

**DEED OF CONVEYANCE**  
**(SALE)**  
**DRAFT**

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE \_\_\_\_  
DAY OF \_\_\_\_\_, TWO THOUSAND \_\_\_\_\_  
(\_\_\_\_\_).**

<b>BRIEF PARTICULARS OF THE PROPERTY HEREBY SOLD</b>	
<b>BUILDING COMPLEX NAMED</b>	<b>“NIRVANA”</b>
<b>RESIDENTIAL FLAT NO.</b>	.....
<b>FLAT MEASURING RERA CARPET AREA SUPER BUILT-UP AREA</b>	..... SQUARE FEET ..... SQUARE FEET
<b>FLAT SITUATED IN FLOOR</b>	..... FLOOR
<b>TOTAL CONSIDERATION</b>	<b>Rs. ....../-</b>

<b>DETAILS OF LAND</b>	
<b>LAND AREA ON WHICH THE BUILDING STANDS</b>	<b>0.2525 ACRE</b>
<b>MOUZA</b>	<b>DABGRAM</b>
<b>PLOT NO.</b>	<b>586/1575 (R.S.), 17 (L.R)</b>
<b>KHATIAN NO.</b>	<b>540/4 (R.S.), 21 (L.R.)</b>
<b>SHEET NO.</b>	<b>15 (R.S.), 182 (L.R.)</b>
<b>JL. NO.</b>	<b>2</b>
<b>PARGANA</b>	<b>BAIKUNTHAPUR</b>
<b>POLICE STATION</b>	<b>BHAKTINAGAR</b>
<b>WARD NO.</b>	<b>32 OF SILIGURI MUNICIPAL CORPORATION</b>
<b>DISTRICT</b>	<b>JALPAIGURI (WEST BENGAL)</b>

**::BETWEEN::**

**SRI .....**, (PAN: \_\_\_\_\_), son of ....., Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of ....., P.O. ...., P.S. ...., District ....., in the State of West Bengal - Hereinafter referred to and called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her/their heirs, executors, successors, representatives, administrators and assigns) of the **FIRST PART**.

**AND**

**SMT. SONIA KAUR LAMBA ALIAS PARAMJIT KAUR**, (PAN : **AIEPL4012B**), wife of Sri Sanjeet Singh Bindra and daughter of Late Jaspal Singh Lamba alias Jaspal Singh, Sikh by Religion, Indian by Nationality, Advocate by Profession, Resident of Church Road, Siliguri, P.O. and P.S. Siliguri, PIN-734001, District Darjeeling in the State of West Bengal - hereinafter referred to and called as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, successors, legal representatives and assigns) of the **SECOND PART**. That the Vendor herein is represented by her brother and lawfully constituted **ATTORNEY SRI PRABJYOT SINGH LAMBA**, (PAN : **ALLPL1654M**), son of Late Jaspal Singh Lamba alias Jaspal Singh, Sikh by Religion, Indian by Nationality, Business by Occupation, Resident of Church Road, Siliguri, P.O. and P.S. Siliguri, PIN-734001, District Darjeeling, in the State of West Bengal, appointed vide a registered General Power of Attorney dated 10.04.2023, being Document No. I-2459 for the year 2023, registered in the Office of the Additional District Sub Registrar Bhaktinagar.

**AND**

**N B DEVELOPERS**, a Partnership Firm, (PAN : **AAOFN6179P**), having its office at Sevoke Road, P.O. and P.S. Siliguri, District Darjeeling, in the State of West Bengal, Represented by one of its **PARTNER**, **SRI AMAN**

**AGARWAL**, son of Sri Harish Kumar Agarwal, Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. and P.S. Siliguri, District Darjeeling, in the State of West Bengal - hereinafter referred to and called as the **“DEVELOPER / PROMOTER / CONFIRMING PARTY”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its partners, executors, successors, legal representatives and assigns) of the **THIRD PART**.

**WHEREAS** one Gurbax Singh alias Sardar Gurbax Singh, son of Late Sardar Thakur Singh, had purchased and thus became the lawful owner-in-possession of all that piece or parcel of land measuring 0.28 Acre from Kamiran Nessa (Recorded Owner) vide a registered Deed of Conveyance (Sale) dated 28.07.1960, being Document No. I-4683 for the year 1960, registered in the Office of the District Sub Registrar Jalpaiguri.

**AND WHEREAS** the abovenamed Gurbax Singh alias Sardar Gurbax Singh thereafter transferred by way of Gift all that piece or parcel of aforesaid land measuring 0.28 Acre unto and in favour of his grand daughter Paramjit Kaur alias Sonia Kaur Lamba (herein referred to as the Vendor) by virtue of a registered Deed of Gift dated 22.03.2002, being Document No. I-1829 for the year 2002 and the same was registered in the Office of the District Sub Registrar Jalpaiguri.

**AND WHEREAS** in this manner the abovenamed **Smt. Sonia Kaur Lamba alias Paramjit Kaur** (the **Vendor** herein) became the sole and absolute owner-in-possession of all that piece or parcel of aforesaid land measuring 0.28 Acre more particularly described in the **SCHEDULE “A”** below (“Said Land”) and ever since she is in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein free from all charges and encumbrances whatsoever.

**AND WHEREAS** the name of the abovenamed Vendor in respect of her aforesaid land was duly mutated/recorded in the records of the B.L.&L.R.O.

Rajganj in R.O.R. and a separate **L.R. Khatian No. 21** was framed in her name under the provisions of West Bengal Land Reforms Act, 1955.

**AND WHEREAS** out of the aforesaid land, area measuring 0.0275 Acre (road side) was acquired vide L.A. Case No. 01/14-15, L.A.P. No. 17/15-16 under the National Highway Act.

**AND WHEREAS** the Vendor being desirous of constructing a multistoried building complex on her remaining aforesaid land measuring about **0.2525 Acre** (0.28 Acre – 0.0275 Acre), more particularly described in the **SCHEDULE “A”** below (“said Land”) given hereinunder, but is not in a position to put her contemplation and scheme into action due to paucity of fund and experience and as such have approached the bonafide Developer/Promoter herein to construct/promote/develop such multistoried building complex on her below Schedule “A” land below and as such the Vendor herein then entered with the Developer/Promoter herein into a registered Development Agreement dated 10.04.2023, being Document No. I-2452 for the year 2023, registered in the Office of the Additional District Sub Registrar Bhaktinagar whereby it was decided between the Parties thereto that a multistoried building comprising various units/premises/spaces shall be constructed upon the Schedule “A” land of the Vendor hereof by the Developer/Promoter hereof at the costs of the Developer/Promoter upon terms and conditions as are mentioned therein.

**AND WHEREAS** the Developer/Promoter thereafter started constructing the desired Ground (Parking) + Five Storied Residential cum Commercial Building upon the said piece or parcel of land of the Vendor vide Building Permit No. SWS-OBPAS/0104/2023/0903 dated 11.05.2023 duly approved and sanctioned by the Siliguri Municipal Corporation being free from all encumbrances and charges.

**AND WHEREAS** to distinguish the proposed Residential cum Commercial Building Complex and with a view to assign a unique identity to the said building complex, the Vendor/Developer have decided to name the said Complex as “**NIRVANA**”. It is stated that the name of the Complex will

always remain unchanged. Comprising of several units/flats/commercial/semi-commercial/office spaces/parkings/constructed spaces.

**AND WHEREAS** the Developer in the process of construction of the said building divided it into several independent units/premises/spaces along with the common facilities.

**AND WHEREAS** the Vendor/Developer have formulated a scheme to enable a person/party intending to have own unit/premises/spaces in the said building along with the undivided proportionate share and interest in the land on which the said building stands. The proportionate share or interest in the land is to be determined according to the constructed area comprising the unit/premises/spaces proportionate to the total constructed area on the said land.

**AND WHEREAS** the Vendor/Developer have now firmly and finally decided to sale and transfer, by virtue of Agreement of Sale ....., all that one Apartment Unit, Being a RESIDENTIAL FLAT morefully and particularly described in the **SCHEDULE-“B”** given hereunder on ownership basis free from all encumbrances and charges whatsoever for valuable consideration of **Rs.** ..... The detail of the Residential Flat is give herein below:-

<b>BUILDING COMPLEX NAMED</b>	<b>“NIRVANA”</b>
<b>FLAT MEASURING</b>	
<b>RERA CARPET AREA</b>	<b>..... SQUARE FEET</b>
<b>SUPER BUILT-UP AREA</b>	<b>..... SQUARE FEET</b>
<b>FLAT SITUATED IN FLOOR</b>	<b>..... FLOOR</b>

**AND WHEREAS** the Purchaser/s being in need of the Schedule-“B” property in ownership in the locality where the aforesaid building is situated and after inspecting the documents of title of Vendor/Developer to the said land, site plan, sanctioned building plan, standard of workmanship in construction, quality

of materials used etc., as well as the construction of the said building till date and considering the price so offered by the Vendor/Developer as fair, reasonable and highest have agreed to purchase from the Vendor/Developer, the Schedule-“B” property with undivided common share or interest in the stairs, open space and other common areas and services of the building, free from all encumbrances, charges, liens, lispendences, attachments, mortgages and all or any other liabilities whatsoever with sole, absolute, exclusive, transferable and irrevocable right, title and interest for the Schedule-“B” property for a valuable consideration of Rs. ....

**AND WHEREAS**, the Purchaser/s finding the offer of the Vendor/Developer fair and reasonable, has/have agreed after full satisfaction to purchase the said Schedule-“B” Property, given herein below for the valuable consideration amount mentioned hereinbefore and hereinafter.

**AND WHEREAS** the Vendor/Developer agreed to execute the Deed of Conveyance (Sale) of the Schedule-“B” property in favour of the Purchaser/s for effectually conveying the right, title and interest in the Schedule-“B” property for a consideration of Rs. .... and conditions mentioned hereinunder.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-**

- 1. THAT** in consideration of a sum of Rs. .... paid by the Purchaser/s to the Developer by Cheques/RTGS, the RECEIPT of which the Vendor/Developer does hereby acknowledge and grants full discharge to the Purchaser/s from the payment thereof and the Vendor/Developer does hereby CONVEY and TRANSFER ABSOLUTELY the Schedule-“B” property, to the Purchaser/s who will/shall now HAVE AND HOLD the same absolutely and forever free from all encumbrances subject to the payment of proportionate rents, etc., to the Government of West Bengal.
- 2. THAT** the Purchaser/s has/have examined and inspected the Documents of title of the Vendor, Development Agreement, Site Plan, Building Plan,

Foundation Plan, Typical Floor Plan, as well as the common portions and areas and the common provisions and utilities and have also seen and inspected the construction work of the building as on the date of execution of these presents and have satisfied himself/herself/themselves about the standard of construction thereof including that of the said Schedule-“B” property purchased by the Purchaser/s and shall have no claim whatsoever upon the Vendor/Developer as to construction plan, quality of materials used or standard of workmanship in the construction thereof including foundation of the building and/or development, installation, erection and construction of the common provisions and utilities.

3. **THAT** the Vendor/Developer do hereby covenant with the Purchaser/s that the tenancy rights under which the Schedule-“A” property is held by the Vendor under the Superior Landlord the State of West Bengal is good and effectual and the interest which the Vendor/Developer proposes to transfer subsists and the Vendor/Developer has full right and authority to transfer the Schedule-“B” property to the Purchaser/s in the manner as aforesaid and the Purchaser/s shall hereinafter peacefully and quietly possess and enjoy the said Schedule-“B” property without any obstruction or hindrance whatsoever.
4. **THAT** the Vendor/Developer declares that the interest which the Vendor/Developer professes to transfer hereby subsists as on the date of these presents and that the Vendor/Developer have not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule-“B” property or any part thereof to or in favour of any other party or person/s and that the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and is free from all charges and encumbrances whatsoever.
5. **THAT** the Vendor/Developer will pay upto date land revenue and/or any other taxes/charges/dues if any prior to the date of transfer of the Schedule-“B” property.



6. **THAT** the Vendor/Developer shall not be liable at any time under any circumstances for any rate and/or taxes pertaining to the Schedule-“B” property except for unsold portion of the building which shall be borne by the Vendor/Developer proportionately with all the Purchaser/s unless separately levied upon and charged for.
7. **THAT** the Vendor/Developer further undertakes to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest of the Purchaser/s to the Schedule-“B” property hereby conveyed at the cost of the Purchaser/s.
8. **THAT** the Purchaser/s have satisfied himself/herself/themselves about the title of the Vendor/Developer in respect to the Schedule-“B” property.
9. **THAT** the Purchaser/s shall have all rights, title and interest in the Schedule-“B” property sold and conveyed to him/her/them and shall hold and enjoy the same without any interruption or obstruction whatsoever from the Vendor/Developer or anybody claiming through or under them and all the rights, title and interest which vested in the Vendor/Developer with respect to the Schedule-“B” property shall henceforth vest in the Purchaser/s to whom the said property has been conveyed absolutely.
10. **THAT** the Purchaser/s hereby covenant with the Vendor/Developer not to dismantle, divide or partition the Schedule-“B” Flat hereby sold and conveyed in favour of the Purchaser/s in part or parts in any manner whatsoever and the same shall be hold by the Purchaser/s as one independent unit exclusively for residential purpose.
11. **THAT** the Purchaser/s shall not do any act, deed or thing whereby the development/construction of the said building is in any way hindered or impeded with nor shall prevent the Vendor/Developer from selling, transferring, assigning or disposing of unsold portion or rights, title and interest therein or appurtenant thereto.

- 12.THAT** the Purchaser/s will obtain his/her/their own independent electric connection from the W.B.S.E.D.C.Ltd. for his/her/their electric requirement and the connection charges as well as the electric consumption bill will be paid by the Purchaser/s, the Vendor/Developer shall have no responsibility or any liability in this respect.
- 13.THAT** the Purchaser/s shall have the right to get his/her/their name/s mutated with respect to the said Schedule-“B” property both at the Office of the B.L. & L.R.O. and Siliguri Municipal Corporation and get it numbered as a separate holding and shall pay taxes as may be levied upon him/her/them from time to time though the same has not yet been assessed.
- 14.THAT** the Purchaser/s shall have the right to sale, gift, mortgage or transfer otherwise the ownership of the Schedule-“B” property or let-out, lease-out the Schedule-“B” property to whomsoever.
- 15.THAT** the Purchaser/s shall have proportionate right, title and interest in the land along with other occupiers of the building. It is hereby declared that the interest in the land is impartible.
- 16.THAT** the Purchaser/s shall keep the area neat and clean and in proper condition and shall not use the same for any illegal purpose or in a manner which may cause annoyance to the other occupiers of the said building.
- 17.THAT** the upkeep and maintenance of the common portions and areas as well as the common provisions and utilities shall be looked after by the Vendor/Developer and thereafter the owners/occupiers of different residential flat/s shall form and constitute an Apartment Owners Association by framing a proper Memorandum of Association together with the Rules and Regulations thereof by their mutual consent subject to law in force and the Vendor/Developer shall have no responsibility or any liability in this respect.
- 18.THAT** the Purchaser/s shall be entitled to use and pay such proportionate charges for common facility if any, such as repairs and maintenance of the

outer walls, stairs, septic tank, water supply, sanitation, sweeper, chowkidar, etc. as will be determined by the Vendor/Developer from time to time till the time an executive body or any other authority of the building is formed to take care of the common maintenance of the building.

**19.THAT** the payment of the maintenance charges by the Purchaser/s shall be applicable from the date of possession or registration whichever is earlier and are irrespective of his/her/their use and requirements.

**20.THAT** in case the Purchaser/s make default in payment of the proportionate share towards the common expenses described in the Schedule-“C” given hereinunder within time allowed by the Vendor/Developer or the Apartment Owners Association, the Purchaser/s shall be liable to pay interest at the rate of one percent per month or part of a month compoundable for the period of default on all amounts remaining so unpaid along with such dues and arrears and shall also be liable to compensate Vendor/Developer or the Association acting at the relevant time for any loss or damage suffered by the Vendor/Developer or the Association in consequence thereof and the Purchaser/s shall also be restrained from using the common facilities till the payment of the outstanding dues, however the discretion of the authority acting at such relevant time, shall be final and binding.

**21.THAT** the Purchaser/s shall not encroach upon any portion of the land or building carved out by the Vendor/Developer for the purpose of road, landings, stairs, passage or other community purpose/s and in the event of encroachment, the Vendor/Developer or the executive body or any authority of the occupiers of the building acting as such at the relevant time shall be entitled to remove such unauthorized act or nuisance by force and the Purchaser/s shall be legally bound to repay the entire cost and expenses including damages if any as will be caused by such nuisance and its subsequent removal.

**22. THAT** the Purchaser/s shall not be entitled to park any vehicle in others parking area, common area, open space and passage within the building complex.

**23. THAT THE PURCHASER/S AGREES AND UNDERTAKES THAT THE PURCHASER/S SHALL NOT DO OR PERMIT TO BE DONE, ANY OF THE FOLLOWING ACTS:-**

(i) Store /stock / bring into / keep in the said Apartment/Building Complex, any goods / material / fluid / chemical/ substance of explosive / hazardous / combustible / inflammable nature or any act which has effect of doing so which may cause risk of fire or which on account of their nature or particular characteristic, may cause damage to or endanger and/or expose to risk of such damage, to the structure or safety of the building/complex or neighboring property/building, and/or the assets of the other neighbours.

(ii) Not to damage, demolish or cause to be damaged or demolished the said Apartment/Building Complex or any part thereof or the fittings and fixtures thereto.

(iii) Not to close or permit the closing of verandas or lounges or balconies and lobbies and common parts and also not to alter or permit any alteration in the elevation and outside color scheme of the exposed walls or the fences of external doors and windows including grills of the said Apartment/Building Complex, which in the opinion of the Vendor/Developer and/or their nominee/s differs from their own color scheme.

(iv) Not to obstruct the lobbies, entrance, stairways, pathways and keep them free for ingress and egress.

(v) Not to do any act or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said Apartment/Building Complex or any part of the said building or caused

increased premium payable in respect thereof of the said building or the complex, if insured.

(vi) Not to use the said Apartment other than the Residential purpose.

(vii) Not to encroach upon any portion of the land or building carved out by the Vendor/Developer for the purpose of road, passage, landings, stairs or other community purposes and in the event of encroachments, the Vendor/Developer or any Authority of the occupants of the building acting as such at the relevant time shall be entitled to remove such unauthorized act or nuisance by force and the Purchaser/s shall be legally bound to repay the entire cost and expenses including damages if any will be caused by such nuisance and its subsequent removal.

(viii) No sign board, notice or advertisement shall be inscribed or exposed on or at a window or other part of the building. No radio or television aerial shall be attached to or hung from the exterior of the building. Furthermore, the Purchaser/s shall be entitled to fix Air Conditioning equipment in the Apartment without damaging the outer walls of the said complex. All equipment/ machines' parts of the Air Conditioning required to be fixed on outside wall must be fitted only in the places as marked and allotted and after consulting the Vendor/Developer or the Apartment Owners' Association. The outdoor unit should not generate extra noise, it should be of silent type.

(ix) That the Purchaser/s shall not park his/her/their vehicle on the pathways or common areas and open spaces of the building complex.

(x) No Installation of Generator: That the use of personal generator of any kind and description of any capacity whatsoever which causes sound and air pollution will not be permitted in any of the Apartments save and except the battery operated inverter.

(xi) No bird or animal shall be kept or harbored in the common areas of the complex. In no event shall dogs and other pets be permitted on elevators or in any of the common portions of the said complex.

**24. THE PURCHASER/S FURTHER AGREES, ACKNOWLEDGES AND UNDERTAKES AND COVENANTS:-**

- (i) That the Purchaser/s agrees and undertakes to co-operate with the Vendor/Developer at all times, and shall from time to time, sign and execute all applications, papers, documents, maintenance agreement and all other relevant papers (if any), do all the acts, deeds and things as the Vendor/Developer may require for the purposes of safeguarding the interest of the occupants of the said complex.
- (ii) That the Purchaser/s shall keep the said Schedule-“B” Property/ said Complex in a good state of preservation and cleanliness and shall not throw or permit to be thrown there from or from the doors, windows, terraces, balconies thereof any dirt or other substances anywhere in the complex or otherwise.
- (iii) That the Purchaser/s shall always observe the rules and regulations as framed by the Vendor/Developer and/or the organization / agency / association / holding.
- (iv) That the Purchaser/s shall always co-operate with the flat owners’ association and the Vendor/Developer as the case may be in the management and maintenance of the said complex.
- (v) That the Purchaser/s shall maintain and/or remain responsible for the structural stability of the said Schedule-“B” Property and not to do anything which has the effect of affecting the structural stability of the building and/or the said building complex.

(vi) That the Purchaser/s hereby agrees and undertakes that he/she/it/they shall record and stipulate the clauses/undertaking of this deed in all the subsequent transfer documents/deeds. However if the Purchaser/s herein and/or the then transferor fails to record the stipulated clauses/undertakings in the said instruments of transfer/deed/s etc., even then the said intended Purchaser/s or the then Purchaser/s/transferee shall be binded and guided by the clauses/undertakings mentioned in this deed, irrespective of whether the same is enumerated in the said deed or not.

(vii) That the Purchaser/s agrees and covenants that the Vendor/Developer shall be at absolute liberty to sale the unsold part and portions of the said building complex.

**25. THAT** the Purchaser/s further covenant with the Vendor/Developer not to injure, harm or cause damage to any part of the building including common portions and areas as well as the common provisions and utilities by making or causing any sort of alteration or withdrawal of any support or causing any construction, addition or deletion thereof or therein or otherwise in any manner whatsoever and in the event of contrary the Purchaser/s shall be fully responsible for it, the Vendor/Developer shall not be held responsible in any manner whatsoever.

**26. THAT** the charges towards Stamp Duty and Registration fees of Schedule-“B” Property and GST as applicable have been paid and borne by the Purchaser/s.

**27. THAT** the said Multistoried Buildings Complex shall always be known as “NIRVANA” and this name shall not be changed by any Association or Society of the Owners / Occupants or any other person claiming through them. The copy right/ trade mark / property mark and all intellectual property (including the name of the complex mentioned herein) shall always remain and vest with the Vendor/Developer and no person, including but not limited to the Purchaser/s Association / Society or the Occupant(s), shall

have any claim or right of any nature whatsoever on the said intellectual property.

**28.** That the Vendor/Developer will not be liable for any loss arising in case or out of fire, tempest, earthquake, flood and/or due to any other calamities/natural calamities or pandemic, and if, due to fire, tempest, earthquake, flood and/or due to any other calamities or pandemic the whole building/complex is damaged, demolished then the occupiers or owners the building/complex shall take possession of the land on which the building stands and damaged properties as the case may be and they will jointly take necessary steps for reconstruction of the buildings dividing expenses or costs of construction and repairs as they shall mutually decide at that appropriate time.

**29. THAT** the matters not specifically stipulated in these presents or in case of any dispute or any question arising hereinafter at any time between the Purchaser/s and the Vendor/Developer or the other Occupiers of the building shall be referred for Arbitration under the Arbitration Act and Conciliation Act, 1996 and in case their decision is not acceptable he/she/they shall have the right to move to Court of Law at Jalpaiguri.

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**SCHEDULE - 'A'**  
**(DESCRIPTION OF THE LAND ON WHICH THE BUILDING STANDS)**

All that piece or parcel of **LAND** measuring about **0.2525 ACRE**, situated within **MOUZA DABGRAM**, appertains to and forming part of **R.S. PLOT No. 586/1575** corresponding to **L.R. PLOT No. 17**, under **R.S. SHEET No. 15**, **L.R. SHEET No. 182**, Recorded in Old Khatian No. **1123/9**, **R.S. KHATIAN No. 540/4**, **L.R. KHATIAN No. 21**, J.L. No. 2, Pargana Baikunthapur, within the limits of **WARD No. 32** of Siliguri Municipal Corporation, Tinbatti, Burdwan Road, Police Station **New Jalpaiguri** (previously Bhaktinagar) District Jalpaiguri, in the State of West Bengal.

The said land is bound and butted as follows:-

By the North :- Land of Panna Lal Krishan Lal,  
 By the South :- Sold land of Tachhiruddin Md.,  
 By the East :- Union Board Road,  
 By the West :- State Highway (Burdwan Road).

**SCHEDULE - 'B'**  
**(DESCRIPTION OF THE PROPERTY HEREBY SOLD)**

**ALL** That One Unit being a **RESIDENTIAL FLAT BEING:-**

<b>RESIDENTIAL FLAT NO.</b>	.....
<b>FLAT MEASURING RERA CARPET AREA</b>	..... <b>SQUARE FEET</b>
<b>SUPER BUILT-UP AREA</b>	..... <b>SQUARE FEET</b>
<b>FLAT SITUATED IN FLOOR</b>	..... <b>FLOOR</b>
<b>BUILDING COMPLEX NAMED</b>	<b>"NIRVANA"</b>

**TOGETHER** with the undivided proportionate share in the land on which the building stands more particularly described in the **SCHEDULE-“A”** given herein above.

**SCHEDULE - ‘C’**  
**(COMMON EXPENSES)**

1. All expenses for maintenance, operating, replacing, repairing, renovating, white washing, painting and repainting of the common portions and the common areas in the building including the outer walls of the building.
2. All expenses for running and operating all machineries, lifts, fire fighting equipments, other equipments and installations and licenses, renewal of licenses, generator, comprised in the common portions including water pumps, including the cost of repairing, renovating and replacing the same.
3. The periodical maintenance of the all common machinery, equipments and installations including water pumps, lifts, firefighting equipments and the renewal of their licence/s, etc.
4. The salaries, bonus and other emoluments and benefits of and all other expenses on the persons employed or to be employed for the common purposes such as manager, caretaker, supervisor, accountant, security guard, sweepers, plumbers, electricians and other maintenance staffs.
5. Cost of insurance premium for insuring the building and/or the common portions.
6. All charges and deposits for supplies of common utilities to the co-owners in common.

7. Cost of working and maintenance of sewage treatment plant and community center.
8. Cost of working and maintenance of gardens and internal roads.
9. Cost of pest control, telephone, conveyance, printing and stationery and any other miscellaneous expenses.
10. Cost of working and maintenance of Firefighting system and other utilities.
11. Municipal tax, water tax, and other levies in respect of the premises and the building save those separately assessed in respect of any unit or on the Purchaser/s.
12. Costs of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.
13. Proportionate costs and installation charges, maintenance and running expenses of the common generator for lighting the common portions.
14. Electricity charges for the electrical energy consumed for the operation of the equipments and installations for the common services and lighting the common portions including system loss for providing electricity to each unit.
15. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
16. All other expenses and/or outgoings as are incurred for the common purposes.

**SCHEDULE "D"**  
**COMMON FACILITIES**

1. Automatic Elevator/s.
2. Open Space and garden.
3. Generator for lighting the common portions only.
4. Security Guards.
5. 24x7 CCTV Facilities.
6. Water pump, overhead water tank, fire water reservoir, water pipes and common plumbing installation, electrical wiring, etc.
7. Water Boring.
8. Drainage and sewerage and soak well.
9. Such other common parts, areas and equipment, installations, fixtures and spaces in or about the said building as are necessary for passage to the user and occupancy of the unit in common and such other common facilities as may be prescribed from time to time.

**THAT** the photographs and the fingerprints of the Constituted Attorney of the Vendor, the Authorised Signatory of the Developer and the Purchaser/s herein are duly affixed upon sheets forming PART of these presents.

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**IN WITNESSES WHEREOF** Constituted Attorney of the Vendor, the Authorised Signatory of the Developer/Confirming Party herein in good health and sound conscious mind have set and subscribed their respective seal and signatures on these presents on the day, month and year first above written.

**WITNESSES:-**

The contents of this document have been gone through and understood personally by all the Parties herein.

1.

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**VENDOR**  
**(REPRESENTED BY ATTORNEY)**

2.

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**DEVELOPER / CONFIRMING PARTY**

Drafted as per instructions of all the Parties, readover and explained and printed in my office:-

**Advocate :: Siliguri**