

pertaining to the said land and said Building are to be held and enjoyed by the Purchasers herein with the Owners of the other Flats of the said Building.

--: THE SCHEDULE "C" ABOVE REFERRED TO :-
(Common Areas)

1. Stair case on all floors, staircase, landing on all floors and ultimate roof right.
2. Common passage from KMC road to the Ground Floor, Staircase landing, water pump, water tank and other plumbing installation and pump room.
3. Electrical wiring, motors, electrical fittings(except those which are installed for any particular unit) Electrical Sub Station etc.
4. Drainage and Sewers pipe lines.
5. Boundary wall and main gate.
6. Accommodation, Beams, Vertical wall and lateral supports, main walls, common walls, main entrance and gate of the said Building and said Municipal Premises.
7. Installation of common service; i.e electricity, water pipes sewerage, rain water pipes.
8. Tap water with pump with motor and pump house.
9. Underground reservoir and overhead tank from where the water will be distributed to respective Flats through pipe lines.
10. Common electric meter installation gates thereto.
11. The open common space and/or passage by and between surrounding the said Ground plus Three storied Building and the boundary walls of the said Municipal premises.
12. Main gate of the said premises and the said Building and all other gates thereto.

13. The roof of the said ground plus three storied Building.

--: THE SCHEDULE "D" ABOVE REFERRED TO :-
(Description Common Expenses)

1. All expenses of maintaining, operating, repairing, white washing, painting, decorating, redecorating, rebuilding, reconstructing, lighting of the common portion and the areas of the said Building including the out wall s and up-keeping of the said Building at the said premises.
2. The salary of all personnel's employed, if any, for the common purpose including darwans, security, personal, sweepers, plumbers, electricians etc. for the purpose of the maintenance of the common portions.
3. Insurance premium for insuring the said Building.
4. Municipal tax, Building tax, water tax and other levies in respect of the said Building save and except those are separately assessed on the Purchaser.
5. Cost of formations and operations of the Association and/or Society.
6. Costs of running maintenance repairs and replacement of transformers, water pump and other common installations including their license fee, taxes and other levies, if any.
7. Electricity charges for the electricity consumed for the operation of the common services.
8. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
9. The office expenses incurred for maintaining office of the Association and/or Society for common purposes.
10. The cost of the maintenance of the ultimate roof of the said Building.

11. All other expenses, taxes, rates other levies etc. as are deemed to be necessary or incidental or liable to be paid by the Co-Owners in common including such amount as to be fixed for creating a common fund for replacement, renovation, painting and/or periodic repairing of common portions of the said Building.

--: THE SCHEDULE "E" ABOVE REFERRED TO :-
(Description of the Easements)

1. The Purchasers and the other Co-Owners of the said Building shall allow to each other and the Association upon this formation the following rights, easements, quasi-easements, privileges and/or appurtenances.
1. The right of use the common portions in a reasonable manner.
2. The right of connections for utilities including connections for telephones, water gas, television, electricity etc. through pipes cables conducts or otherwise through each and every part of the business including the said Flat as provided by the Vendor.
3. Right to support shelter and protection of each portion of the Building by other and/or other thereof.
4. The absolute unfettered and encumbered right over the common portions subject to the terms and conditions herein contained.
5. Such rights, supports, easements and appurtenances as are usually used, occupied or enjoyed as part and parcel of the said Flat.
6. The right with or without workmen and necessary materials to enter upon the Building including the said Flat or any other flat for the purpose of repairing any of the common portion or any appurtenance to any Flat and/or anything comprised in any flat in so far as the same cannot be carried out without such entry.

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

EXECUTED AND DELIVERED

by the Parties hereto at Kolkata

in the presence of :-

WITNESSES :-

1.

Atk. S. S. S.
Atk. S. S. S.
Atk. S. S. S.

Dipankar Patitundi
DIPANKAR PATITUNDI
as a Constituted Power of
Attorney of Bimal Krishna Roy

SIGNATURE OF THE VENDOR

2. *Ganesh Sanyal*
341, Shantipally.
10/10/2017.

DREAM CONSTRUCTION
Dipankar Patitundi
Proprietor

SIGNATURE OF THE DEVELOPER

Sumit Ganguly
SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of being **Rs. 45,50,000 /-** (Rupees Forty Five Lakh and Fifty Thousand) only being the full and entire consideration money in the manner hereunder written.

SL	Cheque/DD No	Date	Drawn on	Amount (Rs).
1.	646303	02.11.2016	SBI	2,50,000/-
2.	646314	03.12.2016	SBI	2,00,000/-
3.	206445	15.12.2016	HDFC	10,00,000/-
4.	646315	08.02.2017	SBI	4,55,000/-
5.	211652	07.03.2017	HDFC	15,00,000/-
6.	646319	15.09.2017	SBI	1,45,000/-
7.	231144	23.10.2017	HDFC	10,00,000/-
TOTAL (Rupees Forty five lakh fifty thousand only)				45,50,000/-

WITNESSES :-

1. *Alon Saha*
2. *Gautam Sanyal*

DREAM CONSTRUCTION

Girishankar Patitundi
Proprietor

SIGNATURE OF DEVELOPER

Drafted by me :

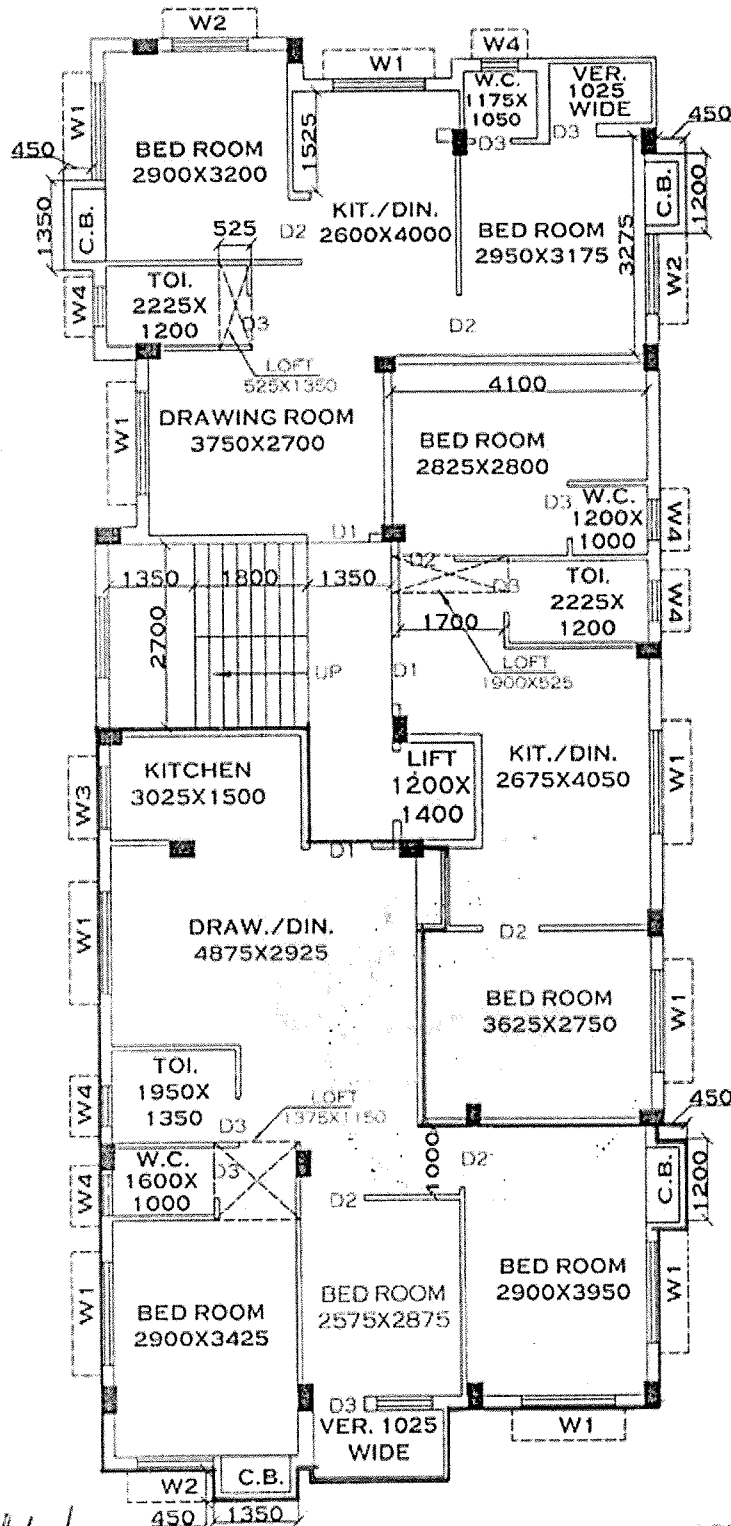
Alon Saha
F460199

Advocate,
Alipore Police Court,
Kolkata - 700 027.

**PLAN OF THE WEST SIDE FLAT OF SECOND FLOOR OF G+THREE
STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 34, PURBACHAL
ROAD, UNDER K.M.C. WARD NO.- 106, BOROUGH NO.- XII, P.S.- GARFA**

SUPER BUILT-UP AREA OF THE FLAT = 1060 SFT.

SCALE : - 1:100



Dipankar Patitundi
DIPANKAR PATITUNDI
as a Constituted Power of
Attorney of Bimal Krishna Roy

DREAM CONSTRUCTION
Dipankar Patitundi
Proprietor

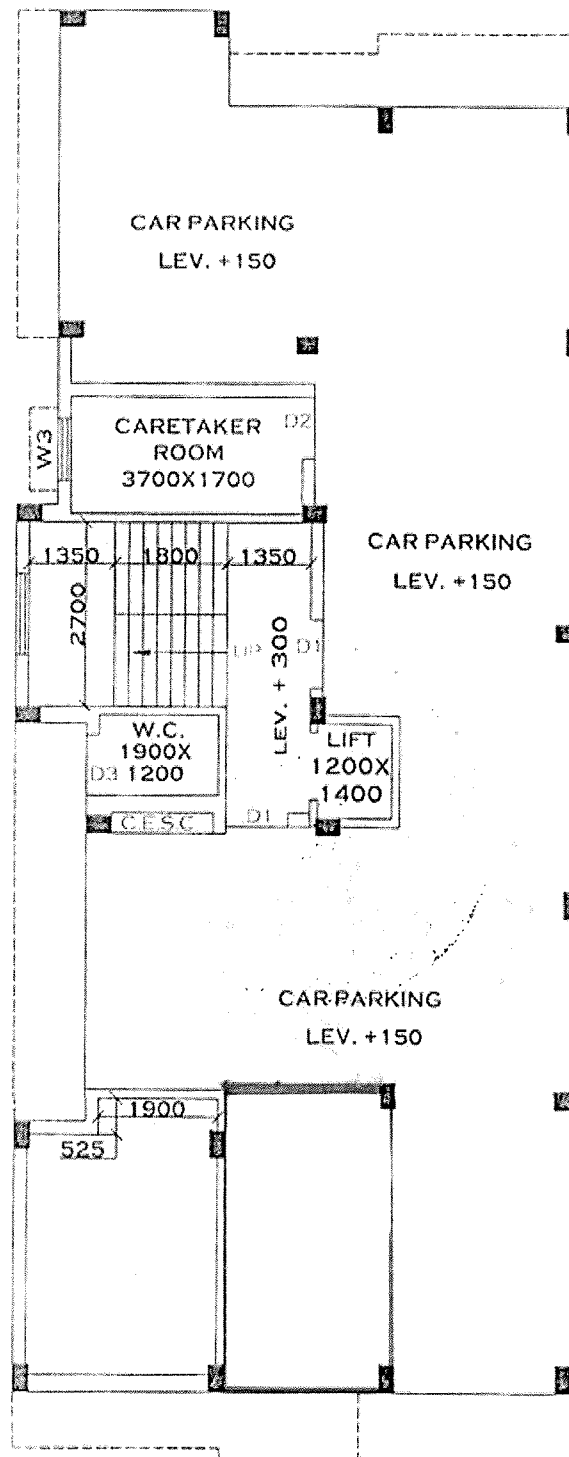
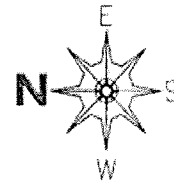
Sumit Ganguly

26/10/2017 Query No.- 16031000323826 / 2017, Deed No.- 160304539 / 2017, Document is digitally signed by DEVELOPER
SIGNATURE OF VENDOR SIGNATURE OF PURCHASER SIGNATURE OF DEVELOPER

**PLAN OF THE CAR PARKING SPACE ON GROUND FLOOR OF G+THREE
STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 34, PURBACHAL
ROAD, UNDER K.M.C. WARD NO.- 106, BOROUGH NO.- XII, P.S.- GARFA**

AREA OF THE CAR PARKING SPACE = 120 SFT.
SHOWN IN RED BORDER.

SCALE : - 1:100



Dipankar Patitundi
DIPANKAR PATITUNDI
as a Constituted Power of
Attorney of Bimal Krishna Roy

DREAM CONSTRUCTION
Dipankar Patitundi
Proprietor

26/10/2017 Query No-16031000323826 / 2017 Deed No-I-160304539 / 2017, Document is digitally signed.
SIGNATURE OF VENDOR

Sumit Ganguly
SIGNATURE OF PURCHASER

SIGNATURE OF DEVELOPER