

ANKIT BEGRAJJI CONSTRUCTION PVT. LTD.

Director

### **SCHEDULE - "A"**

#### **(Description of Land on which Lower Ground + Elevated Ground + 7 Storied Residential cum Commercial Building stand)**

**ALL THAT PIECE OR PARCEL** of total Bastu Land measuring 1.20 Acres, appertaining to RS Plot Nos. 18 & 19 corresponding to L. R. Plot Nos. 360 [0.83 Acres] & 361 [0.37 Acres], recorded in RS Khatian Nos. 840/11, 840/13 & 840/17 corresponding to L. R. Khatian No. 997, under R. S. Sheet No. 04 corresponding to L. R. Sheet No. 04, situated within Mouza-Dabgram, J.L. No. 02, Pargana-Baikunthapur, P.O. Salugara, P.S. Bhaktinagar, within Dabgram - I Gram Panchayat Area, Located at Near Manokamana Floor Mills, Eastern Bye Pass Road, under jurisdiction of Additional District Sub-Registrar Office Bhaktinagar & B. L. & L. R. O. Office Rajganj, District Jalpaiguri.

The land on which the building stands is butted and bounded as follows:-

North	:	Land of Chhap Lal Roy & Others
South	:	14 Feet wide metal Road
East	:	Land of Vendor
West	:	100 Feet wide Eastern Bye Pass Road (Metal).

### **SCHEDULE - "B"**

#### **(Description of Residential Flat hereby sold)**

**ALL THAT** one Residential Flat Premises having Tiles flooring & Lift Facilities, having Rera Carpet Area measuring \_\_\_\_\_, Super Built Up Area measuring \_\_\_\_\_ **Square Feet** and Built Up Area measuring \_\_\_\_\_ **Square Feet**, situated at \_\_\_\_\_ **Floor of Block No. \_\_**, \_\_\_\_\_ **BHK, Being Flat No. \_\_** along with one **Covered/Open Parking Space** measuring \_\_\_\_\_ **Square Feet** at **Ground Floor** having Cemented Flooring in Block \_\_\_\_ of the Residential Cum Commercial Building Complex named & designed as "**ATMOSPHERE HAPPY HOMES**", together with a proportionate right in the Schedule "A" land on which the premises stands in common with other occupiers of the said Building Complex with right to use common area and facilities of the Complex in common with other occupants of the Complex as particularly described in the Schedule hereunder written.

**SCHEDULE - "C"****(Description of the common areas and facilities)**

- A. Stair case and stair case landing on all floors, Lift space and Lift space landings on all floors.
- B. Common entry on the floor.
- C. Water pump, water tank, water pipes and common plumbing installation.
- D. Drainage and sewerage.
- E. Boundary wall and main gate.
- F. Such other common parts, areas and equipment's, installations, fixtures and fittings 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.
- G. Road, passage and vacant land.
- H. Common Toilets.

**SCHEDULE - "D"****(Common Expenses and Maintenance)**

- A. 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.
- B. All expenses for running and operating all machinery, lift, equipment's and installations, comprised in the common portions including water pumps including the cost of repairing renovating and replacing the same.
- C. 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.
- D. Cost of insurance premium for insuring the building and/or the common portions.
- E. All charges and deposits for supplies of common utilities to the co-owners in common.
- F. 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).

- G.** Costs of formation and operation of the service organization including the Office expenses incurred for maintaining the office thereof.
- H.** Electricity charges for the electrical energy consumed for the operation of the equipment and installations for the common services and lighting the common portions including system loss for providing electricity to each unit.
- I.** All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
- J.** All other expenses and/or outgoings as are incurred by the vendor and/or the service organization for the common purposes.

**SCHEDULE - "E"**  
**(Specifications)**

<b>STRUCTURE</b>	Earthquake Resistant RCC Framed Structure with Cement AAC Blocks/Bricks Wall.
<b>FLOORING</b>	Living, Dining, Master Bedroom, Bedroom and Kitchen-Vitrified Tiles.
<b>KITCHEN</b>	Black Granite Top Kitchen Platform.
<b>DOORS</b>	Flush Door with Door Frame in all Bedrooms and Bathrooms.
<b>PAINTING</b>	Building Exterior Finish with High Quality Paints. Internal Walls and Ceiling Finished with Standard Double Coat White Putty.
<b>WINDOWS</b>	Fully Glazed Powder Coated Aluminum Sliding with Clear Glass.
<b>TOILETS</b>	Hot & Cold Mixer with Overhead Shower in all Bathrooms, Hindware/Jaguar or Equivalent make, Quality Cp Fittings Hind ware/Jaguar or Equivalent make, Concealed Plumbing CPVC & UPVC Fittings, Provision for Exhaust Fan in all Bathrooms, Western Style Sanitary Ware of Hind Ware/Parry ware or Equivalent make.
<b>ELECTRICAL</b>	TV Point in the Living Room and Master Bedroom, Concealed Fire-Resistant Copper Wire of Reputed Brand like Havells/Finox/Anchor or Equivalent make. Modular Switches of Reputed make like Havells/Finox or Equivalent make. AC Points in Master Bedroom & Living/Dining Area.

**SCHEDULE - "F"**  
**(Amenities)**

- |                                       |                              |
|---------------------------------------|------------------------------|
| a) Gymnasium & Lift                   | b) CCTV Surveillance System, |
| c) Banquet Hall,                      | d) Game Room,                |
| e) Fire Fighting & Prevention System, | f) Swimming Pool.            |

**SCHEDULE - "G"**

**(Consideration of Schedule - "B" property)**

Valuable consideration for selling and transferring the Schedule - "B" Property absolutely by the Vendor & Developer to the Purchaser/s an amounts to **Rs.** \_\_\_\_\_ /- (**Rupees** \_\_\_\_\_) only.

**IN WITNESSES WHEREOF** the Vendor and Director of Developer have set their respective hands and signed this Deed of Conveyance with their good health and conscious mind and in the presence of attesting witnesses, signing as such on the day first above written.

**The contents of this document has/have been gone through and understood personally by the Purchaser/s, Vendor & Developer.**

\_\_\_\_\_  
**SIGNATURE OF VENDOR**

\_\_\_\_\_  
Director  
**SIGNATURE OF DEVELOPER**

-: **WITNESSES :-**

1. \_\_\_\_\_

2. \_\_\_\_\_

**Drafted as per the instructions of the Party and read over and explained by me to the Party and printed in my office: -**

**DEWANSHU DEV TIWARY**  
**ADVOCATE, SILIGURI, ENROL. F/279/229 OF 2014.**