

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the day of
..... **Two Thousand (2020).**

BETWEEN

(1) **SMT. PUTUL GHOSH NEE BHAKAT**, (PAN -),AADHAAR no....., daughter of Late Bimal Kumar Bhakat and wife of Sumit Ghosh, by occupation - Housewife, by faith - Hindu, by Nationality - Indian, residing at 92, Sarkarhat Lane, Post Office-Sarsuna and Police Station - Thakurpukur, Kolkata - 700061, District - South 24 Parganas, (2) **SRI. SANAT KUMAR BHAKAT**, (PAN -),AADHAAR no....., by occupation - Business, and (3) **SRI. SANJIB KUMAR BHAKAT** (PAN -), AADHAAR no....., by occupation - Business, both sons of Late Bimal Kumar Bhakat, both by faith - Hindu, by Nationality - Indian, residing at 70, J.K.Paul Road, Post Office-Sahapur and Police Station - New Alipore, Kolkata - 700038, District - South 24 Parganas, hereinafter referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) being represented by their Constituted Attorney "**M/S LOKENATH ENTERPRISE**", a sole proprietorship Firm having its office at 20/8, S. N. Roy Road, Post Office-Behala and Police Station - Behala, Kolkata - 700038, District - South 24 Parganas, duly represented by its Prprietor namely **SRI. PRODIP BAG** (PAN-),(Aadhaar no._____) son of Late Becharam Bag, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 20, S. N. Roy Road, Post Office-Behala and Police Station - Behala, Kolkata - 700038, District - South 24 Parganas, by virtue of a Development Power of Attorney which was registered on 21.03.2013 before the office of the Additional District Sub-Registrar of Behala South 24 Parganas and recorded in Book No. I, CD Volume No. 10, Page from 3454 to 3495, Being No.02824 for the year 2013 of the **FIRST PART**.

AND

"**M/S LOKENATH ENTERPRISE**", a sole proprietorship Firm having its office at 20/8, S. N. Roy Road, Post Office-Behala and Police Station - Behala, Kolkata - 700038, District - South 24 Parganas, duly represented by its Prprietor namely **SRI. PRODIP BAG** (PAN-),(Aadhaar

no. _____) son of Late Becharam Bag, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 20, S. N. Roy Road, Post Office-Behala and Police Station - Behala, Kolkata – 700038, District – South 24 Parganas, hereinafter referred to as the **‘DEVELOPER’** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

AND

MR. /MRS. (PAN -), wife/son/daughter of, by occupation –, by faith-, by Nationality-, residing at, hereinafter referred to as the **‘PURCHASER/S’** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs executors, administrators, legal representatives and assigns) of the **THIRD PART.**

DESCRIPTION OF PROPERTY – Land Area about 3 Cottahs 3 Chittaks 12 Sq. Ft along with 300 Sq. Ft. Structure standing thereon.

WHEREAS the Owners/First party are lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu land measuring about more or less 3 Cottahs 3 Chittaks 12 Sq. Ft along with 300 Sq. Ft. Structure standing thereon situated and lying at Mouza Sahapur, J.L.No.8, R.S.No.179, Touji No.93 and 101, comprised in R.S.Dag No.338 under Khatian No.76, presently within the limits of The Kolkata Municipal Corporation (S.S.Unit), Borough No.XIII, ward No119, Police Station formerly Behala presently New Alipore in the District South 24 Parganas being the K.M.C. Premises No.70A, J. K. Paul Road, Kolkata-700038 vide Assessee No.411190402490, (hereinafter called the SAID PREMISES), fully described in the First Schedule hereunder written and also shown in the map or plan annexed hereto by RED border.

AND WHEREAS said **SMT. PUTUL GHOSH NEE BHAKAT** became the sole and absolute owners of ALL THAT piece and parcel of Bastu land measuring about more or less 3 Cottahs 3 Chittaks 12 Sq. Ft along with 300 Sq. Ft.

Structure standing thereon situated and lying at Mouza Sahapur, J.L.No.8, R.S.No.179, Touji No.93 and 101, comprised in R.S.Dag No.338 under Khatian No.76, presently within the limits of The Kolkata Municipal Corporation (S.S.Unit), Borough No.XIII, ward No119, Police Station formerly Behala presently New Alipore in the District of South 24 Parganas by virtue of a registered Bengali Deed of Gift which she got from her grand-mother namely Smt. Nirmala Bhakat w/o late Joy Gobinda Bhakat of Sahapur, P.S.Behala, Dist. South 24 Parganas and the said Deed of Gift was duly registered at the office of District Sub-Registrar-II Alipore South 24 Parganas and recorded Book No. I, Volume No. 9, Page from 159 to 176, Being No.00472 for the year 2005.

AND WHEREAS thus the said **SMT. PUTUL GHOSH NEE BHAKAT** became the sole and absolute owners of the said Bastu land measuring about more or less 3 Cottahs 3 Chittaks 12 Sq. Ft along with 300 Sq. Ft. Structure standing thereon situated and lying at Mouza Sahapur, J.L.No.8, R.S.No.179, Touji No.93 and 101, comprised in R.S.Dag No.338 under Khatian No.76, presently within the limits of The Kolkata Municipal Corporation (S.S.Unit), Borough No.XIII, ward No119, Police Station formerly Behala presently New Alipore in the District of South 24 Parganas and thereafter she mutated her name in respect of her said property before the Kolkata Municipal Corporation as K.M.C. Premises No.70A, J. K. Paul Road, Kolkata-700038 vide Assessee No.411190402490 and while said **SMT. PUTUL GHOSH NEE BHAKAT** possessing and enjoying her said property free from all sort of encumbrances, due to love and affection she gifted ALL THAT undivided 2/3rd share of said land measuring 3 Cottahs 3 Chittaks 12 Sq. Ft. i.e. 2 Cottahs 2 Chittaks 8 Sq. Ft. together with undivided 2/3rd share of said structure having an area of 300 Sq. Ft. i.e. 200 Sq. Ft. more or less standing thereon lying and situated at Mouza Sahapur, J.L.No.8, R.S.No.179, Touji No.93 and 101, comprised in R.S.Dag No.338 under Khatian No.76, presently within the limits of The Kolkata Municipal Corporation (S.S.Unit), Borough No.XIII, ward No119, Police Station formerly Behala presently New Alipore in the District of South 24 Parganas to and in

favour of her two brothers namely **SANAT KUMAR BHAKAT**, and **SANJIB KUMAR BHAKAT** by virtue of a registered Deed of Gift which was duly registered on 16/02/2012 at the Office of A.D.S.R Behala and recorded in Book No.I, CD Volume No.5, Pages 2174 to 2186, Being No.01496 for the year 2012.

AND WHEREAS thus the said **SMT. PUTUL GHOSH NEE BHAKAT, SRI. SANAT KUMAR BHAKAT, & SANJIB KUMAR BHAKAT** i.e. the owners herein became the absolute owners of a Bastu land measuring more or less 3 Cottahs 3 Chittaks 12 Sq. Ft along with 300 Sq. Ft. Structure standing thereon situated and lying at Mouza Sahapur, J.L.No.8, R.S.No.179, Touji No.93 and 101, comprised in R.S.Dag No.338 under Khatian No.76, presently within the limits of The Kolkata Municipal Corporation (S.S.Unit), Borough No.XIII, ward No119, Police Station formerly Behala presently New Alipore in the District of South 24 Parganas being the K.M.C. Premises No.70A, J. K. Paul Road, Kolkata-700038 vide Assessee No.411190402490, (hereinafter called the SAID PREMISES), fully described in the First Schedule hereunder written by and also got the property recorded in their names in the Kolkata Municipal Corporation and paid the tax upto date and also shown in the map or plan annexed hereto by RED border.

AND WHEREAS now the **Owner Nos. 1 to 3** herein seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute owner of **ALL THAT piece and parcel of land hereditament and premises containing by estimation an area of** Bastu land measuring more or less 3 Cottahs 3 Chittaks 12 Sq. Ft along with 300 Sq. Ft. Structure standing thereon situated and lying at Mouza Sahapur, J.L.No.8, R.S.No.179, Touji No.93 and 101, comprised in R.S.Dag No.338 under Khatian No.76, presently within the limits of The Kolkata Municipal Corporation (S.S.Unit), Borough No.XIII, ward No119, Police Station formerly Behala presently New Alipore in the District of South 24 Parganas being the K.M.C. Premises No.70A, J. K. Paul Road, Kolkata-700038 vide Assessee No.411190402490.

AND WHEREAS the **owners no. 1 to 3** herein desire to construct residential building, comprising of several self contained flats, shops, car parking

spaces and other spaces on the entire land and property described herein above, but due to paucity of fund, the said **owners no. 1 to 3** herein, entered into an Agreement for development with **“M/S LOKENATH ENTERPRISE”**, a sole proprietorship Firm having its office at 20/8, S. N. Roy Road, Post Office-Behala and Police Station - Behala, Kolkata – 700038, District – South 24 Parganas, duly represented by its Proprietor namely **SRI. PRODIP BAG**, the Developer herein, to construct the same and the said Development Agreement which was registered on 21.03.2013 before the office of the Additional District Sub-Registrar of Behala South 24 Parganas and recorded in Book No. I, CD Volume No. 10, Page from 3454 to 3495, Being No.02824 for the year 2013 and also entered into a registered Development Power unto and in favour of **“M/S LOKENATH ENTERPRISE”**, a sole proprietorship Firm having its office at 20/8, S. N. Roy Road, Post Office-Behala and Police Station - Behala, Kolkata – 700038, District – South 24 Parganas, duly represented by its Proprietor namely **SRI. PRODIP BAG**, the Developer herein, and the said Development Power was duly registered on on 21.03.2013 before the office of the Additional District Sub-Registrar of Behala South 24 Parganas and recorded in Book No. I, CD Volume No. 10, Page from 3454 to 3495, Being No.02824 for the year 2013 and the said Land hereinafter referred to as the **“Said Property”** is more fully and particularly described and mentioned as the **FIRST SCHEDULE..**

AND WHEREAS as per the said Development Agreement and General Power of Attorney the said Developer on behalf of the Owners/Vendors duly sanctioned a building plan vide **Plan No 2018-130252 dated 03/12/2018** for construction of Multi-storied building under certain numbers of Block and/or Phase consisting of several self contained flats, garages/car parking spaces, and other spaces for residential purposes at the said property at the cost of the Developer and also the Developer has started the construction of the said multi storied building as per sanctioned building plan and also declares for absolute sale of those flats and car parking space.

AND WHEREAS as per plan the Developer has started the constructional work of the multi storied building containing flats, garages/car parking spaces, as per the sanctioned Plans abovementioned.

AND WHEREAS in terms of the said Agreement and Development Power of Attorney, the developer has right/authority to enter the agreement for sale and execute Deed of Conveyance of its allocated flats/car parking spaces with the intending purchaser or purchasers and receive advance/earnest money therefrom.

AND WHEREAS the Developer has registered the said building named and styled as “.....” under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at on under registration No.

AND WHEREAS being so authorised as stated above the Developer has expressed its desire to sell a flat out of the Developer’s allocation and coming to know of that and having a requirement of the self same flat in the like area, and being aware of the declaration of Developer, the Purchaser/s offered to purchase the same which the Developer has accepted and entered into an Agreement for Sale with the purchaser/s herein on, on terms and conditions therein mentioned.

AND WHEREAS by virtue of a registered agreement for sale dated registered in the office of the and recorded in its Book No., Volume No., pages from to, Being No. for the year made between the Purchaser herein and the Vendors/Owners herein and the Developer/Confirming Party herein, the Purchaser/s herein agreed to purchase one self-contained Flat being **Flat No. “.....”** having carpet area measuring **Sq. ft.** be the same a little more or less on the **floor** at the side together with **Car parking space** measuring an area of **Sq. ft.** more or less on the Ground floor in **Block No.** of the said multi storied building christened as “.....” hereinafter referred to as the “**said flat and car parking space**”, lying at Mouza Sahapur, J.L.No.8, R.S.No.179, Touji No.93 and 101, comprised in R.S.Dag No.338 under Khatian No.76, presently within the

limits of The Kolkata Municipal Corporation (S.S.Unit), Borough No.XIII, ward No119, Police Station formerly Behala presently New Alipore in the District of South 24 Parganas being the K.M.C. Premises No.70A, J. K. Paul Road, Kolkata-700038 vide Assessee No.411190402490, District – South 24 Parganas, together with undivided and indivisible proportionate share in the land underneath together with other facilities for and at a total price of **Rs./- (Rupees)** only.

AND WHEREAS in terms of the said agreement for sale dated, the Owners/ Vendors and the Developer/Confirming Party herein have agreed to sell and transfer one self contained flat being **Flat No. “.....”** having carpet area measuring **Sq. ft.** be the same a little more or less on the **floor** in **Block-.....** more fully delineated in the map or plan annexed hereto hatched in colour RED of the said multi storied building lying and situated at Premises/Holding Premises No.70A, J. K. Paul Road, Kolkata-700038, P. S – formerly Behala now New Alipore, Ward No.119, District – South 24 Parganas, at a total agreed consideration of **Rs./- (Rupees)** only and the same is more fully and particularly described in the **SECOND SCHEDULE** hereunder written together with undivided, indivisible proportionate share in the land described in the FIRST SCHEDULE hereto alongwith proportionate share in the common spaces, passages, paths, water and water courses, drainages, sewerages, stair case, landing, boundary wall and other open spaces, common path of the properties necessary and convenient to its ingress to and egress from, maintenance for common use, motor, pump, septic tank, water reservoir and tank, W.B.S.E.D.C.L. electricity connection etc. which has been mentioned more fully and particularly in the **THIRD SCHEDULE** hereunder written with lawful aforesaid consideration subject to the purchasers’ undertaking to pay proportionally all the common charges, fees, duties, levies, taxes, rents, impositions, outgoings etc. Which are required for the purpose of the said premises and also for the purposes of the said building along with other owners, occupiers of the building or flat/apartment holders thereat which are more fully and particularly described in the **FOURTH SCHEDULE** hereunder written.

AND WHEREAS the purchasers having agreed to purchase the said flat and car parking space stated above and having paid the entire consideration money to the Developer herein, now call upon them to execute and register a proper deed of conveyance thereby selling, conveying and transferring the said Flat and car parking space unto and in favour of the Purchaser/s absolutely and forever, and the Developer doth hereby comply with the said requisition of the Purchaser/s.

AND WHEREAS the Purchaser/s herein, hereby mutually agrees upon that Supplementary Agreements, entered into amicably by the Owners and the Developer “**M/S LOKENATH ENTERPRISE**” as and when required in respect with any issue arises in future in pursuance with the development and transfer process, shall be signed by him as a Confirming Party.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs./- (Rupees**) only truly paid by the Purchaser/s to the Owners/Vendors herein through the Developer/Confirming Party herein in the manner stated in the memo of consideration hereunder written, the receipt whereof the Owners/Vendors and the Confirming Party as Developer hereby admits and acknowledges and from the payment of the same and every part thereof for ever acquit, release, exonerate and discharge the Purchaser as well as the said flat and car parking space along with the proportionate undivided undemarcated share and right, title and interest over the said land and premises with the facilities in common with other owner/owners or occupiers thereto. The Owners/Vendors and the Developer/Confirming Party do hereby grant, sell, transfer, convey, assign and assure unto the Purchaser **ALL THAT** one self contained flat being **No.** situate at the side on the **floor** of Block- having carpet area measuring **Sq. ft.** together with **Car parking space** on the Ground floor in the said multi storied building of Premises/Holding No.70A, J. K. Paul Road, Kolkata-700038, P. S – formerly Behala now New Alipore, Ward No.119, District – South 24 Parganas, which is more fully and

particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the “**said flat and car parking space**” together with the undivided proportionate share of the land underneath together with easements, rights thereto and other rights, privileges, benefits, advantages, liabilities, liberties, duties in common with other owners/occupiers having covenants conditions and stipulations etc. to enjoy and possess all common roads, passages, advantages thereto or reputed to belong to the estate, right, title, interest, claim and demand of the Owners/Vendors up to and upon the said land proportionately incurring proportionate expenses for the said common portion out of cost and expenses of the Purchaser/s and the other co-owners **TO HAVE AND TO HOLD** the same absolutely and forever in the manner aforesaid free from all encumbrances, charges, trusts, claims, demands over the said flat on the **Floor** and the said car parking space at the ground floor of the said building having right to use, occupy, own possess the said flat and car parking space as mentioned in **SECOND SCHEDULE** hereunder written exclusively with co-owners or occupiers of the building subject to the Purchaser/s paying and discharging taxes and impositions or outgoing for the same and common expenses as per imposed or levied for the said flat and car parking space and other outgoings so long separate assessment is not made for the said **flat and car parking space** in the name of the Purchaser.

The Vendors and the Developer do hereby covenant with the Purchasers as follows :-

1. **NOTWITHSTANDING** anything hereinbefore done or suffered to the contrary, the Owners/Vendors have good and absolute right, title and authority to grant, convey, transfer, assign and assure all that the said flat mentioned in the **SECOND SCHEDULE** hereunder written along with common areas amenities and facilities provided thereat and described hereunder and all the rights, privileges and appurtenances thereto belonging and hereby sold, conveyed and transferred unto the Purchasers in the manner aforesaid and that the Owners/Vendors and the Developer/Confirming Party have not done or suffered knowingly from

anything whereby the said flat may be encumbered, affected or impeached in respect of the estate, title or otherwise.

2. That there is no encumbrances, charges, trust, liens, attachments, claim or demand whatsoever now subsisting etc. or proceeding pending and has not been offered as security or otherwise to any authority whatsoever or howsoever.

3. That the Purchasers shall henceforth peaceably and quietly hold, possess and enjoy the right, title and interest or profits derivable from and out of the said flat without any let or hindrance, interruption, claim, disturbances or demand from or by the owners/Vendors or Developer/confirming party or any person or persons claiming through or under or in trust for the owners/Vendors without any lawful eviction, let, hindrance, interruption or disturbances by any person or persons whatsoever.

4. All the taxes, land revenue and other impositions payable in respect of the said flat up to the date of handing over the possession of the same to the Purchaser/s, shall be paid by the Owners/Vendors and if any portion of any tax, impositions etc. be found to have remained unpaid for the period as mentioned above, liability shall be of the owners/Vendors to pay the same and if the same is paid by the Purchaser/s then it will be recoverable from the Owners/Vendors prior to the date of delivery of possession of the said Flat unto and in favour of the Purchasers and the Purchasers shall pay the entire taxes and outgoings in respect of the said flat after the instant Deed of Conveyance is registered possession given subject to the formation of the Association as mentioned hereto when the Purchasers shall pay the Govt. Rent & Municipal taxes and other outgoings exclusively for the said Flat & the Covered Car Parking spaces and shall pay for all the common portions proportionately to the said Association as would be so directed.

5. The Owners/Vendors shall at all times do and execute all such acts, deeds, things and assurances as may be reasonably required by the Purchaser/s for better or further effectuating and assuring the conveyance hereby made or the title of the Purchaser/s to the property hereby sold and

conveyed or any mistake or deficiency to the extent of description or other particulars of the said property.

6. The Purchasers, their heirs, executors and assigns shall have good right, title and full power and absolute authority to grant, transfer, sell, convey and assign the said flat.

7. The Purchaser/s shall not cause any obstruction to the others in any manner in the entrance or exit or to user of any common space in the premises, keep any dirt/rubbish/refuse etc. save and expect the place is reserved for the said purpose.

8. The Purchaser/s shall pay the proportionate share of tax of the premises with other co-owners until or unless their names are separately assessed by the K.M.C.

9. That the Purchaser/s shall not store any inflammable article, fireworks install any machinery, electrical motor and/or start any hotel business in the said flat which may cause sound pollution/air pollution, smoke etc. to the occupant of the other flats in the building.

10. That the Purchaser/s shall pay the proportionate share of premium of the Insurance for the said building if any.

11. The Purchasers shall also bear all other cost and expenses proportionately for the building or any common part or space thereof with the other flat owners inclusive of the Owners/Vendors (or previous land lord) herein.

12. The Vendor & Developer will deliver the right to use and enjoy the common amenities mentioned in the Third Schedule hereunder written to the Purchaser/s after completion of the entire project.

13. Indemnification by the Vendor about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser/s on such express indemnification by the Vendor about the correctness of the Vendors' title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.

THE FIRST SCHEDULE REFERRED TO ABOVE
(DESCRIPTION OF THE LAND AND PREMISES)

ALL THAT piece and parcel of a Bastu land measuring more or less 3 Cottahs 3 Chittaks 12 Sq. Ft along with 300 Sq. Ft. Structure standing thereon situated and lying at Mouza Sahapur, J.L.No.8, R.S.No.179, Touji No.93 and 101, comprised in R.S.Dag No.338 under Khatian No.76, presently within the limits of The Kolkata Municipal Corporation (S.S.Unit), Borough No.XIII, ward No119, Police Station formerly Behala presently New Alipore in the District of South 24 Parganas being the K.M.C. Premises No.70A, J. K. Paul Road, Kolkata-700038 vide Assessee No.411190402490.

Butted and bounded as follows:-

On the North: Land of Dag No338.

On the South: 8'-0" Wide Common Passage.

On the East: 24'-0" wide K.M.C. Road.

On the West: 3 Feet wide Common Passage.

The name of the said proposed building project above is known, called and named ".....".

THE SECOND SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE FLAT TO BE SOLD)

ALL THAT Flat No. having carpet area measuring **Sq. ft.** being Super built-up area Sq. Ft. be the same a little more or less on the side of the **Floor** of the said Multi storied building consisting of Bed rooms, ... Dining/Drawing room, Kitchen, W.C., Toilet, Verandah, together with **one car Parking Space** in **Block** - in of the Housing Complex named and styled as "....." also together with proportionate undivided share of land and all common rights and common service and expenses and also fixtures and fittings, electrical Installation mentioned in the Third Schedule hereunder written and the Flat & car parking space is being erected as Building **sanction Plan No. 2018-130252 dated 03/12/2018** sanctioned by the Kolkata Municipal Corporation, being Municipal Holding No.70A, J. K. Paul

Road, Kolkata-700038 vide Assessee No.411190402490, under Ward No.119 of the Kolkata Municipal Corporation, P. S – formerly Behala presently New Alipore, District – South 24 Parganas morefully described in the **First / Schedule** herein above.

THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON RIGHTS AND SERVICES)

1. All left open land pathway, drive way etc.
2. The space within the building comprised of the entrance, stair-case, stair-head room, landing lobbies roof.
3. The foundation columns, girders, beams, supports, main wall, the main gate and passage lending to the building and stair-case.
4. Installation for common services such as drainage system, water supply arrangement and electric connection and other amenities, if any to the said premises.
5. Semi-underground and overhead water reservoirs, septic tank, pump, motor, pipes and all the other installation.
6. Common sewerage lines.
7. All other facilities and amenities in the premises which are intended for common use including entrance at the Ground floor.
8. Water pump with motor and water distribution pipes (save those inside the flat).
9. Electrical wiring, fittings and other accessories for lighting the staircase and other common areas/parts.
10. Water sewerages, evacuation pipes from the flats and sewers common to the building.
11. Main gate and boundary walls to the premises of the building.
12. Roof of the building.
13. Lift, Gymnasium, Children's Park, Power backup, Swimming pool, Community Hall, Indoor Games room, Generator, CCTV, Water Filtration Plant, Power Backup in common areas and intercom facility etc. for the said building.

FOURTH SCHEDULE ABOVE REFERRED TO**(Common expenses)**

1. **MAINTENANCE:** All expenses for cleaning sweeping maintaining white washing, painting, repairing, renovating and replacing the including sanitary and plumbing.
2. **OPERATION:** All expenses for running and operating all machineries equipments and installation in common parts, water pump with motor and lighting the common areas generator if any include the costs of repairing renovating and replacing the same.
3. **INSURANCE:** Insurance premium against fire, riot, stick, malicious damage, earthquake etc. risks covering the said flat and the said building.
4. **MUNICIPAL LAND REVENUE AND OTHER TAXES :** Municipal Land Revenue and other taxes and outgoing that may be from time to time levied against the land and/or building including water and water charges.
5. **STAFF:** The Salaries or all other expenses for the staff employee or to be employed for common purpose including their bonus. If any and other emoluments benefits.
6. **FLAT OWNERS ASSOCIATION:** Establishment and all other expenses of the Association including its formation establishment and miscellaneous expenses of the building or any agency of them looking after common purpose until handing over the same to the Association upon completion of sale and registration at all the flats in the said building to the respective purchaser and others.
7. **RESERVE:** Creation of funds for replacement renovation and/or periodic expenses.
8. **OTHER:** All other expenses and/or outgoing including litigation expenses as may be incurred by the builder and/or the Association for common purpose.

IN WITNESS WHEREOF ALL THE PARTIES have hereto signed this **DEED OF CONVEYANCE** this the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the above named parties
in presence of the following

WITNESSES :

1.

SIGNATURE OF THE OWNERS/VENDORS

2.

SIGNATURE OF THE PURCHASER/S

SIGNATURE OF THE DEVELOPER

Drafted by :-

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs./-** (**Rupees only**) towards the full and final consideration price of the within mentioned flat situated of the side of the floor in Block-.....together with car parking space of the building Premise/Holding No. 70A, J. K. Paul Road, Kolkata-700038, under Ward No.119 of the Kolkata Municipal Corporation, P. S – formerly Behala presently New Alipore, District – South 24 Parganas together with undivided proportionate share or interest in the land underneath as per memo below:-

CHQ DETAILS	DATE	BANK	FLAT AND CAR PARKING AMOUNT	S.TAX	CHQ AMT

Rs...../-

(Rupees only)

SIGNED, SEALED & DELIVERED

in presence of the following

WITNESSES :

1.

2.

SIGNATURE OF THE DEVELOPER