



6

23 + 4 + 48cd J. T. e + Dul
T34 + sd. Prochud.
14616
2325 40
58 60 17-12-87
1461
2325



10575

A 1276
E 28
1304

76941.4
58-60
17-12-87

1057

9 TC x Dec 1 file

THIS INDENTURE made this 17th day of December
One thousand Nine hundred and Eighty-seven BETWEEN
GEETANJALI HOUSING CORPORATION, a registered partner-
ship firm having its Head Office at No. 19A, Chowringhee
Road

VISHESHWKR NATH CHADHA H. U. P.

Geetanjali Housing Corporation N. Chadha

Partner

SHRI RAMESH CHANDRA AGRAWAL
Saroj Agrawal
Director.

Director.

Partner

Director.

Partner

Director

3000Rs.



2.

Road in the town of Calcutta hereinafter referred to as 'THE VENDOR' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being of the said firm, their respective heirs

legal

VISHESHWAR NATH CHADHA H. U. F.

V. N. Chadha

Karta

Geedhara Housing Corporation

Parlour

HIMACHAL SAW MILLS PVT LTD

Sarej Agrawal

Director

3000Rs



3.

legal representatives executors administrators and assigns) of the FIRST PART AND DR. VISWESHWAR NATH CHADHA, son of Rai Saheb Muluk Chadha residing at No.2, Russel Street, Calcutta for self and as Karta of his branch of Hindu Undivided Family known

as

DR. VISWESHWAR NATH CHADHA H. U. F.

V. N. Chadha

Karta

For Geetanjali Housing Corporation...

HIMACHAL SAW MILLERS PVT. LTD.

Sarey Agrawal

Director,

Partner

3000Rs.

3000Rs.



4.

as 'Visweshwar Nath Chadha HUF, hereinafter referred to as 'THE CONFIRMING PARTY' (which expression shall include the said Visweshwar Nath Chadha and the other members of the said Hindu Undivided Family, their respective heirs legal representatives executors ad-

ministrators

VISWESHWAR NATH CHADHA HUF

V.N. Chadha

For Greenfield Housing Corporation

HIMACHAL SAW MILLS PVT LTD

Sarey Agrawal

3000Rs



5.

administrators and assigns) of the SECOND PART
A N D HIMACHAL SAW MILLERS PRIVATE LIMITED, a com-
 pany incorporated under the provisions of the Compa-
 nies Act, 1956 having its registered office at No.
 502, Middleton Court, 4/2, Middleton Street, Calcutta
 - 71 hereinafter referred to as 'THE PURCHASER'

VISHESHWAR NATH GHOSHIA H. U. F.

(which

For Geetanjali H. U. F. Corporation

Karta HIMACHAL SAW MILLERS PVT. LTD.

13/4/58
 Partner

Sarej Agrawal
 Director.

13/4/58

Sarej Agrawal

2000Rs.



6.

(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and assigns) of the THIRD PART :

WHEREAS :

A By an Indenture of Conveyance bearing date

ASHESHWAR NATH GHOSHIA W. U. F.

the

For Geetika H. Sharma Corporation

V. N. Ghoshia
Kardh

HIMACHAL SAW MILLERS PVT. LTD.

Sarej Agrawal
Director.

C. S. Ghoshia
Partner

the 29th day of March 1974 and made between Sri Mihir Kumar Law therein referred to as the Vendor of the One Part and Geetanjali Housing Corporation the Vendor herein, therein referred to as the Purchaser of the Other Part and duly registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 93 Pages 137 to 167 Being No. 1887 for the year 1974 the said Mihir Kumar Law for the consideration therein mentioned did thereby grant transfer convey relase and confirm unto the said Gestanjali Housing Corporation, the Vendor herein the messuage parcel of land hereditaments and Premises No. 42A, Shakespeare Sarani, in the town of Calcutta more fully and particularly described in the said Indenture of Conveyance and also in Part I of the First Schedule hereunder written.

- B The Vendor as absolute and sole beneficial owner of or otherwise being well and sufficiently entitled to the said messuage parcel of land hereditaments and premises No. 42A, Shakespeare Sarani described in the First Schedule hereunder written for an absolute and indefeasible estate of inheritance in fee simple in possession or an estate equivalent thereto free from all encumbrances commenced construction of a multi-storied building

For Geetanjali Housing Corporation

C. P. Singh
Partner

SHETWAR NATH GHOSH H. O. F.

V. N. Ghosh
Karta

as per

HIMACHAL SAW MILLERS PVT LTD

Saroj Agrawal

Director.

as per plans duly sanctioned by the Calcutta Municipal Corporation (then known as Corporation of Calcutta) on the said messuage parcel of land hereditaments and premises and has divided the same into several flats.

C By an Agreement for sale date 16th February 1982 made between the Vendor herein therein also referred to as the Vendor of the One Part and the Confirming Party herein, therein referred to as the Purchaser of the Other Part, the Vendor agreed to sell and transfer on Ownership basis All That the Flat No. 5B on the 5th floor of the Building then in course of construction at the said Premises for the consideration and on the terms and conditions contained therein (hereinafter referred to as ' THE AGREEMENT FOR SALE ') and in pursuance to the said Agreement for sale the Confirming Party has made full payment of the consideration.

D By an Agreement for Nomination and Deed of Assignment both dated 28th April, 1987 the said Confirming Party with the consent of the Vendor has nominated the Purchaser in his place and stead for the purpose of obtaining the deed of Conveyance or Transfer in respect of All That the demarcated portion of the said Flat which

ASHESHWAR NATH CHADHA H. U. F.

has

For Generalising Corporation

V.N. Chadha

Karta

HIMACHAL SAW MILLERS PVT. LTD.

Sareej Agrawal

Director.

(Signature)
Partner

has been numbered as Flat No. 5B on the 5th floor more fully and particularly described in the Second Schedule hereunder written and has requested the Vendor to execute the Deed of Conveyance/Transfer in respect of the said portion (more fully and particularly described in the Second Schedule hereunder written).

- E For the purpose of execution of the Deed of Conveyance in respect of the said Flat the amount of consideration payable in respect of the said Flat has been apportioned at Rs. 1,16,270/-.
- F The Confirming Party and the Purchaser have now requested the Vendor to execute a Conveyance in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH as follows : -

1. That in pursuance of the said Agreement and in consideration of the sum of Rs.1,16,270/- (Rupees One Lakh Sixteen Thousand Two Hundred Seventy only) only paid to the Vendor through the Confirming Party (the receipt whereof the Vendor doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser as well as the

premises

VISHESHWAR NATH CHADHA H U F.

For General Manager (Purchasing) Corporation

(Sd/-) P.K.
Partner

V.N. Chakravarty
Karta

HIMACHAL SAW MILLERS PVT LTD.

Surej Agrawal
Director.

premises hereby conveyed) the Vendor at the request of the Confirming Party doth hereby grant transfer and convey assign and assure and the Confirming Party doth hereby confirm absolutely and exclusively unto and in favour of the Purchaser Firstly ALL THAT the demarcated portion of Flat being No. 5B on the 5th floor of the multi-storied building at premises No. 42A, Shakespeare Sarani in the town of Calcutta fully described in the Second Schedule hereunder written AND the undivided proportionate share in the land comprised in premises No. 42A, Shakespeare Sarani, Calcutta (hereinafter referred to as 'the said Premises') Together with undivided share in all installations fittings fixtures and common rights in all sewers, drains, ways, paths, passages, staircases, landings, wells water course, generators, lifts, lights, rights, tubewells, pumps, Motors, liberties privileges easements appendages appurtenances whatsoever to the said demarcated flat belonging or anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and the said flat and impartible proportionate share in the land and proportionate undivided share in other properties wherever the context so permits are referred to as 'the said properties' TO HOLD the same unto the Purchaser absolutely and for ever free all encumbrances trusts liens lispendens attachments whatsoever subject nevertheless to easement or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of

ASHESHWAR NATH GHADHA H. U. F.

the

For Geewanjai Housing Corporation

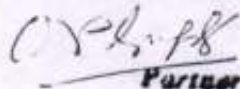
V. N. Ghadha

HIMACHAL SAW MILLERS PVT. LTD.

Karta

Saroj Agrawal

Director.


 Partner

the said Flat belonging to and held by the Purchaser as set out in the Third Schedule hereunder written excepting and reserving unto the Vendor and/or other persons deriving title such easements and rights and privileges as mentioned in the Fourth Schedule hereunder written but subject to the restrictions contained in the Fifth Schedule hereunder written.

2. The Vendor doth hereby covenant with the Purchaser as follows :-

- (a) The interest which the Vendor doth hereby profess to transfer subsists and that it has good right, full power, absolute authority and indefensible title to grant, convey, transfer, assign and assure the said impartible undivided proportionate share or interest in the land comprised in the said premises hereby granted conveyed transferred, assigned and assured unto the Purchaser in manner aforesaid.
- (b) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into upon hold and enjoy the said Flat and other properties intended to be transferred unto and in favour of the Purchaser and to receive the rents, issues and profits thereof without any interruption, hindrance, claim or

ASHESHWAR NATH CHADHA H U F.

demand

Dev Geetanjali Housing Corporation

V.N. Chadha
Karta

HIMACHAL SAW MILLERS PVT. LTD.

O.P. Singh
Partner

Saroj Agrawal
Director.

demand or disturbance whatsoever from or by the Vendor or any person or persons claiming through under or in trust for them.

- (c) The said properties are freed and discharged from and against all manner of encumbrances whatsoever.
- (d) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser make, do acknowledge, execute and perform all such further and other lawful and reasonable acts, deeds, conveyances, matters and things whatsoever for better and more perfectly assuring the said properties unto the purchaser in the manner aforesaid as shall or may be reasonably required.
- (e) The Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every request and at the cost of the Purchaser produce or cause to be produced to the Purchaser or its Attorney or Agent or at any trial, commission or examination or otherwise as occasion shall require all or any of the deeds, documents and

writings

For Geetanjali Housing Corporation

ASHESHWAR NATH CHADHA H U F

V. N. Chadha

Karta

(Sd/-) P. S. Partner

HIMACHAL SAW MILLERS PVT LTD

Saraj Agrawal

Director.

writings relating to the said premises and also shall at the like request and cost deliver to the Purchaser such attested or other copies or extracts of and from the said deeds and writings or any of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe, unobliterated and uncanceled until such time an Association or Corporate Body or Society of the flat-owners for maintenance of the said Building is formed and to deliver such documents to the Associations or Body Corporate or Society upon such formation or incorporation.

- (f) The Vendor has not concealed or suppressed any material defects in the title.
- (g) The premises whereon the said undivided proportionate share is comprised is not hit by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 or that the same is not hit by the provisions of the Calcutta Thika Tenancy Act.

3. AND the Purchaser doth hereby covenant with the Vendor as follows : -

(a)

ASHESHWAR NATH CHADHA H U F

For Geetanjali Housing Corporation

(Signature)
Partner

V. N. Choddy
Karia

HIMACHAL EAW MILLERS PVT LTD

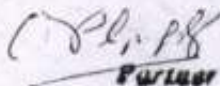
Saraj Agrawal
Director.

- (a) The Purchaser so as to bind the Owner for the time being of the said flat and so that this covenant shall be for the benefit of the said building and other flats therein and every part thereof hereby covenants with the Vendor and with the Owner of the other flats comprised in the said building that the Purchaser and all other persons deriving title under him will at all times hereafter observe the restrictions set fourth in the Fourth Schedule hereto.
- (b) The Purchaser shall at all times hereafter regularly and punctually make payment of all Corporation taxes and other outgoings, taxes, cesses and impositions from the date of possession of the said Flat or other taxes, impositions and outgoings which may be imposed or become payable in respect of the said Flat and the proportionate share of such taxes and impositions which may become payable in respect of the said building or in respect of the said land. The Purchaser shall within one year from the date of execution of these presents apply for and obtain mutation of the said flat from the Calcutta Municipal Corporation and shall also obtain separate assessment of the said flat.

(c)

ISHESHWAR NATH CHADHA H U F:

Dor Geetanjali Housing Corporation


 Partner

V. N. Chadha

Karta

HIMACHAL SAW MILLERS PVT LTD.

Saroj Agrawal

Director.

- (c) To keep the said Flat and other parts, walls, sewers, drains, pipes, cables, wires and in particular (without prejudice to the generality of the foregoing) so as to support shelter and protect the other parts of the building and other than the said Flat.
- (d) To contribute and pay the proportionate part of expenses and outgoings mentioned in the Sixth Schedule hereto.
- (e) So long as the said Flat is not separately assessed to pay for water rates and water taxes and other taxes, cesses and outgoing and other impositions in respect of the said Flat proportionately.
- (f) Permit the Vendor and its surveyors or agents with or without workmen and others at all reasonable times on 48 hours' notice to enter into and upon the said Flat or any part thereof for the purpose of repairing any part of the said flat and for the purpose of making repairing reinstating, rebuilding, cleaning, lighting and keeping in order and good conditions sewers, drains, pipes, cables, water courses, gutter sires, party structures or other conveniences belonging to or serving or used

for the

For Geetanjali Housing Corporation

(Signature)
Partner

VISHESHWAR NATH CHADHA

V.N. Chadha
Karta

HIMACHAL SAW MILLERS PVT LTD

Saraj Agrawal
Director

for the building and also for the purpose of laying down, reinstating, repairing, testing drainage, gas and water pipes and electric wires and cables and for similar purposes.

- (g) To keep the said flat in good and substantial repair and (without prejudice to generality of the form as part of this sub-clause) to keep the said flat in the said building in good repair as necessary to form such support and protection to the other parts of the said building as they now enjoy.
- (h) To keep the said flat and other party walls, sewers, drains, pipes and entrances and main entrance exclusively serving the said flat in good conditions.
- (i) In using the parts of the building in common with other neither the Purchaser nor any member of his household shall -
 - (i) Make any unnecessary noise ;
 - (ii) Leave any litter other than in a receptacle provided for the purpose ;
 - (iii) Leave or cause to be left any furniture,

bicycle

For Geetanjali Housing Corporation

O.P. Singh
Partner

VISHESHWAR NATH CHAUDHARY H. U. F.

V.N. Chaudhary

Carta

HIMACHAL SAW MILLERS PVT. LTD.

Sarej Agrawal

Director.

bicycle or toys where they obstruct the free use of those parts of the building by others ;

- (iv) Use the lift in any manner that contravenes the regulations for its use pasted in or near it or notified to the Purchaser.

4. It is hereby further agreed by and between the Vendor and the Purchaser as follows : -

- (a) The undivided proportionate share or interest in the said land comprised in the said premises herein sold, transferred, conveyed, granted and assured unto and in favour of the Purchaser always remain impartible.
- (b) The Vendor shall have always sole and exclusive right over and in respect of the roof and the terrace of the building constructed at the said premises and the Vendor shall be entitled to make further or additional construction of the said roof and the terrace without any interference or interruption whatsoever or howsoever from the Purchaser or any person claiming through it and the Purchaser hereby consents to such construction being made by the Vendor on the said roof and to connect the same with the lifts, electrical,

ASHESHWAR NATH CHADHA P U F.

sanitary,

For Geetanjali Housing Corporation

V N Chadha
Karta

HIMACHAL SAW MILLS PVT. LTD.
Sarej Agrawal
Director,

C P Singh
Partner

sanitary, water, sewers, drainage and other connections and facilities at the said premises and hereby further agrees not to claim and abatement or deduction in the consideration paid by the Purchaser to the Vendor.

- (c) Until such time the association is formed or incorporated the Vendor shall continue to remain responsible for rendition of common services and maintenance of the said building SUBJECT HOWEVER to the Purchaser making payment of the proportionate maintenance share and other charges and expenses agreed to be paid by the Purchaser as herein agreed in respect of the maintenance and common services as provided for in the Sixth Schedule hereinafter mentioned.
- (d) The Purchaser shall sign and execute all papers, documents and applications for the purpose of formation of the Association or Society and in the event of any default on the part of the Purchaser in signing and executing such applications, papers and documents including the bye-laws, rules and regulations then in that event the Vendor as a constituted attorney of the Purchaser shall and is hereby authorised and empowered by the Purchaser to sign and execute and shall be entitled to sign and execute such applications,

papers

ASHESHWAR NATH CHADHA H U F.

Dor Geetanjali Housing Corporation

C. P. Singh
Partner

V. N. Chachy
Karta

HIMACHAL SAW MILLERS PVT LTD.

Saraj Agrawal
Director.

papers and documents and this power and authority empowered by the Purchaser in favour of the Vendor shall remain irrevocable and shall cease to have any effect immediately upon the incorporation and formation of the said Society or Association of Flat Owners in the said premises.

- (e) The Vendor shall cause to be formed an Association for the maintenance and redemption of the common services in the said building and the rules and regulations and/or bye-laws of the said Society or Association shall be such as the Vendor in its absolute discretion think fit and proper.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece or parcel of revenue land containing by estimation an area of 4440 Square feet equivalent to 6 Cottahs 2 Chittacks and 30 Square feet be the same a little more or less situate lying at and being the divided South Western Corner Portion of the PREMISES No. 42A, SHAKESPEARE SARANI (formerly No. 42, Shakespeare Sarani and before that No. 22, Theatre Road) in Holding No. 27 Block No. V and VI in the South Division of the town of Calcutta and butted and bounded in the manner following that is to say -

ON THE

For Geetanjali Housing Corporation

C. P. Singh
Partner

ASHESHWAR NATH CHAUDHARY H. U. F.

V. N. Choudhary
Karta

HIMACHAL ESTATE MILLERS PVT. LTD.
Saraj Agrawal
Director.

ON THE NORTH : by the remaining portion of premises No. 42A, Shakespeare Sarani,

ON THE EAST : by the remaining portion of premises No. 42A, Shakespeare Sarani,

ON THE SOUTH : by Public Road known as Aucland Square, and

ON THE WEST : by Public Road known as Sarojini Naidu Sarani, (formerly Rawdon Street).

THE SECOND SCHEDULE ABOVE REFERRED TO :

✓ ALL THAT the portion of Flat No. 5B situated on the 5th floor South side of the building measuring about 1057 ✓✓ square feet built up area together with all proportionate common facilities, common services, all fixtures, common generator sanitary and electrical installations and fittings.

THE THIRD SCHEDULE ABOVE REFERRED TO :

1. The Purchaser shall be entitled to all rights, privileges vertical and lateral easements, qunsi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said Flat and usually held, used, occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto which are hereinafter more fully specified except and reserving

ASHESHWAR NATH CHADHA H U F.

unto

For Geetanjali Housing Corporation

C. S. S. S.
Partner

V. N. Chacko
Karta

HIMACHAL SAW MILLERS PVT LTD.
Saraj Agrawal
Director.

unto the Vendor the rights, easements, privileges and appurtenances hereinafter more particularly set forth in the Fourth Schedule hereto.

2. The right of access in common with the Vendor and/or other occupiers of the said building at all times and for all normal business purposes connected with the use and enjoyment of the staircases, tubewells, if any, and electrical installations.
3. The right of way in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the said Flat with or without vehicle over and along with driveways and pathways comprised with the said building provided always and it is hereby declared that nothing herein contained shall permit the Purchaser or any person deriving title under the Purchaser or the servants, agents, employees and invitees of the purchaser to obstruct in any way by vehicles, deposit of materials, rubbish or otherwise the free passage of other person or persons including the Vendor entitled to such way as aforesaid along such driveways and pathways as aforesaid.
4. The right of protection of the said Flat by or from all parts of the building so far they now protect the same.

ASHESHWAR NATH GHADHA H. U. F.

5.

For Geetanjali Housing : Particular

OP Singh
Partner

V N Gadhya
Karta

HIMACHAL SAW MILLERS PVT. LTD.

Saraj Agrawal
Director.

5. The right of passage in common as aforesaid, electricity, water and soil from and to the said flat through pipes, drains, wires and conduits lying or being in under through or over the said building and premises so far as may be reasonable and necessary for the beneficial occupation of the said flat for all purposes whatsoever.
6. The right with or without workmen and necessary materials for the Purchaser to enter from time to time upon the other common parts of the said building and premises for the purposes of repairing so far as may be necessary the pipes, drains, wires and conduits aforesaid and for the purpose of rebuilding, repairing, repainting or cleaning any parts of the said flat in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases upon giving eight hours' previous notice in writing of its intention so to enter to the Vendor and/or other person or persons properly entitled to the same.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

- (The under mentioned rights, easements, quasi-easements, privileges and appurtenances shall be excepted out of the proposed sale and reserved for the Vendor).

ASHESHWAR NATH CHAUNIA & CO

1.

For Geetanjali Housing Corporation

(Signature)
Partner

V.N. Chaudhary
Super

HIMACHAL SAW MILLERS PVT. LTD.
Sarey Agrawal
Director.

1. The right in common with the Purchaser and/or other person or persons entitled to the other part or parts the said building as aforesaid for the use of the common parts of the said building including its installations, staircases, open and covered spaces, electrical installations and other passages.
2. The right of passage in common with the Purchaser and other person or persons as aforesaid of electricity water and soil from and to any part (other than the said flat) of the other part or parts of the said building through pipes, drains, wires, conduits lying or being in under through or over the said flat so far as may be reasonably necessary for the beneficial use and occupation of the other portion or portions of the said building for all purposes whatsoever.
3. The right of protection for other portion or portions of the said building by all parts of the said Flat so far as they now protect the same.
4. The right as might otherwise become vested in the Purchaser by means of structural alterations to the said flat otherwise in any manner to lessen or diminish the support at present enjoyed by other part or parts of the said building.
5. The right by the Vendor and/or occupier or

ASHESHWAR NATH CHADHA H U F

for Geetabhart Housing Corporation

C. P. L. S. S.
Partner

V. N. Chadha

Karta

occupiers

HIMACHAL SAW MILLERS PVT. LTD.

Sarej Agrawal
Director.

occupiers of other part or parts of the said building for the purpose of ingress and egress to and from such other part or parts of the said building, the front entrance, staircase, electrical installations, open and covered spaces and other passages or parts of the said building.

6. The right with or without workmen and necessary materials to enter from time to time upon the said flat for the purpose of repairing so far as may be necessary for such pipes, drains, wires and conduits as aforesaid provided always the Vendor and other person or persons shall give to the Purchaser a prior forty eight hours' written notice of its intention for such entry as aforesaid.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(Restrictions imposed in respect of the said flat)

1. Not to use the said flat for any purpose other than lawful purposes and not to use for any purpose from which a nuisance can arise to the owners and occupiers of the other flats comprised in the said building or neighbourhood nor for any illegal or immoral purposes.
2. Not to do or permit to be done any act or thing which may render void or voidable any policy of

ASHESHWAR NATH CHADHA H U F.

insurance

Secretary Housing Corporation

(Sd/-)
V N Chadha
Karta

HIMACHAL EASY MORTGAGE PVT LTD.

Sarej Agrawal
Director.

stor.

insurance on any flat or any part of the building or may cause an increase in the premium payable in respect thereof.

3. Not to throw dirt, rubbish, or other refused waste or permit the same to be thrown into lavatories, cisterns, water or soil pipes in the said flat.
4. No name writing, drawing, signboard, plate or placard of any kind shall be put over on any window or in the interior of the said flat as to be visible from out the said flat.
- 5.(a) No clothes or other articles shall be hung or exposed outside the said flat nor any flower plot, flower box or like other object shall be placed outside the said flat.
- (b) No mat shall be taken out of the windows of the said flat.
- (c) No bird, dog, or other animals which may cause annoyance to any owner or occupier of the other flats comprised in the said building shall be kept in the said flat.
6. The exterior of the said flat not to be decorated otherwise than in the manner agreed

SHRISHWAR NATH CHADHA H. U. F.

Geetanjali Housing Corporation

(Signature)
Partner

V. N. Chadha
Karta

to by

HIMACHAL SAW MILLS PVT. LTD.

Saroj Agrawal
Director.

ctor.

to by a majority (in accordance with the area owned) of the-owners of the flats comprised in the building (of failing such agreement) in the manner (as near may be) in which the same was previously decorated.

7. No external wireless or television aerial shall be erected.
8. To use the said flat for the purpose of office and for other purposes whatsoever.

THE SIXTH SCHEDULE ABOVE REFERRED TO :

1. The expenses of maintaining, repairing redecorating etc. of the main structures, gutters and pipes of the building, tubewells, water pipes, sanitary pipes, gas pipes and installations in, under or upon the building and enjoyed or used by the Purchaser in common with the Vendor and other owners/occupiers of other flats and main entrances, passages, landings and staircases of the building as enjoyed by the Purchaser or used by the Purchaser in common as aforesaid and the boundary walls of the building and compounds.

ASHESHWAR NATH CHADHA H U F

2.

V N Chadha
Karta

For Geetanjali Housing Corporation

(Signature)
Perme

HIMACHAL SAW MILLERS PVT LTD.

Sarej Agrawal
Director.

9. Sinking Fund.

CPL. P. S.
 Verins

Sarej Agrawal
Director

Director.

10. Such other expenses as are deemed by the Vendor or after formation of any Society or Association by such Society or Association necessary or incidental for the maintenance and up-keep of the building and/or general common areas and facilities.

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

SIGNED AND DELIVERED by the
within-named VENDOR at Calcutta
in the presence of :

Ajay Gupta
870 Sri Om prakash Gupta
6-B, Middleton Street,
Calcutta - 700011.
Occupation - Business.

Dev Geelan, Housing Corporation
OP Singh
Partner

SIGNED AND DELIVERED by the
within-named CONFIRMING PARTY
at Calcutta in the presence of :

Jayant K. Subb-
3, Hingford Street,
Calcutta 17
Business.

VISHESHWAR KATH CHADHA H. U. &
V. N. Chadha
Karta

SIGNED AND DELIVERED by the
within-named PURCHASER at
Calcutta in the presence of :

B. D. S.
6, D. W. P. S. Office
Calcutta

HIMACHAL SAW MILLERS PVT. LTD.
Sarey Agrawal
Director.

RECEIVED of and from the within-named Purchaser through the within-mentioned Confirming Party the within-mentioned sum of Rs.1,16,270/- (Rupees one lakh sixteen thousand two hundred seventy only) being the full amount of consideration money in terms of the agreement dated 16th February 1982.

For Geetanjali Housing Corporation

WITNESSES

O.P. Singh
Partner

Ajay Gupta
8/0 Sri Anuprakash Gupta
6-B, Middleton Street,
Calcutta-700071.
Occupation :- Business.

21.
or.

ctor.

N



PLAN
A DOF
"EXPRI
PEARE
SCALE
AREA

