


## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this            day of            , Two  
Thousand.....

### B E T W E E N

SRI. SWAPAN KUMAR BRAHMA (PAN NO. APGPB2683H) son of Late Ramesh Chandra by faith Hindu, nationality Indian, by occupation business permanently residing at Boral Main Road, Sukanta Pally, P.O. Boral, P.S. Sonarpur, Dist. South 24 Parganas, Kolkata-700154 represented by his Constituted Attorney (1) SRI ANIL CHANDRA GHOSH (PAN NO.AGKPG0595N) son of Late Surendra Chandra Ghosh, by faith Hindu, by occupation Business by national Indian, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700075 and (2) SMT SHILPI GHOSH (PAN NO. AZSPG3579R) daughter of Kshitish Chandra Ghosh, by faith Hindu, by occupation Business by national Indian, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700075, (Development Power of Attorney on 27<sup>th</sup> April 2018 registered in the office of the Additional District Sub-Registrar-Garia, recorded in Book No. I, Volume No.1629-2018, Pages from 64006 to 64025, Being Deed No. 162902009 for the year 2018) hereinafter jointly called and referred to as the "LAND OWNERS/VENDORS" (which term or expression shall unless included by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives and / or assigns) of the FIRST PART.

For RAJLAKSHMI ASSOCIATE  
  
Partner

: 2 :

AND

SRI \_\_\_\_\_ (PAN- \_\_\_\_\_ ) son of ..... by faith..... by nationality Indian by occupation..... residing at....., hereinafter called and 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 each of his heirs. executors. administrators, legal representatives and assigns) of the SECOND PART.

AND

"RAJLAKSHMI ASSOCIATE" (PAN- AATFR8795A) registered under the Indian partnership Act, 1932, having its principal place of business at 2081, Chak-Garia, E-14, Sammilani Park, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075 being represented by its partners (1) SRI ANIL CHANDRA GHOSH (PAN NO.AGKPG0595N) son of Late Surendra Chandra Ghosh, by faith Hindu, by occupation Business by national Indian, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700075 and (2) SMT SHILPI GHOSH (PAN NO. AZSPG3579R) daughter of Kshitish Chandra Ghosh, by faith Hindu, by occupation Business by national Indian, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700075, hereinafter referred to as the PROMOTER/ BUILDER/ DEVELOPER/CONTRACTOR (which term or expression shall unless included by or repugnant to the context be deemed to mean and include its respective successors – in office interest, executors, legal representatives and / or assigns) of the THIRD PART;

WHEREAS the First Party herein Sri Swapan Kumar Brahma is lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of danga land measuring 40.03 decimals equivalent to 24K-03Ch-22Sqft (the split up of the land being:- 04K-09Ch-00 Sft more or less Danga Land of R.S. Dag No. 473 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and

L.R. Kh. No. 748, plus 01K-00Ch-10 Sft more or less Danga Land of R.S. Dag No. 475 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748 plus 07K-13Ch-38 Sft more or less Danga Land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh 1232, right now L.R. Dag No. 863 and L.R. Kh. No. 748, plus 01K-07Ch-19Sft more or less Danga Land of R.S. Dag No. 478 under R.S. Kh. No. 248, plus 02K-08Ch-00Sft more or less danga Land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965 plus 03K-11Ch-00Sft more or less Danga Land of R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 03K-02Ch-00Sft more or less of Danga Land of R.S. Dag No. 485 under R.S. Kh. No. 500) along with 9,700 sq.ft multiple structures standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, J.L. No. 59, Re. Su. No. 172, Pargana: Magura, Dist: South-24 Parganas, Rajpur Sonarpur Municipality holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154 (herein after called and referred to as the SAID PREMISES) fully described in the Schedule-A hereunder written.

AND WHEREAS by a Bengali Kobala (Deed of Sale), dated 25<sup>th</sup> February 1975, executed by one Sri Amalendu Sen, referred to therein as the Kobala Data (Vendor) of the One Part in favour of Sri Nani Gopal Singha Roy, referred to therein as the Kobala Grahita (Purchaser) of the other part, which was registered in the office of the Sub Registrar of Sonarpur at South 24- Pargana and recorded in Book No. I, Volume No.13, Pages from 132 to 137, Being No. 824 for the year 1975, the Vendor therein, for valuable consideration also mentioned therein sold, transferred and conveyed followed by delivery of possession of all that piece and parcel of Danga land measuring 40K-00Ch-00Sft more or less ( the split up of the land being :- 06K-06Ch-00Sft more or less of Danga Land of R.S. Dag No. 473 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748, plus 02K-08Ch-00Sft more or less of Danga Land of R.S. Dag No. 475 under R.S. Kh. No. 300, R.S.

Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748 plus 12K-15Ch-00Sft more or less of Danga Land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh 1232 , right now L.R. Dag No. 863 and L.R. Kh. No. 748 plus 02K-00Ch-00Sft more or less of Danga Land of R.S. Dag No. 478 under R.S. Kh. No. 248, plus 03K-08Ch-00Sft more or less of Danga Land of R.S. Dag No. 477 under R.S. Kh. No. 835, presently L.R. Dag No. 862 and L.R. Kh. No. 1185 plus 8 decimal equivalent to 04K-13Ch-00Sft more or less of Danga Land of R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 01K-04Ch-00Sft more or less of danga Land of R.S. Dag No. 481 under R.S. Kh. No. 155, plus 03K-08Ch-00Sft more or less of danga Land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965 plus 03-02Ch-00Sft more or less of Danga Land of R.S. Dag No. 485 under R.S. Kh. No. 500) along with 10,500 sq.ft multiple structures standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, Pargana:- Magura, Touzi No.1, , J.L. No.59, R.S. No. 172, P.S. Sonarpur, District –South 24-Parganas, with every rights, title interest over the said property without interruption, claim and whatsoever.

AND WHEREAS the land as aforesaid duly been mutated in the name of the said Nani Gopal Singha Roy in the assessment record of the Rajpur- Sonarpur Municipality and in the record of B.L & L.R.O, Sonarpur.

AND WHEREAS thereafter by a Deed of Sale dated 05.09.2003, executed by the said Sri Nani Gopal Singha Roy in favour of the owner named herein, Sri Swapan Kumar Brahma, which was registered in D.S.R. -IV Alipore, South 24 Parganas and recorded in Book No.I, Volume No.11, Pages 180-194, Being No.01878, for the year 2006, the Vendor therein, for the valuable consideration mentioned therein, sold, transferred , assigned and assured to and in favour of the said Swapan Kumar

Brahma, all that piece and parcel of Danga land measuring 20K-00Ch-00Sft more or less (the split up of the land being 06K-06Ch-00Sft more or less of Danga Land of R.S. Dag No. 473 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748, plus 02K-08Ch-00Sft more or less of Danga Land of R.S. Dag No. 475 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748 plus 05K-10Ch-00Sft more or less of Danga Land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh 1232 , right now L.R. Dag No. 863 and L.R. Kh. No. 748, plus 03K-08Ch-00Sft more or less of Danga Land of R.S. Dag No. 477 under R.S. Kh. No. 835, presently L.R. Dag No. 862 and L.R. Kh. No. 1185 plus 02K-00Ch-00Sft more or less of Danga Land of R.S. Dag No. 478 under R.S. Kh. No. 248, in addition as per deed of self declaration dated 13<sup>th</sup> April 2007 registered at the office of ADSR Sonarpur, South-24 Parganas and recorded in Book No. I, Volume No. 49, pages from 45 to 48 being No. 2429 for the year 2007) along with 5,500 sq.ft multiple structures (dilapidated) standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, Pargana:- Magura, Touzi No.1, J.L. No.59, R.S. No. 172, P.S. Sonarpur, District –South 24-Parganas, Kolkata-700154 with every rights, title interest over the said property without interruption, claim and whatsoever. The vendor of the said deed of Conveyance was represented by his Constituted Attorney Smt. Amita Brahma, by virtue of a Power of Attorney dated 01.12. 2000 , which was registered in the office of A.D.S.R. Sonarpur of South 24 Parganas and recorded in Book No.IV, Volume No.8, Pages from 386 to 391, Being No.778 for the year 2000.

AND WHEREAS by another Deed of Sale, dated 16.02.2005, executed by the said Nani Gopal Singha Roy in favour of Sri Swapan Kumar Brahma, which was registered in the office of the D.S.R. IV –Alipore, South 24 Parganas, and recorded in Book No.I, Being No. 2473, for the year 2008, the Vendor therein, for the valuable consideration mentioned therein, sold, transferred , assigned and assured to and in favour of the said Swapan Kumar Brahma, all that piece and parcel of Danga land

measuring 15K-12Ch-00Sft more or less (the split up of the land being 07K-05Ch-00Sft more or less of Danga Land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh 1232 , right now L.R. Dag No. 863 and L.R. Kh. No. 748 plus 01K-04Ch-00Sft more or less of danga Land of R.S. Dag No. 481 under R.S. Kh. No. 155, plus 01K-08Ch-00Sft more or less of danga Land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965 plus 02K-09Ch-00Sft more or less pertaining to R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 03-02Ch-00Sft more or less of Danga Land of R.S. Dag No. 485 under R.S. Kh. No. 500) along with 4,200 sq.ft multiple structures (dilapidated) standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, Pargana:- Magura, Touzi No.1, , J.L. No.59, R.S. No. 172, P.S. Sonarpur, District –South 24- Parganas, Kolkata-700154 with every rights, title interest over the said property without interruption, claim and whatsoever. The vendor of the said deed of Conveyance was represented by his Constituted Attorney Smt. Amita Brahma, by virtue of a Power of Attorney dated 01.12. 2000, which was registered in the office of A.D.S.R. Sonarpur of South 24- Pargana and recorded in Book No. IV, Volume No.8, Pages from 386 to 391, being No.778 for the year 2000.

AND WHEREAS thereafter by another Deed of Sale, executed on 30.09.2002, by the said Nani Gopal Singha Roy in favour of Sri Soumen Chowdhury and Sri Sougata Kanti Roy, which was registered on 13<sup>th</sup> October 2002 in the office of the D.S.R. IV – Alipore South 24- Pargana, and recorded in Book No.I, Volume No. 115, Pages from 273 to 286, Being No. 4832, for the year 2002, the Vendor therein, for the valuable consideration mentioned therein, sold , transferred and conveyed followed by delivery of possession all that piece and parcel of Danga land measuring each share 2K-02Ch-00 Sqft more or less ( each share the split up of the land being 01K-02Ch-00Sft more or less Danga land out of 08 decimal danga land of R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 01K-00Ch-

00Sft more or less danga land out of 03K-08 Ch -00Sqf danga land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965) along with 200 sq.ft old dilapidated structure standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, Pargana:- Magura, Touzi No.1, J.L. No.59, R.S. No. 172, P.S. Sonarpur, District –South 24-Parganas, Kolkata-700154 with every rights, title interest over the said property without interruption, claim and whatsoever. The vendor of the said deed of Conveyance was represented by his Constituted Attorney Smt. Amita Brahma, by virtue of a Power of Attorney dated 01.12. 2000, which was registered in the office of A.D.S.R. Sonarpur of South 24 Parganas and recorded in Book No. IV, Volume No.8, Pages from 386 to 391, Being No.778 for the year 2000.

AND WHEREAS thereafter by one Deed of Sale, dated 14.11.2008, executed by the said Sri Soumen Chowdhury in favour of Sri Swapan Brahma, which was registered in the office of the A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No.I, Volume No. 38, Pages from 559 to 574 Being No. 11026 , for the year 2008, the Vendor therein, for the valuable consideration mentioned therein, sold , transferred and conveyed followed by delivery of possession all that piece and parcel of Danga land measuring 02k-2CH-00 Sqft ( the split up of the land being 01K-02Ch-00Sft more or less Danga land of R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 01K-00Ch-00Sft more or less danga land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965) along with 200 sq.ft old dilapidated structure standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, Pargana:- Magura, Touzi No.1, , J.L. No.59, R.S. No. 172, P.S. Sonarpur, District –South 24-Parganas, Kolkata-700154 with every rights, title interest over the said property without interruption, claim and whatsoever.

AND WHEREAS thus the owner herein named Sri Swapan Kumar Brahma by virtue of aforesaid purchases thus owned seized and possessed of and / or otherwise

well sufficiently entitled to the aforesaid total Danga land measuring 37K-14Ch-00Sft more or less ( the split up of the land being:- 06K-06Ch-00Sft more or less of Danga Land of R.S. Dag No. 473 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748, plus 02K-08Ch-00Sft more or less of Danga Land of R.S. Dag No. 475 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748 plus 12K-15Ch-00Sft more or less of Danga Land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh 1232 , right now L.R. Dag No. 863 and L.R. Kh. No. 748, plus 03K-08Ch-00Sft more or less of Danga Land of R.S. Dag No. 477 under R.S. Kh. No. 835, presently L.R. Dag No. 862 and L.R. Kh. No. 1185 plus 02K-00Ch-00Sft more or less of Danga Land of R.S. Dag No. 478 under R.S. Kh. No. 248, plus 01K-04Ch-00Sft more or less of danga Land of R.S. Dag No. 481 under R.S. Kh. No. 155, plus 02K-08Ch-00Sft more or less of danga Land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965 plus 03K-11Ch-00Sft more or less pertaining to R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 03-02Ch-00Sft more or less of Danga Land of R.S. Dag No. 485 under R.S. Kh. No. 500) along with 9,900 sq.ft multiple structure (dilapidated) standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, Pargana:- Magura, Touzi No.1, J.L. No.59, R.S. No. 172, P.S. Sonarpur, District –South 24-Parganas, Kolkata-700154 with every rights, title interest over the said property without interruption, claim and whatsoever.

AND WHEREAS the owner while enjoying and possessing the entire danga land measuring 37K-14Ch-00Sft more or less, the authority of Rajpur-Sonarpur Municipality approached the owner to donate voluntarily a piece of land admeasuring about 07 Cottahs 00 Chittaks 00 Sq.ft. more or less (the split up of the land being 0K-00Ch-27Sft more or less of danga land of R.S. Dag No. 473 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, Plus 0K-06Ch-28 Sft more or less of danga land of R.S. Dag No. 475 under R.S. Kh. No. 300, R.S.Khanda Kh No. 1232, plus 3K-



08Ch-00Sft more or less of danga land of R.S. Dag No. 477 under R.S. Kh. No. 835 of 834, plus 0K-08Ch-26Sft more or less of danga land of R.S. Dag No. 478 under R.S. Kh. No. 248, plus 2K-08Ch-09Sft more or less of danga land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232 ) for erection of local water tank, and the said deed was registered in the office of the ADSR Sonarpur, of South 24 Parganas and recorded in Book No. I, C.D. Volume No. 22, Pages from 896 to 909, Being No. 08502 for the year 2010.

AND WHEREAS after the aforesaid gift to Rajpur-Sonarpur Municipality, Sri Swapan Kumar Brahma became the absolute owner of the rest entire danga land measuring 49 decimal equivalent to 29 Cotthas 10 Chattaks 00 sq.ft. more or less (the split up of the land being:- 06K-05Ch-18 Sft more or less of Danga Land of R.S. Dag No. 473 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748, plus 02K-01Ch-17Sft more or less of Danga Land of R.S. Dag No. 475 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748 plus 10K-06Ch-36 Sft more or less of Danga Land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh 1232 , right now L.R. Dag No. 863 and L.R. Kh. No. 748, plus 01K-07Ch-19Sft more or less of Danga Land of R.S. Dag No. 478 under R.S. Kh. No. 248, plus 02K-08Ch-00Sft more or less of danga Land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965 plus 03K-11Ch-00Sft more or less pertaining to R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 03-02Ch-00Sft more or less of Danga Land of R.S. Dag No. 485 under R.S. Kh. No. 500) along with 9,900 sq.ft multiple structure (old) standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, Pargana:- Magura, Touzi No.1, J.L. No.59, R.S. No. 172, P.S. Sonarpur, District –South 24-Parganas, Kolkata-700154 with every rights, title interest over the said property without interruption, claim and whatsoever and duly been mutated the said 49 decimal of danga land in the name of Sri Swapan Kumar Brahma in the

assessment record of the Rajpur- Sonarpur Municipality being its holding No. 352, Sukanta Pally, Ward No. 32, P.S. Sonarpur, Kolkata 700154 and also in the record of B.L & L.R.O, Sonarpur, and paying 'Taxes' and 'Khajnas' regularly, and are enjoying the same free from all encumbrances, liens, impendences, charges whatsoever and howsoever.

AND WHEREAS thereafter the first party herein Sri Swapan Kumar Brahma decided to develop 40.03 decimals equivalent to 24K-03Ch-22Sqft or 1619.94 SQM more or less of demarcated danga land (the split up of the land being: - 04K-09Ch-00 Sft more or less out of 06K-05Ch-18Sqft more or less Danga Land of R.S. Dag No. 473 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748, plus 01K-00Ch-10 Sft more or less out of 02K-01Ch-17Sqft more or less Danga Land of R.S. Dag No. 475 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748 plus 07K-13Ch-38 Sft more or less out of 10K-06Ch-36Sqft more or less Danga Land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh 1232 , right now L.R. Dag No. 863 and L.R. Kh. No. 748, plus 01K-07Ch-19Sft more or less Danga Land of R.S. Dag No. 478 under R.S. Kh. No. 248, plus 02K-08Ch-00Sft more or less danga Land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965 plus 03K-11Ch-00 Sft more or less Danga Land of R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 03-02Ch-00Sft more or less of Danga Land of R.S. Dag No. 485 under R.S. Kh. No. 500) out of 49 decimal danga land.

AND WHEREAS for development of the said danga land measuring 40.03 decimals equivalent to 24K-03Ch-22Sqft more or less (the split up of the land being:- 04K-09Ch-00 Sft more or less Danga Land of R.S. Dag No. 473 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748, plus 01K-00Ch-10 Sft more or less Danga Land of R.S. Dag No. 475 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748 plus 07K-

13Ch-38 Sft more or less Danga Land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh 1232 , right now L.R. Dag No. 863 and L.R. Kh. No. 748, plus 01K-07Ch-19Sft more or less Danga Land of R.S. Dag No. 478 under R.S. Kh. No. 248, plus 02K-08Ch-00Sft more or less danga Land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965 plus 03K-11Ch-00Sft more or less Danga Land of R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 03-02Ch-00Sft more or less of Danga Land of R.S. Dag No. 485 under R.S. Kh. No. 500) along with 9,700 sq.ft multiple structures (dilapidated) standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, J.L. No. 59, Re. Su. No. 172, Pargana: Magura, Dist: South-24 Parganas, Rajpur Sonarpur Municipality holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154.

AND WHEREAS due to financial crises the First Party as collective lawful owner have decided to construct a multistoried building containing residential flat system Building as per sanction plan on their said danga land measuring 40.03 decimals equivalent to 24K-03Ch-22Sqft more or less (the split up of the land being:- 04K-09Ch-00 Sft more or less Danga Land of R.S. Dag No. 473 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748, plus 01K-00Ch-10 Sft more or less Danga Land of R.S. Dag No. 475 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748 plus 07K-13Ch-38 Sft more or less Danga Land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh 1232 , right now L.R. Dag No. 863 and L.R. Kh. No. 748, plus 01K-07Ch-19Sft more or less Danga Land of R.S. Dag No. 478 under R.S. Kh. No. 248, plus 02K-08Ch-00Sft more or less danga Land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965 plus 03K-11Ch-00Sft more or less Danga Land of R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 03-02Ch-00Sft more or less of Danga Land of R.S. Dag No. 485 under R.S. Kh. No. 500) along with 9,700 sq.ft multiple structures (dilapidated)

standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, J.L. No. 59, Re. Su. No. 172, Pargana: Magura, Dist: South-24 Parganas, Rajpur Sonarpur Municipality holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154 through "M/S. RAJLAKSHMI ASSOCIATE" a partnership firm, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:-Survey Park, Kolkata-700 075 being represented by its partners (1) SRI ANIL CHANDRA GHOSH (PAN NO.AGKPG0595N) son of Late Surendra Chandra Ghosh, by faith Hindu, by occupation Business by national Indian, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700075 and (2) SMT SHILPI GHOSH (PAN NO. AZSPG3579R) daughter of Kshitish Chandra Ghosh, by faith Hindu, by occupation Business by national Indian, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700075 the Promoter/Builder/ Developer/ Contractor who have sufficient resources to do so and also experienced Promoter/Builder/ Developer/ Contractor being the Second Party hereof engaged in the various field of building promotion and construction and knowing the same, the Promoters/Builders/ Developers/ Contractors thereafter as well as on verification, scrutiny and due searching of all relevant papers and documents relating to the marketable title of the landowners and having been satisfied in all respect regarding the collective lawful right, bonafide interest, un-encumbered possession and marketable title of the landowners in respect of the said premises, the Second Party the Promoter/Builder/ Developer/ Contractor herein have proposed the FIRST PARTY / OWNERS to appoint them as Promoter/ Builder / Developer/ Contractor to construct a residential cum commercial building on the said land and this firm, i.e "M/S. Rajlakshmi Associate" and the Owners / the First Party herein have accepted the proposal herein upon discussion between themselves regarding terms and conditions on which the construction of such building can be undertaken and have accepted the terms and conditions as written hereunder and authorizing the said firm

herein "M/S. Rajlakshmi Associate" and its partners herein to deposit Sanction Fees, to erect and or construct building/s as per sanction plan of Rajpur Sonarpur Municipality comprising of several flats, parking spaces, at their own costs and expenses on the aforesaid landed property mentioned in herein Schedule below and to dispose by way of sale or otherwise transfer to the intending purchaser or customers of the said flat/ flats and parking space / spaces to be constructed thereon by "M/S. Rajlakshmi Associate" therein mentioned in the development agreement as Promoter except owners' allocation as per agreement dated 27th April 2018 as per sanction plan obtained in their names and on behalf of the said Sri Swapan Kumar Brahma from the Rajpur Sonarpur Municipality and the said Deed Of Development Agreement Registered on 4th May 20218 at Garia South 24 Parganas, being deed No. 1999 for the year 2018 and the Promoter has agreed and undertaken to build at its own costs the said building/s and in conformity with the plan sanctioned by the Rajpur Sonarpur Municipality, with proper construction and all conveniences and amenities therein and to sell or dispose of the several flats / parking spaces / or independent units/ shops comprised therein to the intending purchaser/s on such terms as it may deem fit on ownership basis.

The Promoter out of its own funds and of moneys received from the intending purchaser/s for constructing the building at the said premises more particularly described in Schedule 'A' hereunder written and herein after called 'The said land' and on behalf of several purchasers, parties or nominees of the Promoter intending to acquire flats and/or units in the said building in accordance with the sanction of the Rajpur Sonarpur Municipality consisting of Ground plus four (G+IV) storied comprising therein, several flats, and/or independent units /parking spaces/ shops of diverse areas with all amenities/ facilities therein.

1. The Promoter and the landowners herein the First Party have entered into agreement with purchaser/s and other persons for sale of flats/units/ parking spaces/shop and the right in the said individual proportionate share in land and building on ownership basis free from all encumbrances whatsoever. The First Part of this agreement has also agreed to convey transfer the undivided and indivisible proportionate share or interest in the land to the purchaser or purchasers.

2. The Promoter, being the Third Part have agreed to sell and the purchaser/s hereof have agreed to purchase a flat/parking space/shop in the said new building and more fully described in Schedule 'B' hereunder written on ownership basis as herein mentioned together with proportionate undivided proportionate share or interest of land at the said premises and other common parts and area and equipment, fixtures and fittings of common utility in the said buildings free from all encumbrances whatsoever.

AND WHEREAS the Confirming Party, on behalf of Owners obtained the sanctioned Building plan from the Rajpur Sonarpur Municipality Vide Approved Plan No. 134/CB/32/126 dated 22/08/2017, and as per the said sanction plan the said Promoter has started construction of G+IV storied building together with car parking space on the land and premises described in Schedule 'A' hereunder written free from all encumbrances and expressed his/her/ their desire to sell out of all the flat / flats / car-parking space / car-parking spaces/shop in the said premises.

AND WHEREAS the said building named or known as "LAKESIDE EMPIRE".

AND WHEREAS the "Purchaser /s" being the Second Part hereof has / have taken inspection of the copies of the relevant title deeds and the approved Plans in respect of the said land and the building being constructed thereon and got satisfied about the title of the said land, and about the proposed building scheme and specification of the Promoter on the said land.

AND WHEREAS the Purchaser/s being so satisfied is/ are desirous of acquiring a Flat which is marked and identified as No. "....." on .... floor, measuring .... sq.ft. Carpet together with one Car Parking Space which is also marked and identified as No. "....." measuring carper area ..... sq.ft. more or less on the Ground floor at BLOCK-\_\_ at project "LAKESIDE EMPIRE" (hereinafter referred to as " The said Flat and Car Parking Space") upon the terms and conditions hereinafter mentioned and offered Rs..... (Rupees ..... only) as total consideration to which Third Part agreed.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the agreement for sale dated ..... and in consideration of the sum of Rs..... (Rupees .....only) paid in full by the said Purchaser/s to the said party of the third part by several instalments on or before the execution of these presents (the receipt whereof the said party of the third part do hereby admit and acknowledge) and of and from the same and every part thereof the said party of the first part and third part do hereby grant, convey, transfer, assign and assure and discharge the said Purchaser/s his/her/their heirs, executors, administrators and assigns all that Rayati Dhakhlio Satta Bastu land measuring 40.03 decimals equivalent to 24K-03Ch-22Sqft more or less (the split up of the land being:- 04K-09Ch-00 Sft more or less Danga Land of R.S. Dag No. 473 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748, plus 01K-00Ch-10 Sft more or less Danga Land of R.S. Dag No. 475 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748 plus 07K-13Ch-38 Sft more or less Danga Land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh 1232 , right now L.R. Dag No. 863 and L.R. Kh. No. 748, plus 01K-07Ch-19Sft more or less Danga Land of R.S. Dag No. 478 under R.S. Kh. No. 248, plus 02K-08Ch-00Sft more or less danga Land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965 plus 03K-11Ch-00Sft more or less

Danga Land of R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 03-02Ch-00Sft more or less of Danga Land of R.S. Dag No. 485 under R.S. Kh. No. 500) along with 9,700 sq.ft multiple structures (dilapidated) standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, J.L. No. 59, Re. Su. No. 172, Pargana: Magura, Dist: South-24 Parganas, Rajpur Sonarpur Municipality holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154, and more fully described in the Schedule-A hereunder.

AND the said party of the first part and the third part to their limit and extent of their respective right, title and interest do hereby grant, transfer, sell, convey, release, assign and assure the said Purchaser/s the proportionate undivided share of land in relation to the said flat and car parking space hereby sold, granted, transferred , conveyed , assigned and assured at Rajpur -Sonarpur Municipality Holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154, as aforesaid and more fully and particularly described in the Schedule hereunder written with full and free right and liberty for the said Purchaser/s their tenants, servants, agents, visitors, and all persons authorized by the said Purchaser/s from time to time and all times hereafter and for all purpose connected with the use and enjoyment of the said flat and car parking spaces and also full and free right and liberty for the said Purchaser/s their heirs, successors in interest for the best use and enjoyment of the flat and car parking spaces as described in the second schedule hereunder together with all other rights and liberties, easements, privileges, advantages, appendages and appurtenances whatsoever belonging to the said flat and car parking space occupied or enjoyed, accepted required, deemed and known any part or parcel thereof appurtenant thereto and reversion or reversions remainder or remainder and all rents issues and profits thereof and all the right , title, interest, inheritance, use, trust, possession, property, claim and demand whatsoever of the said Vendors or into out of land of and upon the said flat and car parking space and every part thereof to have



and to hold flat and car parking space as described in the second schedule hereunder written together with proportionate share of land underneath the said flat and car parking space at Rajpur -Sonarpur Municipality Holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154, hereby granted sold, transferred , conveyed and confirmed, expressed and intended to be so and unto and to the use of the said Purchasers in the manner aforesaid and the said flat and car parking space as described in the second schedule hereunder written have not been encumbered or charged and the Purchaser/s their heirs, successors, executors, administrators and assigns shall and may at all times and every time hereafter, peaceably and quietly possess and enjoy the said flat and car parking space and receive the rents, issues and profits thereof without any lawful eviction, interruption, hindrance, disturbances, claim or demand whatsoever from or by the said Vendors and the third part or any person or persons lawfully or equitably claiming from under or in trust for them.

AND THAT THE PURCHASER/S DOTH HEREBY AGREED AND DECLARED as follows: -

1. The Purchaser/s have prior to the execution of this agreement made thorough search about the title of the said land as described in the First Schedule hereunder and they will not be entitled to make further investigation and / or objection to any matter relating to the title of the said premises building and plan.
2. The Purchaser/s had seen the plan and have got themselves satisfied regarding the construction of the said building and units therein and the measurement of the said flat and car parking space intended to be purchased by them and the mode of use and enjoyment thereof. Since the Purchasers had made thorough search and enquiry about the said premises and the said flat and car parking space and being fully satisfied about titles and facility / amenities the Purchasers shall hereof not be entitled to make further question and / or objection and / or make any claim or

demand whatsoever against the party of the first part and the third part herein with regard thereof in future.

3. The Purchaser/s agreed to pay to the said party of the first part and the third part or her assigns as follows: -

a. Proportionate share with other flat owners jointly of Rajpur Sonarpur Municipality rates and taxes levied or to be levied hereinafter, maintenance and service charges and all other expenses and outgoings necessary and incidental to the use of the said property being Premises No. / Holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154, as laid down in Third Schedule hereunder written.

b. So long as the flat and car parking space sold to the Purchaser/s shall not be separately assessed proportionate share of both share of KMC taxes, all such other taxes, under any law, which may be imposed on the said entire building and the said premises.

c. The apportionment of liability of the Purchaser/s in respect of any item of expenses, taxes and / or outgoings payable by the Purchasers shall be determined by the said Vendors before the formation of Flat Owners' Association or the maintenance committee which may be formed by flat owner of the said building for the purpose of maintaining the said property and their decision shall be always final and binding upon the Purchasers.

d. For the time being the Purchaser/s shall pay to the said party of the first part herein the sum to be decided by the party of the first part per month being their proportionate share of the KMC rates and taxes and maintenance and service charges of the said Premises No. / Holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154, till the said flat and car parking space are separately assessed by the Rajpur Sonarpur Municipality. The said sum is subject to variation and enhancement from time to time as and when occasion may arise.

**THE PURCHASER/S CONVENANT WITH THE OTHER TWO PARTIES AS FOLLOWS: -**

1. The Purchaser/s shall punctually continue to pay at all times and every time to the party of the First Part herein or the Association or Committee or Society which may be formed later on monthly and every month within seven days of each calendar month the amount which may be assessed by the said Vendors or the Association or Committee or Society which shall be formed from time to time being the amount payable by the purchaser/s in respect of the said flat and car parking space sold to him/them till the said flat and car parking space are separately assessed and the proportionate share of Municipality rates and taxes, maintenance and services and outgoings payable in respect of the entire Premises No. /Holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154.
2. The Purchaser/s shall not do or cause to be done any act and deed whereby the security of the said building or the premises or any part thereof may be jeopardized.
3. The Purchaser/s shall not store any inflammable, combustible or obnoxious and / or objectionable goods or materials in the flat and car parking space as described in the second schedule hereunder sold to them or any part thereof.
4. The amount which is payable by the Purchaser/s to the party of the first part /society, monthly in every month in respect of the said flat and car parking space sold to them if remain unpaid the same shall form a first charge on their said flat and car parking space and user of common services shall be discontinued.
5. Save and except, the right of access to the flat and car parking space and the right of ingress and egress through the said entrance to the said flat and car parking space hereto conveyed the purchasers shall have the right of use and enjoyments of facility in common with other flat owners peacefully in respect of the common portions and facilities at the ground floor of the said premises and shall not have any right or interest in respect of any other portion of the said premises.

6. The Purchaser/s shall not object to any further construction addition and alterations by Owners in the said Premises or any part thereof subject to the observance of law applicable for such alterations and permission from the Rajpur Sonarpur Municipality and purchaser/s also agreed that the developer will have every right to change orientation of unsold flats as per their convenience and get the revised sanction from the competent authorities without any legal objection from any purchasers and the developer will have every right to change location, orientation, size and design of septic tanks, water reservoir, fire tanks, overhead reservoir, lift machine room as per the decision of the engineer-in-charge and get the revised sanction from the competent authorities without any legal objection from the purchasers and the developer, if desire to make / construct commercial unit at the unsold car parking space on the ground floor of the said building within their allocated portion and will have the absolute right to enjoy / commercially exploit it without any objection / hindrance from the purchasers and the purchasers will have no right to file suits in any court of law, forum or otherwise against it. The common areas in the building and / or the said premises will be used in common with the owner. The Promoter will have every right to sell car parking spaces at ground floor to the intending purchaser / purchasers at their own discretion without any legal objection from the purchaser / purchasers.

7. The Purchaser/s shall not make in the flat and car parking space hereby sold to them any structural alterations additions or improvements of a permanent nature without the prior approval in writing of the said Vendors or the Association or Committee or Society that may be formed later on.

8. The Purchaser/s shall not use the common vacant space for stacking any materials thereon.

9. The Purchaser/s shall observe, perform and comply with all the rules and regulations which the maintenance committee or Associates or Society (formed later)

10. The Purchaser/s shall become compulsorily member of the Association or Committee or Society which may be formed or which may be brought into existence and also do all acts and things necessary to make such association or Committee or Society effective for the purpose for which they are created.

AND THAT THE PARTY OF THE FIRST PART AND THE THIRD PART DOTH HEREBY AGREE AND DECLARE AS FOLLOWS: -

1. The party of the first part and the third part and all person or persons lawfully or equitably claiming any estate, title , interest or inheritance into or upon the said flat and car parking space hereby granted, transferred, sold , conveyed or intended so to be or any part thereof shall or will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute and cause to be executed or done all such further acts , deeds and things for further acts , deeds and things further and more perfectly assuring the title of the said flat and car parking space hereof unto the Purchasers their heirs , executors, administrators, representatives and assigns in the manner aforesaid as may be reasonably required.

2. The party of the first part and the third part declare that the said Premises No. / Holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154, has not yet been affected by any scheme of acquisition or requisition and the Vendors never received any Notice to that effect and the Vendors declare that the said flat and car parking space are not affected by any order or attachment or injunction of nay Court or any other competent authority or authorities whatsoever.

3. That the Purchaser/s shall have every right to mutate her names and to get the said flat and car parking space (as shown in the plans attached herewith) separately assessed in the office of the Rajpur Sonarpur Municipality at his/their own cost and for the same, the First Party shall endorse and convey their consent or "No Objection", if required.

4. That the party of the first part and the third part shall co-operate with the Purchaser/s to arrange and install separate electric meter in the names of the purchaser/s from where the Purchasers shall enjoy the electricity for their said flat and car parking space purchased by him/her/them.
5. That the Purchaser/s shall have absolute right to use and enjoy the flat and car parking space hereby sold as absolute owners thereof with all rights to sell, transfer, convey gift and mortgage the same against consideration to any third party as per his/her/their own choice and discretion, saddled, of course with the duties and obligation contained herein.
6. That the Purchaser/s shall not be liable for payment of any arrear of taxes, dues or outgoing prior to taking over the possession of the said flat and car parking space hereby conveyed.

-:THE FIRST SCHEDULE:-

(Description of the Property)

All that Rayati Dhakhlio Satta Danga land measuring 40.03 decimals equivalent to 24K-03Ch-22Sqft more or less (the split up of the land being:- 04K-09Ch-00 Sft more or less Danga Land of R.S. Dag No. 473 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748, plus 01K-00Ch-10 Sft more or less Danga Land of R.S. Dag No. 475 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748 plus 07K-13Ch-38 Sft more or less Danga Land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh 1232 , right now L.R. Dag No. 863 and L.R. Kh. No. 748, plus 01K-07Ch-19Sft more or less Danga Land of R.S. Dag No. 478 under R.S. Kh. No. 248, plus 02K-08Ch-00Sft more or less danga Land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965 plus 03K-11Ch-00Sft more or less Danga Land of R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 03-02Ch-00Sft more or less of Danga Land of R.S. Dag No. 485 under R.S. Kh. No. 500)

along with 9,700 sq.ft multiple structures (dilapidated) standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, J.L. No. 59, Re. Su. No. 172, Pargana: Magura, Dist: South-24 Parganas, Rajpur Sonarpur Municipality holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154 RTS structure standing there on free from all encumbrances. The land is butted and bounded in the following manner:

ON THE NORTH : Portion of Land of R.S. Dag No. 473,478,479 & 485.

ON THE SOUTH : 7300mm wide Rajpur Sonarpur Municipality Road, then Rajpur

Sonarpur Municipality Office and R.S. Dag 473(P), 475(P), 479(P) and 481

ON THE WEST : 10800mm (AV) Wide Boral Main Road.

ON THE EAST : Portion of Land of R.S Dag No.482 and 484

: THE SECOND SCHEDULE - ABOVE REFERRED TO:-

(The Flat and car parking space hereby sold)

ALL THAT the said Flat No. "....." (Flooring - Vitrified Tiles) at ..... floor of the building constructed at Holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154 comprising ....(.....) bed rooms, 1(one) living dining room, 1 kitchen(pantry), 1 (one) toilet, 1 (one) W.C. 1(one) varandah measuring ....sq.ft. Carpet Area together with one Car Parking Space being No. "....."measuring ..... sq.ft. Carpet Area more or less on the Ground floor Block- \_ \_ at Project "LAKESIDE EMPIRE".as per enclosed layout / plan of the said flat and the said car parking space together with undivided proportionate share in the land beneath the building and undivided proportionate share in all common parts areas facilities and amenities together with right to use the various installation comprised in the said building in common with others.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Cost to be borne proportionate to the area of the Flat)

1. Proportionate costs of maintaining, replacing, white washing, painting, rebuilding, decorating and the maintenance of the said building rain water pipes, gas pipes,

sewerage and drains and equipment in order or upon the said building as enjoyed or used in common by the other occupiers thereof.

2. Proportionate costs of cleaning and lighting the entrance, lawns, parking space, passage landings, staircase and other parts of the said buildings as enjoyed or used in common by the occupiers thereof.

3. Proportionate cost of maintenance of light, pump, tube well and other plumbing works including all other service charges for services rendered in common with all other occupiers of the said building.

4. Proportionate cost of insuring the said building against earth quake, fire, mob, damages and civil commotion etc.

5. The Proportionate share of Rajpur Sonarpur Municipality rates and other taxes both owner and occupiers and other outgoings etc. Payable in common for the said building till the said flat and car parking space are separately assessed by the Rajpur Sonarpur Municipality and or any other competent authorities.

6. The Proportionate share of all electric charges payable in common user for the said building.

7. The Proportionate rent payable to the Collector, 24 Parganas (South).

8. The Proportionate share of such other expenses printing and stationery as well as litigation expenses incurred in respect of any dispute with the KMC Kolkata Improvement Trust or any other local authority or Government and with Insurance Company in relation to the same as are deemed by the said owners or the said party of the Third Part or the Ad-hoc Committee, Society or the Association (that may be formed later on) to be necessary and incidental to the maintenance and up- keep of the said building and premises.



THE FOURTH SCHEDULE ABOVE REFERRED TO  
(COMMON AREAS AND FACILITIES)

1. Sweepers / maintenance staff shall however have access to common open space for maintenance or building only.
  2. Septic Tank, underground and overhead water reservoirs along with the plumbing and Electrical fittings affixed the rate, drainage system etc. in common area of the said building and lift facility.
  3. Motor Pump and pump room in common areas of the said building.
  4. Land , main entrance , roof , passage, lobby, parapet wall, pipes, drains, sanitary pipes, drainage and sewerage, motor and pump, water tank, overhead and underground water tank, water pipe and other common plumbing, rain water pipe drains, sewerage, main-water connection from the Corporation to the underground reservoir, main water delivery pipes lines from underground reservoir to overhead water tanks, all distribution pipe lines to kitchen and toilets of different units flats and / or common portions.
  5. Only general lighting of the common's portions shall be provided but the purchasers shall share electric consumption charges, proportionately.
  6. Main electric distribution board with electric wiring and electric meter, water and sewerage evacuation pipes from the flat / units to main drains and sewers common to the building, water reservoir pipes lines but all maintenance charges for common electric light and all common amenities will be shared by the purchasers, proportionately.
- N.B. :- Maintenance costs including repairs / replacement and salary of staff etc. shall be borne by the purchasers / occupiers pro-rata based on measurement of their respective area of occupancy.

IN WITNESS WHEREOF the Owners/ Vendors, the Purchasers and the Party of the Third Part hereto have set and subscribed their respective hands and seals on the day, month and year of first above written.

SIGNED, SEALED AND DELIVERED

At Kolkata in the presence of :

WITNESSES:-

1)

-----  
SIG. OF THE FIRST PARTY (OWNERS)

2)

-----  
SIG. OF THE PRUCHASER/S

-----  
SIG.OF THE THIRD PARTY  
(PROMOTER)

Drafted by : Advocate

Typed by me :

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser/s the within mentioned sum of Rs..... (Rupees ..... only) by the undersigned as follows:-

Sl. No.	Cheque No.	Date	Bank	Amount(Rs.)
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TOTAL Rs.....

(Rupees ..... only)

WITNESSES:-

- 1)
- 2)

-----  
SIG. OF THE PROMOTER

Typed by me :

For RAJLAKSHMI ASSOCIATE  
*Ajite Chandan Shree*  
Partner