

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the Day of,
Two Thousand Twenty-One (2021) **B E T W E E N SMT. MANISHA CHOWDHURY**
PAN: ADBPC 2372H, Aadhaar No. 9344 0263 2129, Wife of Shri Chandra Sekhar
Chowdhury, by Occupation-Business, by Nationality-Indian, residing at 16/1C,
Biswas Nursery Lane, Post Office-K.G. Bose Sarani, Police Station – Beliaghata,
Kolkata – 700085 and also Proprietress of **M/S. G. ENTERPRISE**, a Civil
Construction and Developing Company having its Office also at 16/1C, Biswas
Nursery Lane, Post Office-K.G. Bose Sarani, Police Station – Beliaghata, Kolkata –
700085 hereinafter called and referred to as the “**OWNER/DEVELOPER** (which
term or expression shall unless otherwise excluded by or repugnant to the subject
or context be deemed to mean and include her heirs, executors, administrators,
legal representatives and assigns) Party of the **FIRST PART**

AND

..... PAN:, Aadhaar No.,
Mobile No., Wife/Son/Daughter of,
residing at Premises No., Post Office-,
Police Station-, District:..... hereinafter called and referred to
as the “**PURCHASER**” (which term or expression shall unless otherwise excluded
by or repugnant to the subject or context be deemed to mean and include his/her
heirs, executors, administrators, legal representatives and assigns) of the **SECOND
PART.**

Self Attest
For G. ENTERPRISE
Manisha Chowdhury
Proprietress

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WHEREAS the aforesaid Owner/Developer, **SMT. MANISHA CHOWDHURY** also Proprietress of M/s. G. Enterprise having its Office and Residence at 16/1C, Biswas Nursery Lane, Post Office-K.G. Bose Sarani, Police Station – Beliaghata, Kolkata – 700085 purchased Two Nos. adjunct properties- one Premises No. 25A, Biswas Nursery Lane, Kolkata-700085 in the year, 2012 and another Premises No. 25, Haramohan Ghosh Lane, Kolkata-700085 in the year, 2018, at a valuable Consideration mentioned therein in the respective Deed of Conveyance for the year, 2012 and 2018 and mutated her name in the Kolkata Municipal Corporation Record and paying Kolkata Municipal Corporation Rates and Taxes regularly and details of the 2(Two) Nos. properties and respective Deed of Conveyances are laid down in “A” and “B” Column respectively –

“A” FIRST PROPERTY: 25A, BISWAS NURSERY LANE, KOLKATA-700 085

This property purchased by Smt. Manisha Chowdhury also proprietress of M/s. G. Enterprise in the Year, 2012 by virtue of a Registered Deed of Conveyance dated 17.04.2012, by purchasing from thee then owners namely Saibal Das and Ors. Registered in the Office of the ADSR Sealdah, 2012 and recorded in Book No. 1, CD Volume No.3, Pages 3375 to 3393, Being No.01150 for the year 2012 became the absolute owner of the landed property consisting of 4 (four) Cottahs 6 (Six) Chittacks 25 (twentyfive) Sq.ft. alongwith 100 years old dilapidated one storied structure measuring an area of 400 Sq.ft. at Premises No. 25A, Biswas Nursery Lane, Police Station-Beliaghata, Kolkata-700085, (after amalgamation of three Premises No. viz. 25A,25B and 25/1, Biswas Nursery Lane into one premises after deleting Premises Nos. 25B and 25/1 and

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For G. ENTERPRISE
Manisha Chowdhury
Proprietor

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accordingly with Premises No.25A, Biswas Nursery Lane, Kolkata-700085, KMC Ward No.35, Assessee No. 11-035-02-0034-4, Borough No.III, Touzi No.III, Division No. XIII under Holding No.28/29, ADSR Sealdah, became the absolute Owner of the property being Premises No.25A, Biswas Nursery Lane, Kolkata-700085 under KMC Ward No.35, Assessee No. 11-035-02-0034-4, Borough No. III, Touzi No. III, Division No. XIII under Holding No. 28/29, ADSR Sealdah, as absolute Owner of the said property and mutated her name in the KMC Record and paying KMC Rates and Taxes regularly.

AND

"B" SECOND PROPERTY : 25, HARAMOHAN GHOSH LANE, KOLKATA-700085

This property also purchased by Smt. Manisha Chowdhury also proprietress of M/s. G. Enterprise in the Year, 2018 in the Year, 2018 by virtue of another Registered Deed of Sale as recorded in Book No.I, Volume No.1606 of 2018, Pages from 173646 to 173682, Being No.160605077 for the Year, 2018, ADSR, Sealdah (24 Parganas South) duly purchased from the then previous owners namely (1) Smt. Nirmala Das, Widow of Late Jugal Kishore Das, PAN No. BXAPD8102L (2) Sri Jayanta Das, Son of Late Jugal Kishore Das, PAN No. ANQPD0144F and Sri Susanta Das alias Sushanta Kumar Das, Son of Late Jugal Kishore Das, PAN No. AMFPD2218Q, all by faith-Hindu, by occupation- House wife and Retired, all by Nationality-Indian, all were residing at 25, Haramohan Ghosh Lane, Post Office-K.G. Bose Sarani, Police Station-Beliaghata, Kolkata-700085, the property measuring an area of 1 (one) Cottah 6 (Six) Chittacks be the same or little more along with 97 years old dilapidated partly two storied

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Proprietress

4.

residential building thereon together with water and electric line connection which situated at Premises No. 25, Haramohan Ghosh Lane, Police Station-Beliaghata, Kolkata-700085, within territorial jurisdiction of the Kolkata Municipal Corporation, Ward No. 35, Assessee No. 11-035-12-0037-6, Borough – III also under the A.D.S.R. Sealdah, District-South 24 Parganas and mutated her name in the Kolkata Municipal Corporation and paying Kolkata Municipal Corporation Taxes as absolute owner of the Premises.

AND WHEREAS it is pertinent to mention that the aforesaid Vendor, Smt. Manisha Chowdhury, Proprietress of M/s. G. Enterprise became the absolute owner of the two properties as delineated in the previous Paragraph "A" and "B", being Premises No. 25A, Biswas Nursery Lane, Kolkata-700085 and another Premises No. 25, Haramohan Ghosh Lane, Kolkata-700085, both under Police Station-Beliaghata and Post Office- K.G. Bose Sarani, by virtue of the two different Deeds of Sale as aforesaid.

AND WHEREAS thereafter the aforesaid Vendor/Owner applied before the KMC for Amalgamation of the aforesaid two properties i.e. Premises No.25A, Biswas Nursery Lane as well as 25, Haramohan Ghosh Lane, Kolkata-700085, into one Premises under P.S. Belialghata as per The Kolkata Municipal Corporation Rules and Regulation, accordingly Kolkata Municipal Corporation, "Amalgamated" the aforesaid two premises i.e. No.25A, Biswas Nursery Lane as well as No.25, Haramohan Ghosh Lane into one premises being renumbered as Premises No. 25, Haramohan Ghosh Lane into one Premises being Assessee No. 11-035-12-0037-6 . vide their Office Order No. M/035/26-JUN-19/2770 dated 18/10/2019 which will

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For G. ENTERPRISE

Manisha Chowdhury
Proprietor

be revealed clearly from the document. Now the entire land of both two Premises measuring about 5(Five) Kottah 12(Twelve) Chittak 25(Twenty-five) Sq. ft. converted into one Premises No. 25, Haramohan Ghosh Lane, Ward No. 35 in the record of the Kolkata Municipal Corporation being Assessee No.11-035-12-0037-6.

AND WHEREAS thereafter the aforesaid Owner, Smt. Manisha Chowdhury, Proprietress of M/s. G. Enterprise (a Contractor/Developer) being desirous of developing the said property i.e. Premises No. 25, Haramohan Ghosh Lane, Assessee No. 11-035-12-0037-6, Ward No.35, P.S. Beliaghata, Kolkata-700085 for construction of a Multi-storied building duly sanctioned the Building Plan (vide No. 2020030040, dated 14.10.2020, Borough No.III) from the Kolkata Municipal Corporation respectively.

AND WHEREAS after obtaining the said Sanctioned Building Plan issued by The Kolkata Municipal Corporation, Smt. Manisha Chowdhury, the Owner herself intended to raise a Five Storied Building (Ground+4 storied) in accordance with the sanctioned Plan No. 2020030040, dated 14.10.2020 for residential purpose to sell out, lease out, rented out those Flats to the outsiders or to any nominated person or persons of her choice at a valuable/reasonable consideration to raise the cost/value of the proportionate Land as well as cost of construction of those Flats/Garage Spaces to the outsiders as she is the owner of the entire land and structure.

AND WHEREAS since then the aforesaid Vendor herein are seized and possessed of and/or otherwise and sufficiently entitled to the said property which is mentioned in Schedule 'B' herein under and has been enjoying the said property

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For G. ENTERPRISE
Manisha Chowdhury
Proprietor

peacefully freely, absolutely and without any interruption from any corner together with right to convey and transfer the same to any intending Purchaser or Purchasers on valuable consideration or under any terms and conditions the Vendor shall think, fit and proper.

AND WHEREAS the Vendor herein beneficial and absolute owner agreed to sell, convey and transfer one..... Floor space comprising of super built up area Square feet (.....) Sq.ft. of the said building as mentioned in the Schedule 'B' together with the proportionate undivided interest or share on the land comprised therein and appertaining thereto along with proportionate right, title and interest on all common areas facilities of the building constructed at the Premises No.25, Haramohan Ghosh Lane, within Police Station Beliaghata, Ward No. 35, Kolkata-700085 particularly mentioned in the Schedule "A" "B" hereinafter written at or for the total consideration Rs.....(Rupees) only.

AND WHEREAS the Purchasers herein have agreed to purchase the saidfloor space. The said flat/accommodation is being No.....consisting of Two(2) Bed Rooms, Two Baths and One Kitchen with all fittings and fixtures comprising of super built up areaSquare feet (.....) Sq.ft. (more or less) mentioned in the Schedule "B" hereunder written, together with the proportionate undivided interest or share on the land along with all proportionate right on all common areas and facilities of the building more fully and particularly described. The cost of the said flat is Rs..... (Rupees) only @Rs..... per Square Feet.

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 Manish Choudhary
 Proprietor

AND WHEREAS the Purchasers have taken inspection of the layout as aforesaid land and have made themselves satisfied as to the marketable title of the Vendor and the Purchasers have approached the Vendor/Owners allocation portion for purchase of the Flat being No..... on thefloor of the aforesaid building measuring of super built up areaSquare feet of the said building and which is more fully and particularly described in the Schedule "B" hereunder written referred to as the said flat and Vendor also establishes her good marketable title of the said flat.

AND WHEREAS the Purchasers have paid the full and final sale proceeds amount of Rs.....(Rupees) only to the Vendor in terms of Memo of Consideration as hereunder and on receiving the same the Vendor have issued the receipts thereof by discharging the Purchasers from making any further payment for any reasons and do hereby execute this Deed of Sale in favour of the Purchasers.

NOW THIS INDENTURE WITNESSETH as follows:-

That in pursuance of the said Agreement for Sale in consideration of the said sum of Rs.....(Rupees.....) only paid by the Purchasers on or before the execution of this present Deed of Conveyance the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the payment of the same the Vendor doth hereby acquit, release and forever discharge as well the said complete flat conveyed hereby and every part thereof the Vendor doth hereby grant, transfer, sell, convey and assure to and unto and in favour of the Purchasers free from all encumbrances, charges, liens etc. ALL THAT the said flat being No..... morefully described I n Schedule-B situated at 25, Haramohan Ghosh Lane, P.S. Beliaghata, Kolkata-700085 on the floor respectively measuring about Sq.ft. (more or less) with super built up area

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 For G. ENTERPRISE
Manish Chakraborty
 Proprietor

thereon **TOGETHER WITH** full ownership of the doors, fixtures and fittings electrical and internal walls within the said flat and the common rights of the common water reservoir **TOGETHER WITH** half the thickness with all common walls of the said flat together with common right to use all ways, paths, passages, drains, water, water courses, Pump on the under water reservoir which is situated at back portion of the said building, overhead water tank on the roof of the building together with undivided, proportionate right, title and interest on proportionate basis in the impartible land of all ancient and other rights, liabilities, easements, quasi-easements, appendages and estate right, title interest property claim whatsoever of the Vendor in the said flat free from all encumbrances to hold the same absolutely and forever situated lying at and being premises situated at 25, Haramohan Ghosh Lane, P.S. Beliaghata, Kolkata-700085, on the floor measuring Sq.ft. (more or less) respectively including super built up area be the same a little more or less, the person claiming through or under them **AND FURTHER THAT** the Vendor, their heirs, indemnify and keep indemnified the Purchasers, his/her/their heirs, administrators, or assigns from or against all encumbrances, charges and acquits whatsoever **AND** the Vendor, her heirs, administrators, transferees or assigns further covenant that they have at the request and cost of the Purchasers, his/her/their heirs, executors, administrators, transferees or assigns do so or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said flat and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed.

- 1) It is hereby declared that in future it would transpire that the Vendor had no title to the property in Schedule 'B' causing damages to the interest of the Purchasers in respect of the property in Schedule 'B' hereunder in that case the Vendor would be duty bound to remove all the difficulties regarding the title in respect of the demised premises in the Schedule 'B' hereunder.
- 2) It is hereby declared that the Vendor has right to transfer the property in the Schedule below to the Purchasers free from all encumbrances, lien and

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 For G. ENTERPRISE
Manish Choudhary
 Proprietor

charges and the purchaser has acquired absolute title over the property in Schedule 'B' by purchase and from this day Purchasers would be entitled to transfer, alienate and/or encumber the property in Schedule 'B' to any stranger for residential purpose without the consent of the Vendor the 16 annas owner thereof to the exclusion of all other and whatever right, title and interest and possession of the Vendor hand over the demised premises in the Schedule 'B' hereunder the same stood transferred in favour of the purchaser free from all encumbrances, lien and charges.

- 3) It is hereby declared that the Purchasers would be entitled to install electric meter, w2ithin the common meter board lying and situated at Holding 25, Haramohan Ghosh Lane, P.S. Beliaghata, Kolkata-700085, for which the Vendor shall have no objection in this matter and in a word the Purchasers are also entitled to enjoy the said flat for residential purpose only without any disturbance and/or obstruction/hindrance from any corner whatsoever.
- 4) That the property in Schedule 'B' is absolute free from all encumbrances, lien and charges which has not been affected by any notice of acquisition or requisition by any statutory authority or by any Govt. authority.
- 5) That it is also declared that the Purchasers should mutatae his/her/their name/s before the Kolkata Municipal Corporation and any other statutory authority/authorities and shall pay taxes and any penalty to the KMC and to the statutory authority and authorities for enjoying the said flat from the date of obtaining "Completion Certificate' from the Kolkata Municipal Corporation.
- 6) It is declared that the Purchaser shall be liable to pay proportionate share of taxes including arrear, if any to the statutory authority/authorities for the said flat until mutation and separation and assessment of the concerned flat is done by the concerned authority according to law.

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For G. ENTERPRISE
Munish Choudhary
Proprietor

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS as follows:-

- (a) That notwithstanding any act, deed, things or matter whatsoever hereto before done committed or knowingly suffered by the Vendor to the contrary, the Vendor has good right, title, interest, full power and absolute authority to sell, grant, transfer and convey the said flat and every part thereof unto and to the use of the Purchasers in the manner aforesaid.
- (b) That the Purchasers and his/her/their successor-in-interest shall and may at all times hereafter peaceably and quietly enter into sale, gift, convey, transfer and assign and to hold, possess, occupy and enjoy the said flat/apartment together with proportionate share of the land underneath the said holding and every part thereof and receive the rents, issues, and profits thereof without any lawful eviction, interruption, disturbance, claims or demands whatsoever from or by the Vendor or any person or persons claiming under or in trust of the Vendor.
- (c) That the Vendor and other Flat Purchasers having or lawfully or equitably claiming any estate, right, title and interest whatsoever in the said flat or any part thereof from under or in trust for the Vendor shall and will from time to time and at the costs of the Purchasers do hereby and execute or cause to be done and execute all such acts, deeds, matters/things and assurances whatsoever been more perfectly assuring the said flat and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.
- (d) The roof of the ultimate floor of the Building in which the Flat is situated shall always be the common property for the users of allotment.

THE PURCHASERS DO HEREBY COVENANT WITH THE VENDOR as follows :-

- (a) That the purchasers shall co-operate with the Association to be formed by flat Owners of the said premises for the management and maintenance of the said premises and others acts relating to the common purpose and formation of the Association.

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 For G. ENTERPRISE
 Manish Chandra
 Proprietor

- (b) That the Purchasers shall become a member of the Association and observe and perform the rules, regulations and restrictions for the time being in force for the use and management of the existing building and its areas and in particular the common areas, and installations.
- (c) That the Purchasers shall allow the Association and its authorized representatives with or without workmen to enter into the said flat at appointment on reasonable times for repairing and maintenance of the building for the common purpose and to view and examine the state and condition thereof.
- (d) That the Purchasers shall not decorate the exterior of the building otherwise than in the manner agreed to by the Developer/Vendor in writing or in the manner as near as may be in which it is previously decorated.
- (e) That the Purchasers shall not deposit or permit to be deposited or thrown any rubbish, refuse or waste in the staircase, lobby, landings or in any other common areas of the building and cannot disturb or obstruct the other flat buyers of the building.
- (f) That the Purchasers shall use the ultimate roof of the building, if needed, but the purchasers have no right title, interest of the said roof of the building. The Developer/Owner has only right, title, interest of the said building to develop or construct upper floors in the existing roof of the building through Sanction Plan from KMC, any flatowner or Association will not obstruct/disturb to the Developer from construction of upper floors.
- (g) That the Purchasers shall not store or allow anyone to store any goods, articles, inflammable and combustible, explosive items or things in the Staircase, lobby, landing or in other common areas of the building.
- (h) That the purchasers shall not do any act, deed or thing whereby the construction or development of the said flat, Buildings and the housing Complex in anyway hindered or impeded nor shall in any way commit breach of any terms and conditions herein contained at any material point of time except the consent of Developer and her Engineer.

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For G. ENTERPRISE
Manish Choudhary
Proprietor

- (i) That the Purchasers and Flat Owners Association shall not commit or permit to be committed any alteration in existing pipes, conduits cables and other fixtures and fittings in the building.
- (j) That the Purchasers shall not do or permit anything to be done which is likely to cause nuisance or annoyance to be occupants of the other flats in the building and/or adjoining building or buildings.
- (k) That the Purchasers shall not carry on or cause or permit to be carried on any obnoxious, noisy, dangerous, hazardous illegal or immoral activity in or through the said flat or common areas of the building.

(l) That the purchasers shall use and enjoy the common areas facilities and installations as specifically mention below only to the extent required for ingress to and egress from the said flat/apartment with men, materials and utilities, all other installations and electric installation also. It is pertinent to mention that common meter, individual meter and pump room properly set up and inspected by the flat buyer/s at the signing of this Deed. Besides those Schedules, the purchasers will not be entitled to claim anything else. That the Purchasers shall pay and bear the reasonable common expenses and other outgoings in respect of the premises proportionately and in respect of the said flat wholly.

That the purchasers shall pay the Municipal taxes (arrear if any, and current) as applicable, Govt. rents, Service Tax and other taxes, levies and outgoings, if any, of the Kolkata Municipal Corporation and any other Government Authority/Authorities presents in respect of the "said self contained flat". The Purchasers will mutatae his/her/their own cost and expenses and he/she/they will pay the proportionate rates and taxes so long the mutation is not done in respect of the said flat. And Water-Ferrule may be changed, if necessary by the purchasers after mutation at his/her/their own cost and expenses proportionately.

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 For G. ENTERPRISE
 Manish Choudhary
 Proprietor

THE SCHEDULE "A" ABOVE REFERRED TO

(details of land and building)

ALL THAT piece and parcel of land measuring about 5(Five) Cottahs 12 (Twelve) Chittackss 25 (Twenty-five) Sq.ft. with old structures standing thereon (After amalgamation of Premises 25A, Biswas Nursery Lane, Kolkata-700085 and Premises No.25, Haramohan Ghosh Lane, Kolkata-700085 into one Premises which is now known as one and identical Premises No.25, Haramohan Ghosh Lane, Kolkata-700085, P.S. Beliaghata in place of both the Premises) vide Amalgamation Order No. M/035/26-JUN-19/2770 dated 18/10/2019 of KMC and having Assessee No. 11-035-12-0037-6 which is butted and bounded as follows:

ON THE NORTH : 26/1, Biswas Nursery Lane
ON THE SOUTH: Haramohan Ghosh Lane
ON THE EAST: 24, Haramohan Ghosh Lane
ON THE WEST: Biswas Nursery Lane

SCHEDULE - "B"

(Details of Proposed Flat without Specification)

ALL THAT one self contained residential Flat on the Floor being Flat No. measuring Sq.ft. more or less super built up area consisting ofBed Rooms, Dining-cum-drawing, Kitchen, Verandah, Toilets togetherwith all fitting and fixtures thereto and togetherwith the right to use all easement rights thereto being Premises No. 25, Haramohan Ghosh Lane, Kolkata-700085, P.S. Beliaghata (Details of Specification shown in separate pages).

ON THE NORTH :

Sest A. A. A. A.
 For G. ENTERPRICE
Mishu Choudhary
 Proprietor

ON THE SOUTH:

ON THE EAST:

ON THE WEST:

THE SCHEDULE "C" ABOVE REFERRED TO

(COMMON FACILITIES AND AMENITIES OF THE BUILDING)

- | | |
|--|---|
| 1. Compound walls | 2. Common and adjoining walls |
| 2. Entrance gates. | 4. Staircase and landing |
| 5. Compound lighting and fixtures | 6. Ultimate roof of the building for use |
| 7. Pump and Pumps Accessories | 8. Sewerage and other water line. |
| 9. Common Meter Box at the
Ground floor | 10. Electrical Wirings |
| 11. Water Distribution network | 12. Semi underground water reservoir
and over head tank. |

(Cost of Maintenance of common service facilities to be paid proportionately by the all owners of the flats in the proposed building)

- a) Cost of maintenance, repairing, redecorating etc. of the main structures and in particular the gutters, fresh and rain water pipe, drains, sewerages and water storage tanks and electric wiring motor generators and other appliances and passages in or upon the building and enjoyed or used by the purchaser in common with the other occupiers of the flats and the main entrances passage, landing stair cases of the building enjoyed by the purchasers of used by him in common as aforesaid and the boundary walls of the building compound, entrances, etc. from the date of taking possession of the flat.

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For G. ENTERPRICE

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Proprietor

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- b) Common right and basement right and common expenses: All deposit/security to obtain permission from CESC for Main Service Line and Cable charges with Meter, KMC, Water Ferule Dept., Drainage, Dept and Building Dept. and to other respective bodies will be divided amongst all the flat owners proportionately and all the flats owners should deposit the said amount to the Owner/Developer before taking possession. For individual meter deposit to CESC to be borne by all the flat owners along with the above expenses and service charges of the Flat Owners/Purchasers.
- c) Cost of maintenance of all electrical lines including Lift, Pump, Motor for lifting of water from underground reservoir to overhead Tank including charges of CESC AND KMC TAXES FOR Water if any.
- d) Cost of maintenance and decorating the interior and exterior of the building.
- e) Cost of working and maintenance of light and service charges.
- f) Mutation, Municipal rates and taxes save those separately assessed for flat.
- g) Premium for insurance of the building, if any.
- h) Costs and charges of establishment for maintenance of the building and the salaries of all persons employee for the same purpose including salary of the Lift Man.
- i) All charges for giving supply of common utilities to individually or to any corporate body as per Government Rules and Regulation.
- j) All legal expenses appertaining to the maintenance and protection of the said building and disputes regarding claim and/or demands from the Corporation (K.M.C.)/Government Authority/Authorities and other local Authorities/Bodies.

Selvi A. Aesthu
For G. ENTERPRISE
Manshu Choudhary

k) All other expenses and outgoings, maintenance and upkeepment of the building should be paid by the Flat Owners/Purchasers proportionately for the safe guard of the building.

l) All expenses in respect of Maintenance and Repair including Annual Maintenance of Lift. Salary of Lift Man by the Company including consumption of Electric Current for the said purpose should be borne by all the Flat Purchasers of the Building. As well as Security Deposit to CESC and other Authority for the said purpose should be equally divided among the all Flat Purchasers and said amount should be reimburse to the Developer before taking/handing over the said Flat positively.

Sd/- Attested

For G. ENTERPRISE

Manish Arora

Proprietor

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

SIGNED, SEALED AND DELIVERED

By the above named Vendors
At Kolkata in the presence of :

1)

SIGNATURE OF THE FIRST PART/OWNER/DEVELOPER

Drafted by:-

(Dipankar Ghosh)
Advocate
Sealdah Civil Court,
Kolkata-700 010

SIGNATURE OF THE SECOND PART/PURCHASER

Sell & Aestm
For G. ENTERPRISE
Minister Chakraborty
Proprietor

18.

MEMO OF CONSIDERATION

RECEIVED the sum of Rs.....(Rupees) only being the full amount of consideration money as per memo hereunder written from the purchasers mentioned in cause title.

Date	Cash/Cheque No.	Name of Bank	Branch	Amount (Rs.)
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(Rupees)only

WITNESS:

SIGNATURE OF THE FIRST PART/OWNER/DEVELOPER

Self Attest
For G. ENTERPRISE
Mandira Choudhary
Proprietor