

## **DEED OF CONVEYANCE**

**THIS INDENTURE** made this \_\_\_\_\_ day of \_\_\_\_\_ Two Thousand and **Twenty-Four (2024)**.

### **BY AND BETWEEN**

**M/S. APARNA NIRMAN PVT. LTD** having PAN: AAJCA8758R having CIN U45400WB2011PTC168277, Companies incorporated under the Companies Act 1956 all having their respective registered office at B.K. TOWER 4<sup>th</sup> FLOOR, Premises No. 170/A, A.J.C. Bose Road, P.O. & P. S.- Beniapukur, Kolkata- 700014, represented by its one of the Authorized Signatory, **SMT. CHAITALI CHAKRABORTY** (PAN: BK2PC9789C), wife of Sri Sarit Chakraborty, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at 95-B, Ananda Palit Road, P.O. & P.S.- Entally, Kolkata-700014, hereinafter collectively referred to as the OWNER (which expression shall unless otherwise excluded by or repugnant to the subject or context be demand to mean and include her respective successor or successors-in-interest and assigns) of the FIRST PART represented by his Attorney namely **M/S. ACUBE INFRASTRUCTURE**, a Proprietorship firm having its office at 88/1, D.D.C. Road, Dum Dum Queen Apartment, 3<sup>rd</sup> floor, Room No. 19, P.S. Dum Dum, Kolkata- 700030, represented by its Partners namely **(1) SRI ANJAN KUMAR BANDOPADHYAY** (PAN: AXPB5071H), son of Amal Kumar Bandopadhyay, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at N-302, Binayak Enclave, 59, Kalicharan Ghosh Road, Baranagar, (M), P.O. Sinthi, P.S.- Baranagar, Kolkata- 700050, North 24 Parganas, **(2) SMT. PALA KAR BISWAS (PAN: BTMPB9610H)**, Daughter of Sri Birendra Nath Kar, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at 22, Umesh Mukherjee Road, P.O. & P.S.- Belghoria, Kolkata- 700056, by virtue of registered Development Agreement executed dated 25/02/2019, registered at A.R.A- III Kolkata, and recorded into Book No.1, Deed No. 0823 for the year 2019.

**AND**

*Anjan Kumar Bandopadhyay*  
ACUBE INFRASTRUCTURES  
Partner

(1) \_\_\_\_\_ , (PAN - \_\_\_\_\_ ), (Aadhaar No. \_\_\_\_\_ ), son of \_\_\_\_\_ , by Faith - \_\_\_\_\_ , both by Occupation - \_\_\_\_\_ , by Nationality - Indian, residing at \_\_\_\_\_ , Post Office - \_\_\_\_\_ , Police Station - \_\_\_\_\_ , District - \_\_\_\_\_ , Pin - \_\_\_\_\_ , State - \_\_\_\_\_ and (2) \_\_\_\_\_ , (PAN - \_\_\_\_\_ ), (Aadhaar No. \_\_\_\_\_ ), son of \_\_\_\_\_ , by Faith - \_\_\_\_\_ , both by Occupation - \_\_\_\_\_ , by Nationality - Indian, residing at \_\_\_\_\_ , Post Office - \_\_\_\_\_ , Police Station - \_\_\_\_\_ , District - \_\_\_\_\_ , Pin - \_\_\_\_\_ , State - \_\_\_\_\_, hereinafter jointly called and referred to as the **“PURCHASERS/ALLOTTEES”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives, successors and assigns) of the **SECOND PART**

**A N D**

**M/S. ACUBE INFRASTRUCTURE** (PAN: ABNFA5714F), having a partnership concern having its registered office at 88/1, D.D.C. Road, Dum Dum Queen Apartment, 3<sup>rd</sup> floor, Room No. 19, P.S. Dum Dum, Kolkata- 700030, represented by its partners namely, (1) **SRI ANJAN KUMAR BANDOPADHYAY** (PAN: AXPB5071H), son of Amal Kumar Bandopadhyay, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at N-302, Binayak Enclave, 59, Kalicharan Ghosh Road, Baranagar, (M), P.O. Sinthi, P.S.- Baranagar, Kolkata- 700050, North 24 Parganas, (2) **SMT. PALA KAR BISWAS** (PAN: BTMPB9610H), Daughter of Sri Birendra Nath Kar, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at 22, Umesh Mukherjee Road, P.O. & P.S.- Belghoria, Kolkata- 700056, hereinafter referred to as the **DEVELOPER/ PROMOTER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or

partners and/or those who may be taken in and/or admitted as partner and/or partners of said limited liability partnership and their and/or each of their respective hires, legal representative, executors, administrators and assigns) of the **THIRD PART**.

**WHEREAS**

- A. By virtue of Registered Deed of Conveyance dated 31-03-1992, registered with District Sub-Registered Burdwan and recorded in Book No. I, Volume No. 52 being Deed No. 3045 for the year 1992, one Sudhir Chandra Pal sold, granted, transferred, conveyed confirm, assured, and assigned unto and in favour of Purushottam Patel ALL THAT piece and parcel of land measuring about 2.5 cottahs be the same little or less in R.S. Dag No. 362 at Mouza Rayan.
- B. By virtue of Registered Deed of Conveyance dated 10-04-1991, registered with District Sub-Registered Burdwan and recorded in Book No. I, being Deed No. 3279 for the year 1991, the said Sudhir Chandra Pal sold, granted, transferred, conveyed confirm, assured, and assigned unto and in favour of Purushottam Patel ALL THAT piece and parcel of land measuring about 1 cottahs 8 Chittacks be the same little or less in R.S. Dag No. 362/9061 at Mouza Rayan.
- C. By virtue of Registered Deed of Conveyance dated 10-04-1991, registered with District Sub-Registered Burdwan and recorded in Book No. I, being Deed No. 3277 for the year 1991, the Sudhir Chandra Pal sold, granted, transferred, conveyed confirm, assured, and assigned unto and in favour of Radha Ben Patel ALL THAT piece and parcel of land measuring about 2 cottahs 10 Chittacks be the same little or less in R.S. Dag No. 362/9061 at Mouza Rayan.
- D. By virtue of Registered Deed of Conveyance dated 10-04-1991, registered with District Sub-Registered Burdwan and recorded in Book No. I, being Deed No. 3278 for the year 1991, the said Sudhir Chandra Pal sold, granted, transferred, conveyed confirm, assured, and assigned unto and in favour of Girdhar Patel ALL THAT piece and parcel of land measuring about 1 cottahs 8 Chittacks be the same little or less in R.S. Dag No. 362/9061 at Mouza Rayan.
- E. By virtue of Registered Deed of Conveyance dated 31-03-1992, registered with District Sub-Registered Burdwan and recorded in Book No. I, Volume No. 53, Page No. 5 to 6 being Deed No. 3107 for the year 1992, the said Sudhir Chandra Pal sold, granted, transferred, conveyed confirm, assured, and assigned unto and in

favour of Girdhar Patel ALL THAT piece and parcel of land measuring about 2 cottahs 2.5 Chittacks be the same little or less in R.S. Dag No. 362/9061 & 362/1036 at Mouza Rayan.

- F. By virtue of Registered Deed of Conveyance dated 31-03-1992, registered with District Sub-Registered Burdwan and recorded in Book No. I, Volume No. 52, Page No. 19 to 20 being Deed No. 3044 for the year 1992, the said Sudhir Chandra Pal sold, granted, transferred, conveyed confirm, assured, and assigned unto and in favour of Lakshmi Kanta Patel ALL THAT piece and parcel of land measuring about 1.5 cottahs be the same little or less in R.S. Dag No. 362 at Mouza Rayan.
- G. By virtue of Registered Deed of Conveyance dated 26-09-2000, registered with District Sub-Registered Burdwan and recorded in Book No. I, being Deed No. 5786 for the year 2000 Jaganath Pal & Others sold, granted, transferred, conveyed confirm, assured, and assigned unto and in favour of Lakshmi Kanta Patel ALL THAT piece and parcel of land measuring about 255 Square feet be the same little or less in R.S. Dag No. 362/1036 at Mouza Rayan.
- H. By virtue of Registered Deed of Conveyance dated 10-04-1991, registered with District Sub-Registered Burdwan and recorded in Book No. I, being Deed No. 3286 for the year 1991 the said Sudhir Chandra Pal sold, granted, transferred, conveyed confirm, assured, and assigned unto and in favour of Lakshmi Kanta Patel ALL THAT piece and parcel of land measuring about 2 cottahs 12 Chittacks be the same little or less in R.S. Dag No. 362/9061 & 362/1036 at Mouza Rayan.
- I. By virtue of Registered Deed of Conveyance dated 31-03-1992, registered with District Sub-Registered Burdwan and recorded in Book No. I, Volume No. 52, Page No. 17 to 18 being Deed No. 3043 for the year 1992, the said Sudhir Chandra Pal sold, granted, transferred, conveyed confirm, assured, and assigned unto and in favour of Damayanti Ben Patel ALL THAT piece and parcel of land measuring about 3 cottahs 6 chittacks be the same little or less in R.S. Dag No. 362 at Mouza Rayan.
- J. By virtue of Registered Deed of Conveyance dated 31-03-1992, registered with District Sub-Registered Burdwan and recorded in Book No. I, Volume No. 52, Page No. 37 to 38 being Deed No. 3050 for the year 1992, the said Sudhir Chandra Pal sold, granted, transferred, conveyed confirm, assured, and assigned unto and in favour of Dhangauri Ben Patel ALL THAT piece and parcel of land measuring about 3 cottahs 6 chittacks be the same little or less in R.S. Dag No. 362 at Mouza Rayan.

- K. By virtue of Registered Deed of Conveyance dated 10-04-1991, registered with District Sub-Registered Burdwan and recorded in Book No. I, being Deed No. 3280 for the year 1991 the said Sudhir Chandra Pal sold, granted, transferred, conveyed confirm, assured, and assigned unto and in favour of Amrat Ben Patel ALL THAT piece and parcel of land measuring about 2 cottahs 10 Chittacks be the same little or less in R.S. Dag No. 362/9061 at Mouza Rayan.
- L. Thus by virtue of the 11 Nos. of Deed of Conveyance as above the said owners Purushottam Patel, Radha Ben Patel, Gridhar Patel, Lakhmi Kanta Patel, Damyanti Ben Patel, Dhangauri Ben Patel, Amrat Ben Patel become the owners of their respective portions/ land adjacent to each other and were regularly paying all rent, taxes cesses and other out going to the concern Panchayat and thus became the joint owner and had been seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of various Bastu Lands collectively measuring about 23 cottahs 5.5 chittacks in R.S. Dag No. 362/9061, 362/1036 under R.S. Khatian No. 913 and other Khatian Nos. situated at Bijoyram Katwa Road in Mouza Rayan comprised in L.R. Dag No. 362/9061, 362 and 362/1036 under L.R. Khatian No. 913 appertaining to J.L. No. 68 under Rayan I No. Gram Panchayat at Bijoyram Katwa Road lying and Situated at Mouza Rayan, Police Station Burdwan in the District Burdwan, West Bengal. While enjoying the said lands measuring about 23 Cottahs 5.5 Chittacks in R.S. Dag No. 362/9061, 362 and 362/1036 free from all encumbrances the said Owner namely Purushottam Patel, Radha Ben Patel, Gridhar Patel, Lakhmi Kanta Patel, Damyanti Ben Patel, Dhangauri Ben Patel, Amrat Ben Patel by virtue of Registered Deed of Conveyance dated 31-03-1992, registered with District Sub-Registered-II Burdwan and recorded in Book No. I, CD Volume No. 15, Pages 2092 to 2109 being Deed No. 04594 for the year 2011 jointly sold, granted, transferred, conveyed confirm, assured, and assigned unto and in favour of M/S. Aparna Nirman Private Limited the Owner herein.
- M. Thus the said M/S. Aparna Nirman Private Limited, the owner herein, has been seized and possessed of or otherwise well and sufficiently entitled to ALL THAT Land measuring 23 Cottahs 5.5 Chittacks in R.S. Dag No. 362/1961, 362 and 362/1036 under R.S. khatian No. 913 and others Khatian No. comprised in L.R. Dag No. 362/9061, 362 under L.R. Khatian No. 5406 situated at Bijoyram Katwa Road in Mouza Rayan appertaining to J.L. No. 68 under Rayan I No. Gram Panchayat at Bijoyram Katwa Road lying and Situated at Mouza Rayan, Police Station Burdwan in the District Burdwan, West Bengal and is in absolute possession thereof.

- N. While possessing and enjoying the said lands admeasuring more or less 23 cottahs 5.5 chittacks in R.S Dag No 362/9061, 362 and 362/1036 free from all encumbrances the Owner herein by virtue of a registered Deed of Conveyance Dated 13-08-2012, registered with the A.D.S.R Burdwan and recorded in Book no. I, CD Volume No. 28, Pages 674 to 686 being Deed No. 06571 for the Year 2012 sold, granted, transferred, conveyed , confirmed, assured and assigned unto and in favour of one Fatik Chandra Saha, S/o Late Pancham Saha of Bijoyram, P.O Bajepuratappur, P.S & District : Burdwan all ALL THAT piece and parcel of land measuring about 1.4575 Decimal in R.S Dag No 362 and the land measuring about 0.182187 Decimal in R.S Dag No. 362/9061 totaling an area of 1.63968700 Decimals equivalent to 715.50 Sq.ft. out of its total land 23Cottahs 5.5 chittacks in R.S Dag No 362/9061, 362 and 362/1036
- O. Fatik Chandra Saha by virtue of a Registered Deed of Conveyance dated 10-09-2013, registered with the A.D.S.R Burdwan and recorded in Book no. I, CD Volume No. 27, Pages 2150 to 2166 being Deed No. 07214 for the year 2013 re-sold, granted, transferred, conveyed , confirmed, assured and assigned unto and in favour of the Owner herein ALL THAT piece and parcel of land measuring about 0.182187 Decimals in R.S Dag No. 362/9061 totaling an area of 1.63968700 Decimals equivalent to 715.50 Sq.ft. in R.S Dag No 362/9061, 362 and 362/1036.
- P. As such, the said M/S. Aparna Nirman Private Limited, the owner herein, has been seized and possessed of or otherwise well Sufficiently entitle to ALL THAT piece and parcel of various Bastu Lands Collectively Measuring about 23 cottahs 5.5 chittacks together with the sheds and structures therein in R.S Dag No 362/9061, 362 and 362/1036 under R.S Khatian No 913 and others Khatian No. comprised in L.R. Dag No. 362/9061, 362 under L.R. Khatian no 5406 situated at Bijoyram Katwa Road lying and Situated at Mouza Rayan, Police Station Burdwan in the District Burdwan West Bengal, hereinafter called and referred to as the said premises and morefully and particularly described in the FRIST SCHEDULE herein after written.
- Q. Subsequently the Owner Herein had decided to develop their said property and to construct a residential building on the said property and construct a residential building on the said properties comprising of several flats, shops for sale, on ownership basis in accordance with the sanctioned building plan duly sanctioned by the concerned competent authority.
- R. In order to give Shape to its desire to develop the said the properties the said M/s Aparna Nirman Private Limited Applied before the

Rayan 1 No gram Panchayat for obtaining Building plan and subsequently Rayan 1 No Gram Panchayat sanctioned a building plan for construction a G+V storied Building or Apartment in the project under name and style SAPTAPADI on the said premises vide Building Plan No. BDA-RAYAN -902 dated 15-05-2015 and thereafter has started construction of as per said Building Plan .

- S. Keeping the same end in view the afore said M/S APARNA NIRMAN PRIVATE LIMITED (PAN AAJCA8758R) as exclusive Owner of land hereditament and premises describe in schedule below Bastu land measuring 23 cottahs 5.5 chittacks (16927.50 Sq. ft. approximate) of land standing thereon brick build asbestos shed measuring 3000 Sq. ft in R.S Dag No. 362/9061, 362 under L.R Khatian No. 5406 situated at Bijoyram Katwa Road Mouza Rayan appertaining to J.L No. 68 under Rayan appertaining to J.L No 68 under Rayan 1 No. Gram Panchayet at Bijoyram Katwa Road Lying and situates at Mouza Rayan, Police Station Burdwan in the District Burdwan, West Bengal, enter into a Development Agreement with M/S. MAA SARADA UDYOG a proprietorship Firm for construction of several Multistoried building thereon stipulating terms and conditions therein for such development.
- T. The said Development agreement and Development Power of Attorney is granted in favour of M/S. MAA SARADA UDYOG on 26<sup>th</sup> August, 2017 which was executed and registered at Additional Registered of assurance III, Kolkata on 26-08-2017 and was recorded in Book No. I Volume No. 1903-2017, Page from 65744 to 65791 being Deed No. 190301992 for the year 2017.
- U. The Power of Attorney was executed registered in favour of M/S MAA SARADA UDYOG a proprietorship Firm having its registered office at Kalaberia, Bishnupur, P.O. Rajarhat Bishnupur Road, Kolkata -700135, duly represented by its proprietor SRI BIPLAB BHATTACHARYA ( PAN AEAPB7052D), son of Late Ranjit Bhattacharya, By Faith Hindu, By Occupation Business, Residing at 26, K.B Sarani, Dum Dum, P.O. Mal Road, Kolkata-700080, P.S Dumdum, District : North 24 Parganas Which was registered before the Office of the additional Registrar of Assurance III, Kolkata on 4<sup>th</sup> September, 2017 and was recorded in Book No. IV, being Deed No. 1903-04973 for the year 2017.
- V. For various diverse reason the said development work could not be completed by the said M/S MAA SARADA UDYOG mentioned as Development therein and finding no chance of completion of project the Owner and developer Jointly decided to cancel the said Development Agreement and the power of Attorney granted to Developer.

- W. The said M/S. MAA SARADA UDYOG, the Developer mentioned therein relinquished all the rights claimed, demand and withdraw himself from the project to proceed further with the development work.
- X. In order to dispel all further doubts controversy the aforesaid M/S MAA SARADA UDYOG and the Owner M/S APARNA NIRMAN PRIVATE LIMITED executed and registered a Deed of Cancellation of Agreement for such development on 09-08-2018 registered at additional Registrar of Assurance III, Kolkata on 09-08-2018 and was recorded in Book No. I, Volume No. 1903-2018 Page from 95857 to 95885 being Deed No.190302113 for the year 2018.
- Y. On 18<sup>th</sup> August, 2018 the aforesaid Power of Attorney has been cancelled by registered Deed by the Principle M/s. Aparna Nirman Pvt. Ltd. Which has been registered at additional Registered of Assurance III, Kolkata on 18-08-2018 and was recorded in Book No. IV, Volume No. 1903-2018, Page from 146487 to 146507 being Deed No. 190305174 for the year 2018.
- Z. Pursuant to cancellation of previous development agreement and power of attorney the owner M/s Aparna Nirman Pvt. Ltd has got unqualified right to enter into agreement for development with any other party of its choice.

**AND WHEREAS** being desirous of the promotion work of his said premises the **Owner herein** entered into a registered Development Agreement along with Development Power of Attorney dated 25/02/2019, registered at A.R.A.-III Kolkata, and recorded into Book No.1, Volume No. 1903-2019, Page from 46555 to 46632 being No. 190300823 for the year 2019 with the Developer namely **M/S. ACUBE INFRASTRUCTURE**, a Partnership Firm having its office at 88/1, D.D.C. Road, Dum Dum Queen Apartment, 3<sup>rd</sup> floor, Room No. 19, P.S. Dum Dum, Kolkata- 700030, represented by its sole Partners namely **(1) SRI ANJAN KUMAR BANDOPADHYAY** (PAN: AXPB5071H), son of Amal Kumar Bandopadhyay, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at N-302, Binayak Enclave, 59, Kalicharan Ghosh Road, Baranagar, (M), P.O. Sinthi, P.S.- Baranagar, Kolkata- 700050, North 24 Parganas, **(2) SMT. PALA KAR BISWAS** (PAN: BTMPB9610H), Daughter of Sri Birendra Nath Kar, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at 22, Umesh Mukherjee Road, P.O. & P.S.- Belghoria, Kolkata- 700056, and thereafter the said Developer has taken the sanction of the **Ground Plus Five Storied Building Plan with lift facility** vide Building Permission Memo



No.DE/3774 dated 02.05.2023 from Purba Bardhaman Zilla Parishad.

**AND WHEREAS** for the smooth running of the" said project, the Land Owner herein agreed to execute a registered Development Power of Attorney, by which the Land Owner herein has appointed and nominated **M/S. ACUBE INFRASTRUCTURE** as her Constituted Attorney and new Developer, to act on behalf of the Land Owner and also for entering into an agreement for sale in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owner and also for to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional District Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on my behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

**AND WHEREAS** originally the land measuring an area of **23 Cottahs 5.5 Chittacks more or less situated at in Mouza Rayan, Holding No. 746, Rayan – I Gram Panchayat, Dist.- Purba Burdwan, P.O. & P.S.- Burdwan, Pin Code – 713101**, belongs to the Land Owner as mentioned herein above.

**AND WHEREAS** the **DEVELOPER** herein has agreed to make the construction of the proposed new Ground Plus Three Storied residential building with lift facility and the **DEVELOPER** has declared the Owners' Allocated portion in the building as mentioned in the said registered Development Agreement dated 25.02.2019 and accordingly the entire **OWNER'S** Allocation as described in the Schedule B of the said Development Agreement.

**AND WHEREAS** the entire **DEVELOPER'S Allocation as described in the Schedule D** of the said registered Development Agreement dated 25.02.2019.

**AND WHEREAS** the West Bengal Government introduced the **new Promoter and Builder Law** as per The West Bengal Real Estate (Regulation and Development) Act, 2016 and also The West

Bengal Real Estate (Regulation and Development) Rules, 2021. The **DEVELOPER** has now taken the registration of this project under this Act and Building Rules vide Registration No. \_\_\_\_\_ dated \_\_\_\_\_ and the **DEVELOPER** has also taken registration of GST. As per said Act the registration of the flat shall be done on Carpet area which has been described in this deed accordingly.

**AND WHEREAS** the Flat and Car Parking Space as mentioned in the SCHEDULE - B below are of Developer's allocated portion and the **DEVELOPER** has received the entire sale proceeds i.e. consideration amount from the intending Purchaser herein.

**AND WHEREAS** during construction of the building the **PROMOTER/ DEVELOPER** declared to sell the flats etc. with habitable use of the **DEVELOPER'S ALLOCATION** and the **PURCHASER** herein knowing the same and also after satisfaction of the title of the property agreed to purchase one residential **Apartment/Flat/Unit No. \_\_\_ having carpet area of \_\_\_ Square Feet** more or less (Exclusive Balcony/Verandah Carpet Area \_\_\_ **Square Feet** excluded from total carpet area) aggregating to **net carpet area of \_\_\_ Square Feet** corresponding to total built up area of unit \_\_\_ **Square Feet** and corresponding to total **Super built up/Saleable area of \_\_\_ Square Feet more or less** on the \_\_\_\_\_ **Floor, \_\_\_\_\_ side** of the building and the flat is consisting of ..... Bed rooms, 1 Drawing-cum-Dining room, 1 Kitchen, 1 Toilet, 1 W.C. and 1 Verandah together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. \_\_** on the **Ground Floor** of the said building measuring an area of ..... **Sq.ft.** more or less on satisfaction of the **PURCHASER** regarding the specification of the flat and its area and also right to use all common service area and other facilities and also right to use the common portions, space and right of common use of the common passage, stair-case, lift, landings etc. as well as roof for the service purpose and the other necessary easement rights as

described in the **SCHEDULE "C"** hereunder written and undivided proportionate share of land as described in the **SCHEDULE "A"** below.

**AND WHEREAS** both the **VENDORS** and the **PROMOTER/DEVELOPER** agreed to sell and convey the said **Flat No. \_\_\_** and the **PURCHASER** agrees to purchase the said **Flat No. \_\_\_** situated on the \_\_\_\_\_ **Floor**, \_\_\_\_\_ **side** of the building togetherwith **one Car parking Space No. \_\_\_** on **Ground Floor** of the said building as described in the **SCHEDULE "B"** below togetherwith undivided proportionate share of land as described in the **SCHEDULE "A"** below and also right to use all common rights and facilities as described in the **SCHEDULE "C"** for a total consideration price of **Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ ) only** free from all encumbrances, liabilities, whatsoever, which is under **PROMOTER/DEVELOPER /CONFIRMING PARTY'S Allocation.**

**AND WHEREAS** the **PROMOTER/DEVELOPER** entered into an Agreement for Sale dated \_\_\_\_\_, with the **PURCHASER** and the **DEVELOPER** has agreed to sell the **PURCHASER** the said **Apartment/Flat/Unit No. \_\_\_ having carpet area of \_\_\_ Square Feet** more or less (Exclusive Balcony/Verandah Carpet Area \_\_\_ **Square Feet** excluded from total carpet area) aggregating to **net carpet area of \_\_\_ Square Feet** corresponding to total built up area of unit \_\_\_ **Square Feet** and corresponding to total **Super built up/Saleable area of \_\_\_\_\_ Square Feet more or less** on the \_\_\_\_\_ **Floor**, \_\_\_\_\_ **side** of the building and the flat is consisting of ..... Bed rooms, 1 Drawing-cum-Dining room, 1 Kitchen, 1 Toilet, 1 W.C. and 1 Verandah together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. \_\_\_** on the **Ground Floor** of the said building measuring an area of ..... **Sq.ft.** more or less and the **PROMOTER/DEVELOPER** herein has agreed to sell the **PURCHASER ALL THAT** said **Flat No. \_\_\_** situated on the \_\_\_\_\_ **Floor**, \_\_\_\_\_ **side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space**

**No. \_\_\_\_** on the **Ground Floor** of the said building as described in the **SCHEDULE “B”** hereunder written right to use all common rights and common services as described in the **SCHEDULE “C”** below and undivided proportionate share of land morefully as described in the **SCHEDULE “A”** and the said flat alongwith the balcony of the building has been built up in accordance with the said sanctioned residential building plan and discuss to acquire and possess the said flat together with one Car Parking Space of **Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ ) only** for a total consideration towards the proportionate cost of land and cost of construction of the said flat togetherwith Car Parking Space and the entire cost of the said flat togetherwith Car Parking Space have been taken only by the **PROMOTER/DEVELOPER** as the said flat and Car Parking Space is of Developer’s Allocation.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement for Sale dated \_\_\_\_\_ , in consideration of the said sum of **Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ ) only** of which the entire consideration of **Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ ) only** paid by the **PURCHASER** to the **CONFIRMING PARTY/DEVELOPER** on or before execution of this Deed only on different dates as described in the Memo of Consideration of which receipts have been issued totalling **Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ ) only** and the receipt whereof the **PROMOTER/DEVELOPER** hereby acknowledges and admits and/or for the same and every part thereof both truly acquit release and forever discharge the **PURCHASER** of all his liabilities thereof and it is noted that the entire consideration money of **Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ ) only** against the said flat and Car Parking have been received by the **DEVELOPER/ CONFIRMING PARTY** and both the **VENDORS** and the **CONFIRMING PARTY/DEVELOPER** as beneficial owners and party respectively do hereby grant, convey, transfer, assigns, assure unto the said **PURCHASER** free from all encumbrances **ALL THAT** the undivided proportionate share of interest in the said

land morefully and more particularly described in the **SCHEDULE "A"** hereunder written together with a complete **Apartment/Flat/Unit No. \_\_\_ having carpet area of \_\_\_ Square Feet** more or less (Exclusive Balcony/Verandah Carpet Area \_\_\_ **Square Feet** excluded from total carpet area) aggregating to **net carpet area of \_\_\_ Square Feet** corresponding to total built up area of unit \_\_\_ **Square Feet** and corresponding to total **Super built up/Saleable area of \_\_\_ Square Feet more or less** on the \_\_\_\_\_ **Floor, \_\_\_\_\_ side** of the building and the flat is consisting of ..... Bed rooms, 1 Drawing-cum-Dining room, 1 Kitchen, 1 Toilet, 1 W.C. and 1 Verandah together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. \_\_** on the **Ground Floor** of the said building measuring an area of ..... **Sq.ft.** more or less as described in the **SCHEDULE "B"** below and undivided proportionate share of land as mentioned in the **SCHEDULE "A"** hereunder written constructed at the cost and expenses of the **PURCHASER TO HAVE AND TO HOLD** the said Flat togetherwith right to use the undivided share of land, staircases, common-land, roof of the building, water supply lines and other common paths and drains and sewerages, equipments and installation and fixture and passages and stair appertaining to the said building situated **within the Mouza Rayan, Holding No. 746, Rayan - I Gram Panchayat, Dist.- Purba Burdwan, P.O. & P.S.- Burdwan, Pin Code - 713101**, as mentioned in the **SCHEDULE "B" AND "C"** hereunder written herein comprised and hereby granted conveyed, transferred, assigned and assured and every part or parts thereof respectively together with there and every or their respective rights and appurtenance whatsoever unto the said **PURCHASER** absolutely and forever free from all encumbrances, trust, liens and attachments whatsoever **ALL TOGETHER** with the benefit belonging to and attached therewith the covenant for production of the all previous title deeds relating to the said land/building subject **NEVERTHELESS** to easement or provision in connection

with the beneficial use and enjoyment of the said complete **Flat No.** \_\_\_ situated on the \_\_\_\_\_ **Floor,** \_\_\_\_\_ **side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space No.** \_\_\_ on the **Ground Floor** of the said building and right to use all common rights and proportionate land share as morefully described in the **SCHEDULE "B" AND "C"** hereunder written.

**AND IT IS HEREBY AGREED AMONG THE OWNERS/VENDORS, PROMOTER/DEVELOPER /CONFIRMING PARTY AND THE PURCHASER :-**

1. The **PURCHASER** shall be entitled to all rights, privilege vertical and lateral supports easements quasi easement, appendages and appurtenances whatsoever belonging or in any way appertaining to the said **Flat No.** \_\_\_ situated on the \_\_\_\_\_ **Floor,** \_\_\_\_\_ **side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space No.** \_\_\_ on the **Ground Floor** of the said building for usually hold used occupied or enjoyed or reputed so to be or known as part and parcel thereof or appertaining thereto.
2. The **PURCHASER** shall be entitled to the right of access in common with the **OWNERS/VENDORS** and/or other occupiers of the said building at all times and for all normal purposes connected with the use and enjoyment of the said building.
3. The **PURCHASER** and her agents and nominees shall also be entitled to 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 No.** \_\_\_ situated on the \_\_\_\_\_ **Floor,** \_\_\_\_\_ **side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space No.** \_\_\_ on the **Ground Floor** of the said building pathways comprised with the said building and

Premises or passages and that nothing therein contained the **VENDORS/ PROMOTER/DEVELOPER** shall permit the **PURCHASER** or any person deriving title under the purchase but the **PURCHASER** or her servants nominees, employees invitees shall not obstruct the common portion of the building in any way by parking vehicles, deposit of materials, rubbish or otherwise to any other flat owners of the building or holding including the **VENDOR**.

4. The **PURCHASER** shall have the right of protection of the said flat to be kept safe and perfect of all portions of the said **Flat No. \_\_\_** situated on the \_\_\_\_\_ **Floor, \_\_\_\_\_ side** of the building including the entire premises.
5. The **PURCHASER** shall also be entitled to the right of passage \_\_\_\_\_ in common as aforesaid of taking, gas, electricity water to the said flat through pipes drains, wires and common spaces lying or being under or through or over the same of the said building and premises so far may be reasonably necessary for the beneficial occupation of the said flat for the purpose whatsoever.
6. The **PURCHASER** shall have the right with or without workmen and necessary material so to enter from time to time upon the other part of the said building and premises for the purpose of repairing so far as may be necessary such as pipes, drains and common spaces aforesaid and for the purpose of building repair or cleaning part or part of the said **Flat No. \_\_\_** situated on the \_\_\_\_\_ **Floor, \_\_\_\_\_ side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space No. \_\_\_\_** on the **Ground Floor** of the said building.

**THE OWNERS/VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-**

1. That the **VENDORS** have the absolute authority of the land and so the **VENDORS** have good rightful power and absolute authorities to grant, convey, transfer, assign and assure the undivided proportionate share of land pertaining to the said **Flat No. \_\_\_** situated on the \_\_\_\_\_ **Floor, \_\_\_\_\_ side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space No. \_\_\_** on the **Ground Floor** of the said building and also together with right to use common stair-case and other common portions/parts and open spaces, paths and passages in the said building.
  
2. It shall be lawful for the **PURCHASER** from time to time and at all times hereafter to enter into and upon hold and enjoy the said **Apartment/Flat/Unit No. \_\_\_ having carpet area of \_\_\_ Square Feet** more or less (Exclusive Balcony/Verandah Carpet Area \_\_\_ **Square Feet** excluded from total carpet area) aggregating to **net carpet area of \_\_\_ Square Feet** corresponding to total built up area of unit \_\_\_ **Square Feet** and corresponding to total **Super built up/Saleable area of \_\_\_ Square Feet more or less** on the \_\_\_\_\_ **Floor, \_\_\_\_\_ side** of the building and the flat is consisting of ..... Bed rooms, 1 Drawing-cum-Dining room, 1 Kitchen, 1 Toilet, 1 W.C. and 1 Verandah together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. \_\_\_** on the **Ground Floor** of the said building measuring an area of ..... **Sq.ft.** more or less and right of use all common open places and other services of the building with stair cases and other common parts and passages in the said building and every part thereof morefully described in the **SCHEDULE "B" AND "C"** hereunder written and to receive the rents, issues and profits thereof and have full power, right and authority to sell, transfer, mortgage, lease, dispose of the said flat and balcony without any interruption disturbances claims or demands whatsoever from or by the **VENDORS** or



**CONFIRMING PARTY** herein of any person or persons claiming through under or in the trust for them.

3. The said Flat on \_\_\_\_\_ **Floor**, \_\_\_\_\_ **side** being **Flat No.** \_\_\_ of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space No.** \_\_\_ on the **Ground Floor** of the said building and right to use stair case and other common parts and common open spaces and services paths and passages in the said building are free and discharged from and against all manner of encumbrances whatsoever.
4. The **VENDORS** and the **CONFIRMING PARTY** shall from time to time and at all times thereafter upon every reasonable request shall make perfect and at the cost of the **PURCHASER** makes do acknowledge execute and perfect all such further and other lawful and reasonable acts, deeds, things and matters whatsoever for further or more perfectly assuring the said proportionate undivided share of land pertaining to the said **Flat No.** \_\_\_ situated on the \_\_\_\_\_ **Floor**, \_\_\_\_\_ **side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space No.** \_\_\_ on the **Ground Floor** of the said building and also togetherwith common stair case and other common open parts and services, paths and passages respectively and every part thereof unto the **PURCHASERS** in manner aforesaid as shall or may be reasonably required **AND** that the **VENDORS** and/or **CONFIRMING PARTY** shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the **PURCHASER** produce or cause to be produced to the **PURCHASER** or to her attorney or agent at any trial, commission, examination or otherwise occasion shall require any of the Deed or Deeds, Documents and writings which are in their possession or power relating to the said undivided

proportionate share of land and the **CONFIRMING PARTY** shall deliver to the **PURCHASER** all the attested or other copies of extract and/or from the said deeds, documents and writings.

**THE PURCHASER DO HEREBY COVENANT WITH THE OWNERS/ VENDORS AND THE DEVELOPER/CONFIRMING PARTY AS FOLLOWS:-**

1. So long as the said **Flat No.** \_\_\_ situated on the \_\_\_\_\_ **Floor**, \_\_\_\_\_ **side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space No.** \_\_\_ on the **Ground Floor** of the said building along with all common rights and common expenses as described in the **SCHEDULE "B", "C" AND "D"** hereunder written shall not be separately assessed the said **PURCHASER** shall pay from the date of execution of the Deed of Conveyance and/or occupations taken by the **PURCHASER** whichever date is earlier, the proportionate share of Municipal taxes as per apportionment to the extent of the said flat to be made by the **VENDORS** and the **CONFIRMING PARTY** jointly and they also pay the building taxes to the State Government if any proportionately as apportioned by the said **VENDORS** only to the extent of the **PURCHASER'S** flat as mentioned in the **SCHEDULE-'B'** below.
2. The **PURCHASER** shall pay all taxes, rates impositions and other outgoings in respect of the said flat proportionately as may be imposed by the K.M.C. and/or the Central or State Government and shall also pay all such fees or charges or any other taxes or payment of similar nature.
3. The **PURCHASER** shall contribute and pay from time to time and at all times hereafter the proportionate share towards cost expenses, outgoings and maintenance in respect of the enjoyment of the common amenities and common expenses as specified by the Association of the flat owners of the Premises

and the same shall be conclusive final and binding on the **PURCHASER** and other flat owners of the building.

4. The **PURCHASER** shall maintain the said **Flat No.** \_\_\_ situated on the \_\_\_\_\_ **Floor**, \_\_\_\_\_ **side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space No.** \_\_\_ on the **Ground Floor** of the said building at her own cost in the same good condition (reasonable wear and tear excepted) state and order in which it is being possessed and to maintain regulations of the Government both central and State, the K.M.C. and/or any other Authorities and Local Bodies and also particulars to observe and maintain such rules, Bye-laws framed by Association of Flat Owners for the protection of the building.
5. The said **PURCHASER** both hereby covenant to keep her said flat inner walls, sewer, drains, pipes and other fittings, fixture and appurtenances belonging thereto in good working order and conditions and in good repair.
6. The said **PURCHASER** shall not make any such construction of structural alteration of any portion of the building causing any damages to other flats or causing obstruction to other owners of the flats of the building.
7. The said **PURCHASER** shall at her own costs and expenses fix up separate meter connection or meters in the said flat and balcony for electricity power connection to be consumed in the said flat by the **PURCHASER** and the **PURCHASER** shall pay all rates and taxes which may be imposed by the proper authority. The **PURCHASER** shall be entitled to make such interior construction and decoration for her necessities like racks, storage space, gas cylinder spaces, cooking racks etc., without causing any damages to the building.

8. The **PURCHASER** shall have full right and authority to sell, transfer, convey, mortgage, Gift, charges, lease or in any kind of encumber or deal, or dispose of her flat and Car Parking Space and/or her possession or to assign let out or part with this interest possession or benefit of her said **Flat No.** \_\_\_ situated on the \_\_\_\_\_ **Floor**, \_\_\_\_\_ **side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space No.** \_\_\_ on the **Ground Floor** of the said building or any part thereof provided the transferee shall agree in writing to observe and perform the covenants herein contained and rules and Bye-laws relating to the said building to be framed by the Association.
9. The **PURCHASER** shall have to carry out the necessary repair which may be pointed out by the Association to be formed as per W.B. Apartment Ownership Act, 1972 to extent of the said flat and balcony which will be applicable to the all the flat owners.
10. The **PURCHASER** shall not use nor caused to be used the said **Flat No.** \_\_\_ situated on the \_\_\_\_\_ **Floor**, \_\_\_\_\_ **side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space No.** \_\_\_ on the **Ground Floor** of the said building and or any part thereof in such manner which may likely to cause nuisance or annoyance to the occupants of other flats of the said building or to the owners or occupiers of adjoining or neighbouring properties nor shall use the same for any illegal or immoral purposes or as a restaurant, workshop and godown.
11. Save and except the said flat and Car Parking Space sold herein, the said **PURCHASER** shall have no claim or right of any nature or kind over or in respect of any other flat and he shall have right to use open spaces and lobbies, stair-case as well as for the purpose of services or the ultimate roof of the

building in common with other Flat owners morefully specified in the **SCHEDULE "C"** hereunder written.

12. The said **PURCHASER** shall not bring keep or store in or any part of the said flat inflammable combustibile substance or articles things likely to injure, damage or prejudicially affect the said flat or any part thereof except cooking gas cylinder, gas stove, kerosene stove and kerosene for cooking purpose.
13. The **PURCHASER** herein alongwith other Purchaser(s) of the Car Parking Space of the building shall use their individual Car Parking Space by mutual understanding at the time of egress and ingress of his individual Cars without raising objection or creating any hindrances to other Owners of the Car Parking Space on the Ground Floor of the building. The **PURCHASER** shall have no right title or interest in any other flat except Schedule – B flat and Car Parking Space and open land, if any of the said building excepting the using and holding right of the roof along with his Co-Purchasers. The **PURCHASER** hereby declares that he shall not raise any objection if the **DEVELOPER** and the **OWNERS/VENDORS** sell the unsold Car Parking Space/s to any Third Party and/or if the Car Parking Spaces are not sold the same shall be used by the **DEVELOPER** at his will.
14. The **PURCHASER** shall have to pay the monthly maintenance and also the cost of the maintenance/repair of the lift time to time to be fixed up by the flat Owners or by the Association of the Flat Owners of the building to be formed later on and the **PURCHASER** shall have to abide by the decision of the Association.
15. The **PURCHASER** shall use the said flat and Car Parking Space as residential purpose only and keep the peace of the building without creating any nuisance or sound pollution.

16. That the save as the said flat and Car Parking Space and properties proportionate land herein morefully contained the **PURCHASER** shall have no right title or interest in any other flat and open land of the said building excepting the using right of the roof along with his Co-Purchasers. The **PURCHASER** hereby declares and confirms that he has already received the physical possession of the said flat and Car Parking Space from the **OWNERS/VENDORS** with full satisfaction as regards the super built-up area, title of the entire property and construction of the said building.
17. On and from the date of taking physical possession/registration/Completion Certificate whichever is earlier the **PURCHASER** shall have to pay the necessary monthly maintenance charges of the building & also lift and proportionate taxes of their portion of the property as mentioned in the **SCHEDULE – E** below. The **THIRD PART/ DEVELOPER** will be responsible for all types of taxes, duties and charges for the said flat and Car Parking Space as described in the **Schedule – B** below upto the date of handing over of physical possession or registration or Completion Certificate whichever is earlier. The said charges, maintenance etc. shall be fixed up and decided by the association of the Flat Owners of the building to be formed later on and the **PURCHASER** shall become the members of that association and also have to abide by the decision of the association as well as restrictions of the building as mentioned in the **SCHEDULE – D** below.

**AND FURTHER** more that the **VENDORS** and the **CONFIRMING PARTY** and all their heirs executors and administrators representatives shall at all times hereinafter indemnify and keep indemnified the **PURCHASER** and his heirs and executors, administrators and assigns against loss, damages, costs, charges expenses, if it is suffered by reasons of

any defect in the title of the **VENDORS** and the **CONFIRMING PARTY** or any breach of the covenants hereafter contained. Simultaneously, with the execution and registration of the conveyance of the said flat together with one Car Parking Space the **VENDORS** and the **DEVELOPER** shall hand over the **PURCHASER** the necessary Xerox copies of documents such as The Kolkata Municipal Corporation Tax Receipts, copy of the sanctioned building plan, copies of all other deeds etc. for perfection of the **PURCHASER'S** title.

**THE SCHEDULE ABOVE REFERRED TO**  
**SCHEDULE - 'A'**  
**(SAID LAND)**

**SAID LAND** -Shall mean **ALL THAT** the piece and parcel of land containing an area of 23 cottahs 5.5 Chittacks, **38.51719000** Decimals, Be the same a little more or less, lying situate at Mouza Rayan, J.L. No 68, R.S Dag Nos. 362/9061, 362 and 362/1036, under R.S Khatiyon No. 913 corresponding to L.R. Dag Nos 362/9061, and 362 respectively, under L.R Khatian Nos. 5406, Holding No. 746 Police Station Burdwan, within the limits of Rayan 1 No. Gram Panchayat at Bijoyram Katwa Road, District Burdwan, Pin Code 713 101, more fully and particularly describe in the **FRIST Schedule** hereunder written.

**SCHEDULE 'B' ABOVE REFERRED TO**  
**(SAID APARTMENT)**

All That The **APARTMENT No. B** containing a carpet area being ..... Sq.Ft type ..... BHK, **WITH** Exclusive balcony area of ..... Sq. Ft. ( total Built up area being ..... Sq. Ft. and total Super Built Up Area being ..... Sq. Ft. ), on the ..... Floor of the project to be Known as **"SAPTAPADI"** without right to park \_\_\_\_ car at the open/Covered ( depending or Independent ) or multi-level mechanical parking Space/s in the ground floor level being no . \_\_\_\_ situated within the said Project now in course of construction on the said Land **TOGETHR WITH** the proportionate share in all common areas to be used in common with the

Purchaser(s) and Together with the said share as permissible under law.

**SPECIFICATION:**

**FOUNDATION & SUPER STRUCTURE:**

Raft Foundation & RCC Column

**MASONRY WORKS:**

- a. All external wall will be 200mm thick of AAC Block and 200mm thick of First Class Brick Mansory for toilet kitchen with cement mortar 1:6 and Anti Fungal Grade Paint.
  
- b. All internal walls will be 100mm thick of AAC Block and 200/100mm thick of First Class Brick Mansory with cement mortar 1:4 as per Architect's Design and Plaster of Paris finished over plastered surface.

**FLOORING:**

- Living, Dining, Bed room : Vitrified Tiles flooring.
- Kitchen, Toilets, Balconies: Antiskid Ceramic Rectified Tiles flooring.
- Common Lobby: ceramic Rectified tiles.
- Kitchen Counter: Granite Slab Kitchen counter over Black Stone.
- Stair: Kota Stone/ green marble flooring with 100mm high skirting.
- Driveway: Black Top Bitumen finish and paver black as per Architects Design.
- Cover Car Parking.

**DADO:**

- Toilets: Glazed ceramic wall tiles up to 7 ft. height.



- Kitchen: Glazed ceramic wall tiles up to 2 ft. height over kitchen counter.

**DOORS:**

- Main Door: Flush Door with decorative laminates as per Architect's Design
- All Doors: Flush Door with Primer Coat.

**WINDOW & RILLING:**

- Sliding/open able Window with clear Glass easement.
- Balcony & Staircase railing M.S. Grill as per design.

**SANITARY & PLUMBING:**

- Water Supply: Concealed UPVC/ CPVC Water Pipes.
- Sewerage & Drainage: PVC Soil & Water Pipes.
- Toilets Fixture: White Colour Ceramic Basin and European Style WC with PVC Cistern of standard make.
- Taps & Fitting: Chromium Plated Fixture of Standard Make.
- Kitchen Sink: Stainless Steel Bowl.

**ELECTRICAL:**

- Wiring: Concealed conduit with FRLS Copper wires.
- Switches: Modular Type Switches.
- Light & Fan Points: Standards Numbers.
- TV Points: In Living Hall and Master Bed room.
- Telephone Points: In Living Hall
- AC Points: IN Master Bed room AC with all fitting and other bed room and living room provision for AC only.
- Micro Oven, Mixture, Water Purifier, Washing Machine and Chimney Points.
- Water Proofing, Confirming IS 2645 using Chemicals.

**COMMON AREA:**

- All roads, driveway, Paved, path and passage will be finished with Black top bitumen or paver tiles.

**BALCONY & STAIRCASE RAILING:**

M.S. Grill as per Architect's Design.

**OPEN CAR PARKING:** Grass Pavers tiles or Paver block.

**COVERE CAR PARKING:** Designing PS Flooring

**SCHEDULE 'C' ABOVE REFERRED TO  
(THE COMMON AND INSTALLATION COMMON TO THE CO-OWNERS)**

1. Electric wiring fitting & fixture for lighting the common passage in the building
2. Staircase of the building up to roof and stair case landing.
3. Common Passages and Common Land.
4. Septic Cember, its fittings and sewerage.
5. Corporation water, Overhead common water tank, Moter Pump for Lifting Water with pipes fittings, distribution pipes.
6. Electric wiring fittings in common places.
7. Drains, swears Pipes, rain water pipe from roof from floors, bathrooms, privies on all equipment's for common use.
8. Moter Pump place and Electric Moter Place.
9. Parapet Wall, boundary wall and Main Gate. Roof will not be the common right of the flats owners.
10. Such others common parts, areas, equipment, installation, fixture, fitting and spaces in or about the said building as are necessary for passage to or user and occupancy of the flat in common and as are specified expressly to be the common parts after construction of the building.
11. Gymnasium.
12. Courtyard.
13. Community Hall.
14. Lift & Lift room.
15. Garden.

**SCHEDULE 'D' ABOVE REFERRED TO  
(COMMON MAINTAINANCE EXPENSES)**

1. All cost of maintenance, operating, replacing, lift regular maintenance, White Washing, Painting, rebuilding, construction, decorating, redecorating and lighting of the common parts and outer wall of the building.
2. The Salaries of all the persons employed for the same purpose.
3. Insurance premium for insuring the building against earthquake, fire, lighting, mob-violence, damages, civil commotion etc.
4. Municipalities taxes multi stored building tax other outgoing save those separately assessed on the respective flat/unit.
5. All charges and deposit for supplies for common facilities and utilities.
6. Cost and charges if establishment for maintenance of the building and for watch and ward staff.
7. All litigations expenses for protecting the title of the land and building.
8. The office expenses incurred for maintenance the office for common expenses.
9. All other expenses and outgoings as are deemed by the owners to be necessary or incidental for protecting the interest and the right of purchaser.
10. All expenses referred to above shall be proportionately borne by co-purchaser on and from the dates of taking charges and occupation of their respective units but the purchaser shall not be liable to bear such charges in respect of and said flat/unit.

**IN WITNESS WHEREOF** the parties have put their signature hereto the day, month and year first above written.

**SIGNED, SEALS AND DELIVERED**

by the within the names **PARTIES** at Calcutta in the presence of :

1.

\_\_\_\_\_  
SIGNATURE OF THE VENDOR

2.

\_\_\_\_\_  
SIGNATURE OF THE PURCHASER

\_\_\_\_\_  
SIGNATURE OF THE PROMOTER  
DEVELOPER/CONFIRMING PARTY

**MEMO OF CONSIDERATION**

**RECEIVED** the sum of **Rs.** \_\_\_\_\_ /- (**Rupees** \_\_\_\_\_ ) only from the within mentioned **PURCHASERS** against the within mentioned Apartment/Flat/Unit No. \_\_\_\_\_ on the \_\_\_\_\_ **Floor**, \_\_\_\_\_ **side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space No.** \_\_\_\_ on the **Ground Floor** of the said building **within jurisdiction of the Mouza Rayan, Holding No. 746, Rayan – I Gram Panchayat, Dist.- Purba Burdwan, P.O. & P.S.- Burdwan, Pin Code – 713101**, in the manner followings :-

Sl. No	Cheque No./Draft No.	Date	Name of the Bank & Branch	Amount (Rs.)

**Rs.**

**Total**

**:**

(Rupees \_\_\_\_\_ ) only

WITNESSES :

1.

  
 ACUBE INFRASTRUCTURES  
 Partner

\_\_\_\_\_  
 SIGNATURE OF THE PROMOTER  
 DEVELOPER/CONFIRMING PARTY

2.