

Draft Deed of Conveyance of BELA BHABAN

DEED OF CONVEYANCE

Valued at Rs.

(Rupees) Only

THIS DEED OF CONVEYANCE is made on this the day of July, 2019 (Two Thousand and Nineteen) as per CHRISTIAN ERA.

BETWEEN

SRI PARTHA PRATIM BARMAN (PAN NO. CHGPB2468E), Son of Late Tara Chand Barman, by Nationality- Indian, by Religion - Hindu, by Occupation - Service, residing at: Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District - North 24 Parganas, Kolkata-700115, hereinafter called and referred to as the **“VENDOR”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, legal heirs, executors, administrators, successors, legal representative’s and/or assigns) of the **FIRST PART**.

The Vendor hereof hereby represented by his constituted and lawful Attorney:-

“M/s. PIONEER DEVELOPER” a Partnership firm having its present place of Business at 46/A, Patuatala Lane, “BIMALA APARTMENT”, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. AANFP6542R** hereby represented by its Partners namely:

(1) SRI BISWANATH DAS (PAN no. AFDPD5167P), S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, SasadharTarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI ARUN KUMAR JANA (PAN no. AGLPJ4226G), Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business,

residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(3) SRI SUBHANKAR BISWAS (PAN no. ALCPB4228Q), Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, by virtue of a Registered General Power of Attorney for Development being no. 152403628, which was executed and registered on 28.06.2016 by the Vendor hereof at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Vol No. 1524-2016, Pages from 110296 to 110330, being no. 152403628, for the year 2016.

AND

"M/s. PIONEER DEVELOPER" a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115, **PAN no. AANFP6542R** hereby represented by its Partners namely:

(1) SRI BISWANATH DAS, S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(2) SRI ARUN KUMAR JANA, S/o. Late Sudhir Kumar Jana, by Nationality - Indian, by Religion - Hindu, by occupation- Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(3) SRI SUBHANKAR BISWAS, S/o. Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, 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 its Successors-in-Office, legal representatives and/or assigns) of the **SECOND PART.**

AND

[If the purchaser is a company]

_____,(CIN no.) a company incorporated under the provisions of the Companies Act, [1956. Or the Companies Act, 2013 as the case may be], having its registered office at_____

(PAN_____), represented by its authorized signatory, duly authorized vide board resolution dated _____, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and permitted assigns).

[OR]

[If the purchaser is a Partnership Firm]

_____A partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at, (PAN), represented by its authorized partner duly authorized vide hereinafter referred to as the "PURCHASER" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[If the purchaser is a Individual]

Mr./Ms. _____ son/ daughter of aged about residing at _____, (PAN _____) hereinafter called the "PURCHASER"(Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successor-in-interest and permitted assigns).

[OR]

[If the PURCHASER is a HUF]

Mr. _____ , son of _____aged about for self and as the Karta of the Hindu Joint Mitakashara Family Known as HUF, having its place of business/ residence at _____ (PAN _____), hereinafter to as the "PURCHASER " (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean

the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns) of the **THIRD PART.**

WHEREAS the Vendor hereof is the absolute and lawful owner of a plot of land measuring more or less 4 cottahs 8 chittaks 23 sq.ft. of land together with a one storied pucca residential building standing thereon having constructed covered area 600 sq.ft. within Mouza-Sukchar, J.L. No. 9, Re.Su. No. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 2039, under R.S. Khatian No. 426, P.S.- Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 48 Nalin Deb Biswas Road, under Ward No. 1, by virtue of Inheritance from his deceased father namely Late Tara Chand Barman and by virtue of a Registered Deed of Gift, vide Deed no. 152402599 which was executed and registered by his four full blooded sisters namely SMT. PRAGATI RISHI (Wife of Late Brahm Prakash Rishi), SMT. PRANATI SINHA (Wife of Sri Paresh Sinha), SMT. PRATITI PAUL (Wife of Sri Arup Paul), SMT. PRAKRITI ROY (Wife of Sri Monmatha Ranjan Roy), on 09.05.2016 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I. Vol. No. 1524-2016, Pages from 79173 to 79204, being no. 152402599, for the year 2016.

AND WHEREAS originally the father of the present Owner/Vendor hereof namely Tarachand Barman and his full blooded brother namely Dulichand Barman both sons of Sarat Chandra Barman was the absolute and lawful joint owners of 10 Decimal of land equivalent to 6 cottahs 1 chittak 2 sq.ft. as 8 annas share in each part within Mouza-Sukchar, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, of the Collectorate of North 24 Parganas, comprised and contained in R.S. Dag No. 2039, under R.S. Khatian No. 426, P.S. Khardah, the then A.D.S.R.O. Barrackpore at present A.D.S.R.O. Sodepur, District - North 24 Parganas and they recorded their names in the R.S. Record of Rights and mutated their names in the local Panihati Municipality and enjoying the same peacefully, quietly and without interruption of others and hindrance from any corner whatsoever.

AND WHEREAS the said Tarachand Barman while had been enjoying the actual physical possession of the said landed property with his brother he died intestate

on 23.07.1973 leaving behind him his wife namely Smt. Bela Rani Barman, four daughters namely Smt. Pragati Rishi, Smt. Pranati Sinha, Smt. Pratiti Paul, Smt. Prakriti Roy, and one son namely Sri Partha Pratim Barman as his surviving legal heirs and successors and the landed property as left by said Tarachand Barman devolved upon them.

And subsequently the said Dulichand Barman died intestate on 09.05.1980 as a bachelor and after his demise the undivided share of his landed property devolved upon his sister-in-law (elder brother's wife) i.e. Bela Rani Barman and four niece i.e. Smt. Pragati Rishi, Smt. Pranati Sinha, Smt. Pratiti Paul, Smt. Prakriti Roy, and one nephew Sri Partha Pratim Barman.

And thereafter the said Bela Rani Barman (Wife of Late Tarachand Barman) died intestate on 27.10.1981, leaving behind her four daughters namely Smt. Pragati Rishi, Smt. Pranati Sinha, Smt. Pratiti Paul, Smt. Prakriti Roy, and one son namely Sri Partha Pratim Barman as her surviving legal heirs and successors.

AND WHEREAS in the foregoing events and after the demise of Tarachand Barman, Dulichand Barman and Bela Rani Barman the said SMT. PRAGATI RISHI, SMT. PRANATI SINHA, SMT. PRATITI PAUL, SMT. PRAKRITI ROY AND SRI PARTHA PRATIM BARMAN became the conjoint owners of the said 10 Decimal of land equivalent to 6 cottahs 1 chittak 2 sq.ft. within Mouza-Sukchar, J.L. No. 9, Re.Su. No. 14, Touzi No. 156, of the Collectorate of North 24 Parganas, comprised and contained in R.S. Dag No. 2039, under R.S. Khatian No. 426, P.S. Khardah, and they jointly while have been enjoying the actual physical possession of the said landed property they jointly sold out 1 Cottah 8 Chittaks of Land out of 6 cottahs 1 chittak 2 sq.ft. of land in favour of Smt. Anima Dey (Wife of Sri Dipendra Nath Dey) by executing a bengali Deed of Sale, at the office of A.D.S.R.O. Barrackpore, being no. 4190 for the year 1995 and thereafter the said SMT. PRAGATI RISHI, SMT. PRANATI SINHA, SMT. PRATITI PAUL, SMT. PRAKRITI ROY AND SRI PARTHA PRATIM BARMAN (the Vendor hereof) possessing the rest 4 Cottahs 8 Chittaks 23 sq.ft. of land and building as an absolute and joint owners as undivided 1/5th share in each part as per the law of

Hindu Succession Act, 1956 and enjoying the same peacefully, quietly and without interruption of others.

AND WHEREAS in the aforesaid manner the said SMT. PRAGATI RISHI, SMT. PRANATI SINHA, SMT. PRATITI PAUL, SMT. PRAKRITI ROY become the lawful owner of 4/5th undivided share of land i.e. 3 cottahs 10 chittacks 2 sq.ft. together with undivided 4/5th share of one storied residential building i.e. 480 sq. ft. out of the total land and building measuring an area 4 Cottahs 8 chittaks 23 sq.ft. of land together with a one storeyed pucca building having constructed covered area of 600 Sq.ft. standing thereon and have been possessing the same with their full blooded brother as joint owners.

AND WHEREAS the said SMT. PRAGATI RISHI, SMT. PRANATI SINHA, SMT. PRATITI PAUL, SMT. PRAKRITI ROY gifted their 4/5th undivided share of land and building i.e. 3 cottahs 10 chittacks 2 sq.ft. of land together with undivided 4/5th share of one storied residential building i.e. 480 sq. ft. out of the total land and building measuring an area 4 Cottahs 8 chittaks 23 sq.ft. of land together with a one storeyed pucca building having constructed covered area of 600 Sq.ft. in favour of their full blooded brother namely SRI PARTHA PRATIM BARMAN (the Vendor hereof), by executing a Deed of Gift being no. 152402599 which was executed and registered on 09.05.2016 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I. Vol. No. 1524-2016, Pages from 79173 to 79204, being no. 152402599, for the year 2016.

AND WHEREAS in the forgoing events the present owner/Vendor hereof has been possessing the said 4 Cottahs 8 Chittaks 23 sq.ft. of land together with a one storeyed pucca building having constructed covered area of 600 Sq.ft standing thereon peacefully, quietly and without any interruption of others and mutated his name as a recorded Owner to the assessment registrar of Panihati Municipality and have been jointly possessing and enjoying the said landed property by exercising all his right of ownership over the said landed property

and he thus legally entitled to the said property and as absolute owner paying the relevant rent taxes regularly.

AND WHEREAS the Vendor is desirous of developing and completing the construction of the said premises in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Vendor.

AND WHEREAS on **28.06.2016** the Vendor hereof have entered into a Registered Development Agreement being no. 152403618 which was executed and Registered at the Office of A.D.S.R. Sodepur, North 24 Parganas and the same was recorded in Book no. I, Volume No. 1524-2016, pages from 110331 to 110363, being no. 152403618, for the year 2016, with the Developer herein above for the construction of a proposed building (G+4) comprising of several Flats, Shops, & Garrages upon the said property and also executed a Registered General Power of Attorney for Development in favour of the Developer herein on **28.06.2016** under the terms and condition as contained therein.

AND WHEREAS in pursuance of the said Development Agreement and the said General Power of Attorney for Development the developer has been constructing a multistoreyed building consisting of several flats, shops & Garages in accordance with the building plan sanctioned by the Panihati Municipality, **Vide Plan No. 399, dated 24.08.2016, Subsequently a Revised Plan No. 18, Dated 17.05.2017.**

AND WHEREAS thereafter in compliance with the said building plan and inconformity with the other terms and conditions the said Firm by its own fund and by deploying its own Architect and Engineers have completed a (G+4) Multi Storied Building thereon commonly known as **"BELA BHAVAN"** comprising with several Flats, Shop rooms & Garages which are all lying ready for immediate transfer in favour of the intending Purchaser.

AND WHEREAS the Purchasers after being satisfied about the title of the Owner/Vendor and the sanctioned building plan by the concerned Panihati Municipality and construction of the proposed Ground Plus Four Storied building on the land of Schedule "A" property has approached the Vendor/Developer for purchasing a **Flat being No. "....."**, on the **Floor** measuring more or less**Sq.ft.** super built up area into and out of the building popularly known as "**BELA BHAVAN**".

AND WHEREAS the Vendor/Developer agreed to sell and the Purchaser agreed to purchase the **Flat being No. "....."**, on the **Floor** measuring more or less**Sq.ft.** super built up area TOGETHERWITH undivided proportionate share and/ or interest of the land underneath of the building, completed as per specification hereinafter referred to as the said Flat of the Building under construction at or the price of **Rs. (Rupees)** Only free from all encumbrances whatsoever.

AND WHEREAS by an agreement entered into and executed by and between the Vendor and Developers and the Vendee/s/Purchaser/s hereof on **A.D.** it was agreed interalia by and between the parties that the Purchaser would purchased the "B" Schedule property hereof together with the specification being Schedule "C" hereunder at and for a consideration of **Rs.(Rupees)** Only being the price for**Sq.ft.** approx of Super Built up area being **Flat No. "....."**, contained by the apartment on the **Floor** into out of and over the said building and out of the said consideration a sum of **Rs. (Rupees)** Only was paid as and by way of earnest/booking money by the Purchasers unto the Vendor and the Developers/Confirming Party on the day of execution of the said agreement and the Confirming Party have been proper authority to given by the Vendor, acknowledged the receipt there against vide the said instrument.

AND WHEREAS the Purchasers by installments has paid the total consideration money for the said flat amounting to **Rs.(Rupees**

.....)Only to the Vendors/Developer which the Vendors/Developer have duly received and acknowledge.

AND WHEREAS the Vendors has agreed to sell, convey and transfer unto the Vendee/s all that the Self-contained **Flat** being schedule "B" hereunder together with the proportionate impartible share of the land, described in the Schedule "A" hereunder subject to the terms hereinafter contained.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

THAT in pursuance of the said Agreement and in consideration of a sum of **Rs.**(**Rupees**)Only paid by the Vendee/s unto the Vendor at or prior to the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledge) and of and from the same and every part thereof acquit release and discharge the Vendee/s the said self-contained **Flat** being scheduled "B" hereunder with proportionate impartible share of the land under the said structure attributable to the said **Flat** constructed, the Vendor do hereby grant, sell, convey and transfer, assign and assure unto the Vendee/s the said undivided share of land and the said super structural built up area of **Sq.ft.** approx with other facilities and amenities as described in the Schedule "C" hereunder with all rights, liberties, privileges, easements, appendages and appurtenances whatsoever pertaining to the "B" Schedule property and other common areas, facilities, plumbing, sewers, messuages, access to roof etc. And all the estate right, title, interest, property claim or demand whatsoever both at law and in equity of the Vendor into out of and over the said **Flat** together with all the power, to sell, transfer, mortgage, lease, assign, charge, etc in respect of the said **Flat** and as also unrestricted right of the vendee/ s and his/her/their men and agents to pass and repass through, into and over the passage of the said premises for the use and enjoyment of the said flat TO HAVE AND TO HOLD the said **Flat** hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so as to be unto and to the use and occupation of the vendee/s absolutely and forever free from all encumbrances, charges, trusts, liens, claim, demand whatsoever and the Vendor do hereby covenant with the Vendee/s that

notwithstanding any act, deed, matter or thing done or executed by the Vendor to the contrary, the Vendor have good right, full power and lawful authority to grant, sell and transfer the said flat unto the Vendee/s AND the Vendee/s shall for all times to come quietly and peaceably enjoy the "B" schedule property without any eviction or interruption whatsoever from the part of the Vendor AND the Vendor shall at all times indemnify and keep indemnified the demised property and save harmless the Vendee/s against all claims or demands whatsoever in respect of the demised property hereby sold and conveyed and made good to the purchaser/s/vendee/s all costs, expenses, leases he may be put to or obliged to incur or suffer by reasons of any defect or deficiency in the title of the Vendor, the Vendor undertake to ratify all or any of such defect or mistake at the cost and instance of the vendee/s and the vendee/s shall have the absolute and exclusive right with full power and authority to enjoy the schedule demised property/ "B" scheduled property in the manner aforesaid.

THE PURCHASER/S/VENDEE/S DO/DOTH HEREBY COVENANT WITH THE VENDOR AS FOLLOWS:

1. The Vendee/s shall henceforth peaceably and quietly hold, possess, enjoy, the rents and profits derivable from and out of the sale-property without any legal hindrance interruption or disturbance from the Vendor or any person or persons claiming through or under the Vendor and without any lawful let, hindrance, interruption or disturbance by any other person or persons whom-so-ever.
2. The Vendee/s/Purchaser/s shall not use the flat for any purpose whatsoever other than residence for which the same has been agreed and shall not undertake addition or alteration in the outside of the construction in the said **Flat** including adjoining terrace without written permission from other flat Owner'/flat owner's association and concerned authorities and shall not use the flat in such a manner as may cause nuisance or annoyance to the occupiers of any other **Flat** in the building or for any illegal or immoral purpose.
3. The Vendee/s shall not throw or accumulate or cause to be thrown or accumulated any dirt, rubbish, rages or other refuse or permit the same to be thrown, or allow the same to be accumulated in the property agreed to be sold

or in the compound lobby areas stair cases or any other portion of the apartment.

4. The Vendee/s shall at his/her/their own costs charges and expenses maintain and keep the interior of the said flat and every part thereof and the doors and windows etc. thereof in clean and sanitary condition and at his/her own costs from time to time or cause to be done white washing distempering and/or maintaining of the same. The Vendee/s /Purchaser/s shall also pay the proportionate costs and expenses for maintaining repairing the outer face of the building and/or any fittings and fixtures and replacement of any fixtures or fittings or component or accessories of the building and for white washing or colouring of the outer portion of the building.

5. The Vendee/s/Purchaser shall at his/her/their own costs, charges and expenses make alterations or improvements to his/her said flat without making or causing any damages to the common wall or portion of the said building and affecting the rights of the other purchaser/s or co-owners. In effecting such additions no brick-built structures of any kind whatsoever can be made, in the outside of the constructed Premises being Schedule "B" hereunder.

6. The Vendee/s/Purchaser/s shall pay the electricity duties and charges in respect of the units so consumed by him/her/their punctually.

7. The Vendee/s/Purchaser/s alongwith the other co-owners or flat owners shall form an association under the prevailing laws of the land and shall abide by the rules, regulations and bylaws of the said Association.

8. In the event of the said building being substantially damaged necessitating reconstruction or material addition, alteration renovations and replacements, the vendee/s/purchaser/s shall be entitled to reconstruct or repair or renovation or replace or make additions and alterations in proportion to the areas of the building and undivided proportionate interest in the land of the said property jointly with other flat owners.

9. Words in this indenture importing singular shall include plural and vice-versa.

10. Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

SCHEDULE "A" ABOVE REFERRED TO

(Description of the entire property)

ALL THAT the piece and parcel of land measuring more or less **4 cottahs 8 chittaks 23 sq.ft.**, of land classified as "**BASTU**" within **Mouza-Sukchar**, J.L. No. 9, Re.Su. No. 14, Touzi No. 156, comprised and contained in **R.S. Dag No. 2039**, under R.S. Khatian No. 426, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 48 Nalin Deb Biswas Road, under Ward No. 1, on which the Multistoreyed building (G+4) namely "**BELA BHAVAN**" has been constructed.

BUTTED AND BOUNDED

On the North : House of Gopal Bera.
On the South : 23 ft. Wide Dr. Gopal Chatterjee Road.
On the East : Property on Dag no. 2040.
On the West : 12ft. Wide Nalini Deb Biswas Road.

SCHEDULE "B" ABOVE REFERRED TO

(Description of the Flat)

ALL THAT a self contained residential **Flat being No."**....." on the **Floor**,..... **Facing** covering a super built up area**Sq.ft.** (inclusive of all service area) consisting of Bed Room, Dining-cum-Drawing Room, Kitchen, Toilet andVerandah/Balcony with **Floor Tiles** flooring within the building "**BELA BHAVAN**" (G+4) into out of and over the "A" Schedule property alongwith the half of thickness joist and common partition wall and common service area and facilities with right and easements all terrace, overhead reservoir, septic tank, plumbing, stair cases, Lift, Roof of the Building, passages, sewers, etc. TOGETHERWITH undivided proportionate share of land in the "A" Schedule etc. AND ALSO right for enjoying common facilities as mentioned in the Schedule "C".

BUTTED AND BOUNDED

ON THE NORTH :
ON THE SOUTH :

ON THE EAST :
ON THE WEST :

Which is vividly shown and delineated in the Plan annexed hereto and boundary line marked by coloured **RED**. The said plan will be treated as a part of this Deed of Conveyance.

THE SCHEDULE "C" ABOVE REFERRED TO

PART - I, COMMON AREAS

1. The foundation, columns, beams, support, corridors, lobbies, landings, entrance and exists for the said flat.
2. Common Space, Main gate, all open space, Electrical Main line meter & meter room, common submersible pump and Plumbing installations, water pump, Drainage sewers and rain water pipes, septic Tank, underground reservoir & overhead tank.
3. Common Stair and lobbies, Lift & Lift room, corridors, top floor roof.
4. Such other common parts, areas, equipments, installations, fixtures fittings in or about the said building as are necessary of the building and common areas.

Part - II

**COMMON EXPENSES TO BE BORNE BY THEPURCHASERS AND OTHER
FLAT OWNERS ON
PRO-RATA BASIS.**

1. Cost of maintenance, repairing, redecorating etc. of the main structure and in particular the gutters, fresh and rain water pipe, drains, sewerage and water storage tanks and electric wires, motors and other appliances and passages in or under or upon the building and enjoyed or used by the purchaser in common with the other occupiers of the flats and the main entrance passage landing, staircase of the building enjoyed by the purchaser or used by his/her/their in common as aforesaid and the boundary walls of the building, compound, terraces etc.
2. Cost of cleaning and lighting the passage, landing, stair case and other parts of building as enjoyed or used by the purchasers in common as aforesaid.
3. Cost of maintenance and decorating the exteriors of the building.

4. Cost of working and maintenance of light and service charges.
5. Municipal rates and taxes, save those separately assessed for flat.
6. Premium for insurance of the building .
7. Costs and charges of establishment for maintenance of the building and the salaries of all persons employed for the same purpose.
8. The office expenses incurred of maintaining the office for common purpose.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands hereunto without any provocation in sound state of health and mind out of their own accord on this the day, month and year first written above.

SIGNED AND DELIVERED

in presence of following

WITNESSES.

1.

2.

MEMO OF CONSIDERATION

RECEIVED from the within named purchaser/s/vendee/s the total consideration to the tune of **Rs.****(Rupees**)**Only in the following manner:-**

Total **Rs.**

In Words:.....Only.

Full and final consideration with satisfaction alongwith good health and sound mind on this the day, month and year first written above.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1.

2.

M/S PIONEER DEVELOPER
Praveen Nath Dey
Partner