- 7) Salary, wages, fees and remuneration of durvans, sweepers, plumbers, electricians, caretakers or any other person whose appointment may be considered necessary for maintenance and protection of the said building and administration and management of the affairs thereof.
- 8) The Municipal taxes, commercial surcharges, multi-storied building taxes, urban land taxes, water taxes and other rates and taxes of said building.
- 9) All expenses of common services and in common with common areas and facilities.
- 10) Such expenses as are necessary for or incidental to the maintenance and up keeping of the building and of the common areas facilities and amenities.

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Proprietor

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1)

- As the constituted Attorney of :

1. TARUN TAPAN SARKAR,
2. SIPRA SARKAR,
3. NANDITA SARKAR
4. ANANTA BIKRAM SARKAR &
5. SUVRO TANOY SARKAR.

SIGNATURE OF LAND OWNER

(2)

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

Drafted and Prepared by me :

Advocate
Alipore Judges' Court,
Kolkata - 700027.

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Proprietor

