

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE ("Deed") executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

### BY AND BETWEEN

**WEST BENGAL HOUSING BOARD**, (PAN: AAAJW0019K) a Statutory Body Corporate constituted under the West Bengal Housing Board Act, 1972 (Act XXXII of 1972), having its office at 105, Surendra Nath Banerjee Road, District: Kolkata, Police Station: Taltola, Post Office: Taltola, Kolkata-700014, West Bengal, India, (represented by its **Constituted Attorney**, **BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED**, (PAN: AABCB9549D) vide a registered Power of Attorney, being no. 160302226 for the year 2021 (I-02226/2021) dated 17.03.2021 registered in Book No. I Vol. No.1603-2021, pages 61912 to 61928, in the office of District Sub- Registrar (D.S.R III), South 24 Parganas, West Bengal, a Joint Sector Company, incorporated under the Companies Act, 1956 (as amended from time to time) and having its Registered Office at "**7<sup>th</sup> Floor Hitech Chambers**", 84/1B, Topsia Road (South), District: 24 Parganas (South), Police Station: Topsia, Post Office: Gobinda Khatik Road, Kolkata-700046, West Bengal, India, (BGHDCL) through its **Authorized Signatory**, Mr.\_\_\_\_, (PAN:\_\_\_\_), (Aadhaar No.\_\_\_\_), (Mobile No.\_\_\_\_), son of Mr.\_\_\_\_, authorized vide Board Resolution dated\_\_\_\_, (hereinafter referred to as the "**OWNER**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-interest, executors, administrators and permitted assignees) of the **ONE PART**

AND

1



**BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED, (PAN-AACB9549D)**, a Joint Sector Company incorporated under the Companies Act, 1956 (as amended from time to time) and having its Registered Office at “**7<sup>th</sup> Floor Hitech Chambers**”, 84/1B, Topsia Road (South), District: 24 Parganas (South), Police Station: Topsia, Post Office: Gobinda Khatik Road, Kolkata-700046, West Bengal, India, (**BGHDCL**) through its **Authorized Signatory**, Mr. \_\_\_\_\_, (PAN: \_\_\_\_\_), (Aadhaar No. \_\_\_\_\_), (Mobile No. \_\_\_\_\_), son of Mr. \_\_\_\_\_, authorized vide Board Resolution dated \_\_\_\_\_, (hereinafter referred to as the “**DEVELOPER**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest, and permitted assignees): of the **SECOND PART**:

AND

(1) \_\_\_\_\_ (PAN: \_\_\_\_\_), (Aadhaar No.: \_\_\_\_\_), (Mobile No.: \_\_\_\_\_) son/daughter/wife of \_\_\_\_\_, by  
Nationality: \_\_\_\_\_ Citizen, by occupation: \_\_\_\_\_, residing at, District: \_\_\_\_\_, Police Station: \_\_\_\_\_, Post Office: \_\_\_\_\_, PIN- \_\_\_\_\_ State \_\_\_\_\_, Country \_\_\_\_\_ AND (2) \_\_\_\_\_ (PAN: \_\_\_\_\_), (Aadhaar No.: \_\_\_\_\_), (Mobile No.: \_\_\_\_\_) son/daughter/wife of \_\_\_\_\_, by nationality: Indian Citizen, by occupation: \_\_\_\_\_, residing at \_\_\_\_\_, District: \_\_\_\_\_, Police Station: \_\_\_\_\_, Post Office: \_\_\_\_\_, PIN- \_\_\_\_\_, West Bengal, India hereinafter referred to as the “**ALLOTTEE**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest and permitted assignees) of the **THIRD PART**:

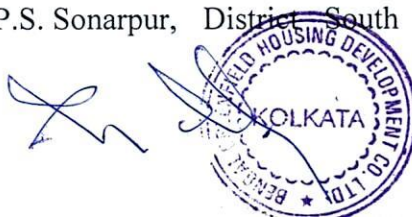
The Owner, the Developer and the Allottee shall hereinafter collectively be referred to as the “**PARTIES**” and individually as a “**PARTY**”.

AND

**WHEREAS :**

A. The Owner and Developer have represented to the Purchaser that :

- (i) By virtue of Several Deeds of Conveyance of different dates , the Owner purchased **2.095 Acres of land [equivalent to .....Square meter] [equivalent to 209.5 Decimal]** be the same a little more or less situated and lying at Mouza- Manikpur, J.L.No.77, Sonarpur, South 24 Parganas comprising R.S & L.R Dag Nos.644, 673 & 674, corresponding LR Khatian No 1442, Holding No.387 N.S.Road, Ward No.23, under Rajpur Sonarpur Municipality, P.S. Sonarpur, District South 24 Parganas, Kolkata-700148





("Project/Said Land") which is more particularly described and detailed in Part- ..... of Schedule - .....by various Registered sale registered at the office of D.S.R. IV South 24 Parganas.

- (ii) The Owner got the Complex Land mutated in its name as Owner in the records of the Rajpur Sonarpur Municipality (Mutation Certificate no. RJSP/22-23/MU/001348/66820
- (iii) **AND WHEREAS** the Owner after obtaining possession of the Land have entered into a Development Agreement with the Developer dated 03.12.2015 and amended Development Agreement dated 15.03.2021 registered at D.S.R.-III SOUTH 24 PARGANAS Registered in Book - I , Volume number 1603-2021, Page from 61912 to 61928 being No. 160302226 for the year 2021. Further the Housing Department of West Bengal vide its letter dated **12.08.2024 & 05.09.2024 bearing no. 334/HC/HB** confirmed that the West Bengal Housing Board in it 571<sup>st</sup> meeting held on 19.12.2023 **has allowed that the above mentioned Amendment Agreement will be amended further to include 2.095 Acres of land [equivalent to 209.5 Decimal** (more or less) land for the construction of LIG units as per extant Government Notification in the matter and & has also issued a Comfort Letter dated 05.09.2024 bearing no.725/FA/HB

7. By executing power of attorney being no. 2226 of 2021 entered in Book-I, Volume no. 1603/2021, pages 61912 to 61928 registered in the office of DSR III Alipore, South 24 Parganas ,West Bengal, The West Bengal Housing Board,(the "Board) /Owner appointed **M/S BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED** (the "Company")/ Developer as its Constituted Attorney for the purpose of obtaining all permits/licenses and other sanctions from appropriate authorities like KMC, KMDA, KIT, WBSEB, WBPCB, Local Municipality, RERA,as required etc. The Board had nominated, constituted and appointed the Company as their true and lawful attorney and agent, in their name and on their behalf inter alia, to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned herein after:-

- a. To sign and execute the Deed of Conveyance for transfer and to admit the execution thereof and get such documents duly registered.
- b. To appear before Notary Public, District Registrars, sub-registrars, Registrar of Assurance, Metropolitan and Executive Magistrate and other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein.

8 Thereafter, the Company/Developer duly submitted and obtained from the Rajpur Sonarpur Municipality , the sanction of the building plan for construction of several residential buildings on the Said Plot for LIG (Lower Income Group), all collectively known as 'Greenfield City-Phase 2'.

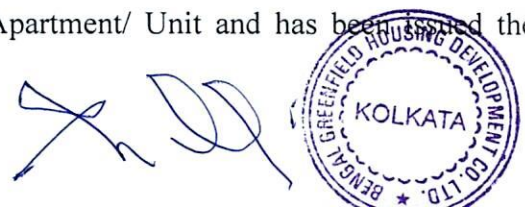


9. The Developer has registered/applied for registration of Entire Project Greenfield City Phase -2 under the provision of the RERA and the authenticated copy of the Application No.\_\_\_\_\_/Registration Certificate of the Project is annexed hereto and marked ANNEX-\_\_\_\_\_.

10. The Allottee being aware of the Project and details given in the advertisements about the Project made by the Developer and after referring to the papers and documents supplied by them available on the link of the Developer/ RERA website the Allottee after prima facie satisfying himself /herself/ itself/ themselves about the rights of the Developer and after inspection of the Plan, designs and specifications prepared by the Developer / Developer's Architects and Consultants and sanctioned by the Competent Authorities in respect of the LIG Project had have applied to Bengal Greenfield Housing Development Company Limited to purchase a Flat in the Housing Project **GREENFIELD CITY Phase – 2** situated at at Mouza-Manikpur, J.L.No.77, Sonarpur, South 24 Parganas comprising R.S & L.R Dag Nos.644, 673 & 674, corresponding LR Khatian No 1442, Holding No.387 N.S.Road, Ward No.23, under Rajpur Sonarpur Municipallity, , District South 24 Parganas, Kolkata-700148 and the Developer accordingly allotted a Flat by issuing a Provisional Allotment Letter dated \_\_\_\_\_ and the Allottee agreed to purchase ALL THAT the Flat/Apartment / Unit No. \_\_\_\_\_ on the \_\_\_\_\_ floor of Type – Building/ Block No.\_\_\_\_\_ containing by admeasurement \_\_\_\_\_ Sq. Ft. Carpet Area corresponding \_\_\_\_\_ Sq.Ft Built Up area TOGETHER WITH the undivided proportionate share in the common parts, portions, areas, facilities, and amenities working out to \_\_\_\_\_ Sq.Ft. Super Built-up TOGETHER WITH the right of parking ..... car(s) in the open/Covered / Dependent / Independent parking space and .....car(s) in the open space and TOGETHER WITH the Purchaser's proportionate undivided share or interest in the Land underneath the said Block \_\_\_\_\_ attributable to the said Flat/Apartment more fully and particularly described hereunder ((hereinafter referred to as the “Flat/Apartment /Unit “ as per Flat / Apartment/Unit/Block Plan and Parking Plan annexed hereto and collectively marked Annex-..... and described in SCHEDULE-B)

11. Pursuant to such allotment the Parties entered into an Agreement for Sale on \_\_\_\_\_ recording the terms and conditions governing the sale of the said Flat/ Apartment/Unit by the Owner and the Developer unto and in favour of the Purchaser(s). The said Agreement has been registered with the \_\_\_\_\_ and recorded in Book No. I, Volume No. \_\_\_\_\_ at pages \_\_\_\_\_ to \_\_\_\_\_ and numbered as Deed No. \_\_\_\_\_ of 20\_\_\_\_

12. The Owner and Developer has since then completed the construction of the Project Greenfield City Phase – 2 including the Flat/ Apartment/ Unit and has been issued the



Partial Completion Certificate / Completion Certificate / Occupancy Certificate for the Project that is Greenfield City Phase – 2 vide letter no.....letter/certificate No- ..... dated \_\_\_\_\_

13. The Owners and Developer are fully competent to enter into this Deed and all the legal formalities with respect to the right, title and interest of the Owners and the Developer regarding the said Land on a portion of which the Project is to be constructed have been completed.

14. The Purchaser has: -

- i) fully satisfied himself/herself as to the title of the Owner and the right of the Developer in respect of the said land.
- ii) aware of the said Development Agreement entered into between the Vendor and the Developer.
- iii) inspected the plan sanctioned by the authorities concerned in respect of the Flats/Apartments /Units/ Blocks constructed by the Developer and agreed not to raise any objection with regard thereto.
- iv) verified the location and site of the Flat/Apartment including the egress and ingress hereof, specifications of the Flat/Apartment and of the complex and also the area of the Flat/Apartment and agreed not to dispute the same.
- v) confirmed that the right of the Purchaser shall remain restricted to the said Flat/Apartment and the Properties Appurtenant Thereto.
- vi) Examined and satisfied himself/herself about the General Terms and Conditions as contained earlier in the GTC /Application Form/Allotment Letter for the Allottees of the Housing Project and later in the Agreement dated \_\_\_\_\_ and agrees to abide by it.
- vii) confirmed that the Vendor shall be entitled to change and/or alter and/or modify the said Plan including change of use of any part or portion of the various blocks and/or buildings to be constructed erected and completed on the said land if required abut on taking approvals from competent authorities and in that event the Purchaser shall have no objection to the application of common facilities to various extensions of the Project.
- viii) satisfied himself/herself as to the carpet/built-up area to comprise in the said Flat/Apartment and also the common parts/portions which would be common for all the residents /occupants of the various Flat/Apartments comprised in the said block and has agreed not to challenge or dispute the same in any manner whatsoever or howsoever.
- ix) Structural stability of the Block ....





- x) Construction of the Block(s) and the flat./Apartment/ Unit
- xi) The fittings and fixtures installed at the said flat/Apartment/ unit, Block and the Complex.
- xii) Completion and finishing of the Flat/Apartment and the Block. And the project
- xiii) The situation of car parking space (or user rights of the car parking spaces).
- xiv) The supply of water and electricity to the Flat/Apartment and the Block.
- xv) The common facilities and amenities of the Block.

15. The words defined in the GTC / Allotment Letter/ Agreement for Sale and the said Deed shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

NOW THIS INDENTURE WITNESSETH that pursuant to the said letter of allotment/Agreement for sale and in consideration of the sum of Rs. .... / (Rupees .....only). of the lawful money of the Union of India well and truly paid by the Purchaser to the Developer (the receipt whereof the Developer doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser and the said Flat/Apartment and properties appurtenant thereto) the Developer doth hereby grant, transfer, convey, assign and assure and the Developer do and each of them doth hereby confirm and assure unto and in favour of the Purchaser All that the said Flat/Apartment No ..... on the .... Floor of Block No..... of the Housing Project .....containing carpet area of \_\_\_\_\_ Sq.Ft including balcony corresponding to a built-up area of ..... Sq. Ft. be the same a little more or less corresponding to \_\_\_\_\_ Sq.Ft. Super Built-Up area..... Sq ft with ..... no.. open/covered/dependent/independent car parking space (user rights only) more fully and particularly described in the Second Schedule hereunder written but excepting the Reserved and Excluded areas and reserving the easement and other rights and other measures as specified in the Application Form, Provisional Allotment letter and GTC, Agreement for Sale (all of which are here to fore as well as hereinafter collectively referred to as the SAID FLAT/APARTMENT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever AND TOGETHER WITH the right to use the common areas installations and facilities as described in detail in the GTC/Allotment Letter/Agreement for Sale in common with the Co-Purchasers and the other lawful occupants of the Block/Project/Complex and the said Agreement AND TOGETHER WITH all easements or



quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Flat/Apartment And the Rights And Properties Appurtenant thereto TO HAVE AND TO HOLD the said Flat/Apartment and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Purchaser.

II. AND THE VENDOR AND THE BUILDERS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows :

a) Notwithstanding any act deed matter or thing whatsoever by the Owner or the Developer done or executed or knowingly suffered to the contrary the Owner is or the Developer is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Flat/Apartment And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

b) Notwithstanding any act deed or thing whatsoever done as aforesaid the Owner and the Developer now have good right full power and absolute authority to grant ,convey transfer, sell and assign all and singular the Said Flat/ Apartment / Unit And The Rights And Properties Appurtenant thereto hereby conveyed transferred or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid.

c) The said Flat/ Apartment / Unit And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases or trust made or suffered by the Owner or the Developer or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Owner or the Developer.

d) The Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Flat/Apartment/ Unit And The Rights And Properties Appurtenant thereto and





receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Owner or the Developer or any person or persons having or lawfully or equitably claiming as aforesaid.

e) The Purchaser shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created occasioned or made by the Owner or the Developer or any person or persons lawfully or equitably claiming as aforesaid.

f) AND FURTHER THAT the Owner or the Developer and all persons having or lawfully or equitably claiming any estate or interest in the Said Flat/Apartment And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Owner or the Developer shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Flat/Apartment And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Purchaser in the manner as aforesaid as shall or may be reasonably required.

g) The Owner and the Developer have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and the Said Flat/Apartment And the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.

III. AND THE PURCHASER SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID FLAT/Apartment/Unit AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE VENDOR AND THE BUILDERS as follows :

- a) To observe, perform, comply with and fulfill the obligations, covenants and conditions on his/her/its/their part to be observed and performed contained in the GTC, Application





Form and the Provisional Allotment Letter/ Agreement for Sale as part and parcel of these presents.

b) To become member and/or share holder, as the case may be, of the Apartment Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organisation to be formed as be deemed necessary and expedient by the Developer and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the Builders and/or the holding Organisation for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organisation and to do all the necessary acts deed and things.

b) Not to hold the Developer liable for rendering any accounts or explanation of any expenses incurred by it in its acts relating to the Common Purposes or to furnish any vouchers, bills, documents etc. in any manner and the Purchaser as well as the Holding Organisation shall remain liable to indemnify and keep indemnified the Builders and/or any person or persons nominated, appointed and/or authorized by the Builders for all liabilities due to non-fulfillment of their respective obligations contained herein by the Purchaser and/or the Holding Organisation.

**THE ..... SCHEDULE or SCHEDULE .....**  
**“Part - ....”**  
**(“Said Purchsed Project Land”)**

ALL THAT undivided and undemarcated piece and parcel of land containing an area of 209.5 Decimal be the same a little more or less situated and lying at Mouza- Manikpur, J.L.No.77, Sonarpur, South 24 Parganas comprising R.S & L.R Dag Nos.644, 673 & 674, corresponding LR Khatian No 1442, Holding No.387 N.S.Road, Ward No.23, under RajpurSonarpurMunicipslity, P.S. & A.D.S.R. office at Sonarpur, District South 24 Parganas, Kolkata-700148, and also is butted and bounded on all sides as follows:-

ON THE NORTH - L.R & RS.Dag No.643, 641 & 674 (P).

ON THE SOUTH- L.R & RS.Dag No.672 & 674 (P).

ON THE EAST- Mouza-Malanha.

ON THE WEST- L.R. & R.S. Dag No.645, 688, 670 & 689


**PART-...**

**(List of Purchased Land)**

<u>Date</u> of <u>Registration</u>	<u>Deed no. &amp; Year</u>	<u>L.R. Dag nos.</u>	<u>Purchased Land Area in (Decimal)</u>	<u>Name of the Vendor (s)</u>
20.04.2011	I-3097 of 2011	644	59	Nurmahammad Molla & Ahammed Molla
20.04.2011	I-3098 of 2011	673	27	Nurmahammad Molla & Ahammed Molla
20.04.2011	I-03154 of 2011	674	123.5	M/s. Umang Estates Pvt. Ltd., M/s. Stiti Promoters Pvt. Ltd., M/s. Bengal Srijan Projects Pvt. Ltd., Ram Naresh Agarwal, M/s. Vinayak Gardens Pvt. Ltd., Shyam Sunder Agarwal, M/s. Kyal Hirise Pvt. Ltd., M/s. Kyal Promoters Pvt. Ltd., M/s. Kyal Complex Pvt. Ltd., Vinod Kumar Agarwal, Savita Agarwal, Kiran Agarwal, Anita Agarwal





THE ..... SCHEDULE or SCHEDULE "....." ABOVE REFERRED TO

(THE SAID FLAT/APARTMENT AND THE  
PROPERTIES APPURTENANT THERETO)

ALL THAT the Flat no. / Apartment No. / Unit No. \_\_\_\_\_ on the \_\_\_\_\_ Floor of the Building Block \_\_\_\_\_ having carpet area of ..... square feet , along with an exclusive **balcony area of ..... square feet** corresponding to Built-up area of \_\_\_\_\_ square feet as per the Block plan marked ANNEX-..... demarcated in the Floor Plan annexed hereto and marked ANNEX-..... **TOGETHER WITH ..... no. of Open /Covered / Dependent/ Independent Parking space** (User rights) **being Parking Slot no(s)** marked ANNEX .....TOGETHER WITH Project Common Areas that is pro rata undivided , impartible and variable share in the "common areas" (user right only since Common Areas will be conveyed to Association) of the Housing Complex named "**GREENFIELD CITY PHASE – 2** " under construction on the Schedule-..... Land Together with the right to use \_\_\_\_ Open/Covered Car Parking Space (Dependent/Independent) each admeasuring \_\_\_\_ Sq.Ft located on the Ground Floor or around the Building Block as per Unit Plan annexed hereto.

THE ..... SCHEDULE or SCHEDULE "... " ABOVE REFERRED TO

(TOTAL PRICE)

(CONSIDERATION)

TOTAL PRICE

The Total Price (Part I /Consideration) for **LIG Flat/ Apartment no. ....**on the .....Floor in Building Block no..... at Greenfield City Phase-2 is Rs..... (Rupees .....only)

(Other /Extra Charges & Deposits)

DG Backup Facility Charges/Generator Chares	[*]
Transformer & HT Lines	[*]
Advance Maintenance Charges for 2years	[*]
Total Part II [Summation of all Extra Charges	[**]
<i>Except Maintenance Security Deposit and</i>	
<i>Legal/Documentation/Incidental Charges]</i>	
GST as applicable on Unit & Parking space	[*]
GST as applicable on Extra Charges	[*]



**THE SCHEDULE – ..... ABOVE REFERRED TO**  
**(THE COMMON AREA/COMMON PARTS & FACILITIES)**

**1. Level 1.**

- 1.1.1 Sewerage treatment Plant (STP)
- 1.1.2 Common generators, its installation and its allied accessories, lighting of the common areas, pumps and common utilities.
- 1.1.3 Electric Sub-Station
- 1.1.4 Roads, installations, -and security arrangements not exclusive to any segment.
- 1.1.6. Drains and sewers from the premises to the Municipal Duct.
- 1.1.7. Water sewerage and drainage connection pipes from the Flat/Apartments/Units to drains and sewers common to the premises.
- 1.1.8 Boundary walls of the premises including outer side of the walls and main gates.
- 1.1.9 Water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
- 1.1.10 Transformer electrical wiring meters and fittings and fixtures for lighting common areas
- 1.1.11. Management/Maintenance Office
- 1.1.12. Round the Clock Security arrangements with CCTV and intercom
- 1.1.13. Main entrance Gate
- 1.1.14 Fire Fighting Equipment and Extinguishers and Protection system
- 1.1.15 24Hrs water supply
- 1.1.16 Rainwater harvesting (if needed as per local norms)
- 1.1.17 The water pump, the pump room, water reservoir, tube-well, and distribution pipes
- 1.1.18 Durwans/Security Room
- 1.1.19 Cable connection
- 1.1.20 WTP (as required)




## 2. Level 2

Those which are to remain common to all the Flat/Apartment/Unit Owners of the residential complex. All the Flat/Apartment/Unit Owners shall have proportionate share therein. These include the following:

- 1.2.1. Landscaped Open Space
- 1.2.2. Games Room
- 1.2.3. Kid's Play Area
- 1.2.4. Gymnasium
- 1.2.5. Adda-zone /Separate area for elderly people
- 1.2.6. Community Hall for common use of all the occupants
- 1.2.7. Driver's Rest Room
- 1.2.8. The foundation columns beams support corridors lobbies stairs stairways landings entrances exits and pathways.
- 1.2.9. Toilets and bathrooms for use of durwans/security, drivers, servants, maintenance staff of the premises.

## 3. Level 3

Those which are to remain common to THE Flats/Apartments/Units in any particular Building Block. These include the following:

- 1.3.1. Entrance lobby and the lobbies on each of the Block's floors and the staircases from the ground floor up to the terrace and also the ultimate roof of the tower.(However , the access to the Roof may be restricted for security reasons)
- 1.3.2. Elevators in That particular Block /Tower, their installation and rooms.
- 1.3.3. Roof for common use .(However , the access to the Roof may be restricted for security reasons)
- 1.3.4. Overhead Water Tank.
- 1.3.5. Lifts and their accessories installations and spaces required therefore.


1. Unless otherwise indicated herein and in addition to these mentioned in Levels 1,2 and 3 the common portions like land (to be demarcated by the Architect), roads, lighting equipments including Solar lighting for common areas, gates, building for guards, trees bushes, decorations pipes, ducts and cables situated within the area whether over or under the land of the service zone shall be deemed to be common to the Owners of all the segments and those that are inside the Residential Complex including its boundary walls and/or fences, etc. shall be deemed to be common Portion only of the residential complex and common to its Unit Owners. Similarly those in any particular tower shall be deemed to be the Common Part only of that tower.
2. The Owner/ Developer reserves the right to alter the above scheme or any of the items mentioned above, if so advised by its Architects and/or Advocates for better and effective management and maintenance and otherwise equitable to the Owners of any segment or part thereof.

**THE SCHEDULE –.....ABOVE REFERRED TO**  
**(LIMITED COMMON AREAS AND FACILITIES)**  
**(If available in the Complex)**

1. Open, covered Car Parking areas(Dependent/Independent) (User Rights);
2. The Roof of the overhead water tank and Lift Machine Room, the Parapet Walls;
3. Open Terrace of any Floors of the Block(if any);
4. The elevation and exterior of the Block;
5. Underground water reservoir (if any) for exclusive use in Future (for domestic use)
6. Flushing water tank and pump(if any) for exclusive use of residents in future
7. Water Treatment Plant (as required) for exclusive use for the residents (domestic use)
8. Storage areas(if any) ;
9. Any community or commercial/**other** facility which is not meant for common use;
10. Such other open or covered spaces which is hereinafter expressed or intended not to be common portion (if any) and the rights thereto.





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  
OWNER at Kolkata in the  
presence of :

SIGNED and DELIVERED by the  
DEVELOPER at Kolkata in the  
presence of :

SIGNED and DELIVERED by the  
PURCHASER at Kolkata in the  
presence of :

1.

2.