

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the day of,
2024 (Two Thousand Twenty-Four)

B E T W E E N;

VENDOR/OWNER: -

M/s. BOFAN VYAPYAAR PRIVATE LIMITED (CIN - U51909WB1995PTC067586 & PAN - AACCB0821B), a Company incorporated under the Companies Act, 1956 having its registered office at 237, Dharmatala Road, P.O. & P.S. Budge Budge, Kolkata-700137, represented by its Director namely Mr. Satyendra Gupta , [PAN: AHYPG6506A & AADHAAR: 3544 4757 2689], Son of Late Harish Chandra Gupta, By nationality - Indian, By faith - Hindu, residing at 237 , Dharmatala Road, P.O. & P.S. Budge Budge, Kolkata-700137, hereinafter collectively called and referred to as the VENDOR/OWNER (which terms or expression shall unless excluded by or repugnant to the context thereof shall mean and include their respective heirs, executors, legal representatives, administrators, or assigns) of the **“FIRST PART”** ;

AND

NAME OF THE ALLOTTEE, [PAN:- _____AAADHAAR:- _____], Son of _____, By Faith - _____, By Nationality - _____, By Occupation - _____, residing at _____, hereinafter referred to as “ALLOTTEE/ALLOTTEES" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of the **“SECOND PART”**.

The Owner and Allottee/Allottees shall hereinafter collectively be referred to as the “Parties” and individually as a “Party”.

The Vendors/Owners, Developer and the Purchaser are hereinafter collectively referred to as “**Parties**” and individually as “**Party**”.

SUBJECT MATTER OF CONVEYANCE

- i. Said Flat/Unit: Residential Flat/Unit No. on the Floor, having super built-up area of approximately (.....) square feet, TOGETHER WITH the undivided proportionate share in the common parts, portions, areas, facilities, and amenities and TOGETHER WITH the undivided proportionate variable impartible share in the land comprised in the said Premises attributable thereto more fully and particularly described in the SCHEDULE-B consisting of of the said building lying and situates at the property mentioned in SCHEDULE-B mentioned along with proportionate share of underneath land along with al rights of egress and ingress and easement as well as al the common rights and amenities and facilities mentioned hereunder of the schedule one mentioned property. (Said Premises).

- ii. Land Share: Undivided, proportionate, impartible and variable share in land contained in the Said Premises (Land Share), attributable and appurtenant to the Said Flat.
- iii. Share In Common Portions: Undivided, proportionate, impartible and variable share and/or interest in the common areas, amenities and facilities of the Said Building and the Said Complex (Share in Common Portions), the said common areas, amenities and facilities being described in the Schedule below (collectively Common Portions).
- iv. Other Rights: All other rights appurtenant to the Said Flat.

BACKGROUND

- A. All that pieces and parcels of land total measuring 332.57 decimals be the same a little more or less comprised in R.S. Dag No. 836 under Khatian no. 178 and L.R. Dag Nos. 926,932,933,980,899,930,941,939,931,938,935,936,937,934,940 Under L.R. KhatianNo.250,1321,2009,698,869,1207,248,322,766,850,2008,1929 ,1928,2005,1927,821. situated at Mouza – Kalinagar Bade, J.L. No. – 7, Touzi No.353 & 357, R.S. 32, Pargana- Balia, P.S. – Bishnupur,

Ward No.14, Adhar Das Road Bye Lane, within the jurisdiction of Budge Budge Municipality, District – South 24 Parganas, Kolkata – 700137 and the same is recorded and registered through several Deed of Conveyances being nos. 0597/2014, 749/2008, 890/2002, 01136/2009, 01522/2008, 1534/2008, 1592/2006, 2108/2010, 2200/2008, 2253/2008, 2279/2011, 2774/2013, 2777/2013, 2973/2008, 2179/2011 .

- B. The Said Property is earmarked for the purpose of building a residential project comprising of G+..... Storied Building and car parking spaces and the said project shall be known as “.....” (“Said Complex”).
- C. The Owner/Vendor is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Owner to the Said Property and entitlement to develop the Said Property on which inter-alia the Project is to be constructed have been completed.
- D. The Owner/Vendor has applied to the Budge Budge municipality for commencement certificate to develop the project and the same has been approved vide approval letter dated herein permit no.;

- E. The Owner/Vendor has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project from Concerned Authority i.e., Budge Budge Municipality, West Bengal vide Panchayat Memo No..... dated
- F. The Owner/Vendor has registered the project under the provision of the Act with the Real Estate Regulatory Authority at Kolkata no. _____; on _____ under registration.
- G. The ALLOTTEES had applied for a Flat/Apartment in the Project dated _____ and has been allotted Flat/Apartment no _____ having Built Up Area of _____. and Carpet Area of _____ Bungalow on a land area of _____ and having built up area of _____ on the Ground Floor, _____ on the First Floor and _____ of Stair Head and Attic Room as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter collectively referred to as the "Designated Flat/Apartment" as described in Schedule "B", presently in course of construction on the said land or on the part thereof, for the consideration and on the terms mentioned in the agreement for sale dated

TERMS OF TRANSFER

Conditions Precedent: Title, Plan and Construction: The Buyer has examined or caused to be examined the following and the Buyer is fully satisfied about the same and shall not be entitled to and covenant not to raise any requisition, query, clarification or objection regarding the same and also further waive the right, if any, to do so:

- a. The right title and interest of the Seller in respect of the Said Premises, the Said Complex, the Said Building and the Said Flat And Appurtenances;
- b. The Plans sanctioned by the Municipality;
- c. The construction and completion of the Said Building, the Common Portions and the Said Flat including the quality, specifications, materials, workmanship and structural stability thereof.

Measurement: The Buyer has measured the area of the Said Flat and is satisfied regarding the same and agrees and covenants not to ask for any details or question the computation of area or make any claims in respect thereof.

Salient Terms: The transfer of the Said Flat and Appurtenances being effected by this Conveyance is:

Sale- a sale within the meaning of the Transfer of Property Act, 1882.

Absolute- absolute, irreversible and forever.

POSSESSION

Schedule for possession of the said Flat/Apartment – The Owner agrees and understands that timely delivery of possession of the Designated Unit, is the essence of the Agreement. The Owner based on the approved plans and specifications assures to hand over possession of the Designated Unit on December, 2028 unless there is delay or failure due to war, flood, pandemic, drought, fire, cyclone, earthquake or any other calamity caused by nature affective the regular development of the real estate project (“Force Majeure”). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the ALLOTTEE/ALLOTTEES agree that the Owner shall be entitled to the extension of time for delivery of possession of the Designated Unit, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented the project due to Force Majeure condition, then this allotment shall stand terminated and the owner shall refund to the ALLOTTEE/ALLOTTEES the entire amount received by the owner from the allotment within 45 days from the date. The owner shall intimate the ALLOTTEE/ALLOTTEES about such termination at least thirty days prior to such termination. After refund of the money paid by the ALLOTTEE, the ALLOTTEE agrees that he/she/they shall not have any rights, claims etc. against the

Owner and that the Owner shall be released and discharged from all its obligations and liabilities under this Agreement.

ARTICLE I- DEFINITIONS

In these presents unless there is anything in the subject or context inconsistent with the following expression shall have the meaning assigned against them:-

- i. ADVOCATES shall mean any advocate appointed by the Developer or Purchaser.
- ii. ARCHITECT shall mean any firm/Architects appointed by the Vendor/Developer.
- iii. ASSOCIATION: shall mean any Association or any Syndicate or Registered Society that may be formed by the OWNER/DEVELOPER/Flat Owner for the Common Purposes, maintenance and upkeep of the building having such rules, regulations and restrictions as be deemed proper and necessary by the Owner/Developer/ Association of Flat Owners in its sole discretion.
- iv. BUILT UP AREA shall according to its context mean the plinth area of the unit described in the Third Schedule hereunder and all the units of the Building and constructions thereat, and which area shall include, inter alias the area of covered balcony attached thereto and also thickness of the outer walls, internal

walls columns pillars therein Provided That if any wall column or pillar being common between two units then half of the area under such wall, column or pillar shall be included in each such unit to be certified by the Architects.

- v. COMMON PARTS shall mean common areas in and around the respective FLATS/ UNITS as be provided for beneficial enjoyment of the Co-Owners and/or Co-Occupiers of the Building which may include staircase and stair cover, the common terrace, machine rooms, pump rooms, meter rooms and main gates, electrical room (if any), paths and passages, common passage, entrance gates, staircases and lobbies, overhead water reservoirs, water connection.
- vi. COMMON FACILITIES shall mean the facilities which shall remain common for all the owners and/or Purchasers of the said new building and/or for beneficial use and enjoyment of their respective flats and such common facilities shall be subject to modifications and alterations by the Owner/Developer more fully described in of the SCHEDULE-C.
- vii. COMMON MAINTENANCE EXPENSES shall mean and include all expenses for the maintenance, management, upkeep and administration of the Common Areas and Installations and for rendition of services in common to the Co-owners and all other

expenses for the common purposes to be contributed borne paid and shared by the Co- owners.

- viii. COMMON PARTS AND PORTIONS shall mean and include lobbies, staircases, and passageways, pump rooms, machine room, water tank, and other facilities whatsoever required for maintenance and/or management of the building to be determined by the Owner/Developer in its absolute discretion at the time of making over of the possession of the said Flat more fully and particularly described in the C- SCHEDULE hereunder written.
- ix. COMMON PURPOSE shall mean and include the purpose of maintaining the said Project and the said Building and in particular, the common parts and portions meeting of the common expenses and matters relating to mutual rights and obligations of the Purchasers of various Flats and common use and enjoyment thereof EXCLUDED the RESERVED AREAS.
- x. CO-PURCHASERS shall mean al the Purchasers/owners who for the time being have either completed the purchase of any Unit in the building or have agreed to purchase any Unit in the building and have taken possession of such Unit and for all unsold Unit and/or Units, possession whereof not having been parted with by the Developer or the Vendor, shall mean the Developer or the Owners as the case may be.

- xi. EXCLUDED AND RESERVED AREAS shall mean (I) part of the top roof of the building not meant for common use including the roof of the overhead water tanks and machine rooms, the parapet walls of and all constructions on the top roof, the (II) Open terraces on any floors of the buildings (III) The elevation and the exterior of the Building (IV) Voids and ducts on different portions of the building (V) Transformer if any, (VI) such other open and covered spaces which is hereinafter expressed or expressed or intended not to be a common portion and the rights thereto.
- xii. HOUSE RULES/USER shall mean the rules and regulations regarding the user / holding of the said Flat as hereinafter stated.
- xiii. PROJECT/BUILDING shall mean the said new buildings to be constructed erected and completed in accordance with the Plan sanctioned by the authorities concerned which will include all alterations and/or modifications to the said Plan and further extension and each of the several Flats/ Units shall always remain an integral part of the Project.
- xiv. MAINTENANCE IN CHARGE: shall upon the formation of the Association and it taking charge of the acts relating to the Common Purposes from the Owner/Developer, mean the

Association and till such time the Association is formed and takes charge of the acts relating to the Common Purposes.

- xv. MAINTENANCE DEPOSIT at or before entering into this agreement it has been expressly communicated to the Purchaser that the said Building and/or Housing Project is to be kept and retained as a decent residential building in Area and as such to avoid any controversy in future and also for ensuring that proper maintenance and up-keep of the said Building continues it has been agreed that the Purchaser shall deposit a sum may be determined by it in its absolute discretion with the Owner/Developer towards Maintenance Deposit which shall be held free of interest by the OWNER/DEVELOPER and upon the formation of the Society I Association / Holding Organization/ the balance amount remaining after deduction of actual expenses shall be made over to the Association.
- xvi. PROPORTIONATE OR PROPORTIONATELY: According to the context shall mean the proportion in which the built-up area of any unit may bear to the built up area of all the Units in the building as the case may be PROVIDED THAT where it refers to the share of the Purchaser or any Co-purchaser in the rates and/or taxes amongst the Common Expenses then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied (i.e. in case the

basis of any levy be on area rental income consideration or user then the same shall be determined on the basis of the area rental income consideration or user of the said unit).

xvii. PLAN shall mean the Building plan sanctioned by the authorities' concerned being.....datedand shall include such modification or variation as may be made by the Developer/Owner from time to time with prior sanction from the authorities concerned.

xviii. SAID LAND shall AL THAT piece and parcel land total measuring 332.57 decimals be the same a little more or less comprised in R.S. Dag No. 836 under Khatian no. 178 and L.R. Dag Nos. 926,932,933,980,899,930,941,939,931,938,935,936,937,934 under L.R.KhatianNo.250,1321,2009,698,869,1207,248,322,766,850, 2008,1929,1928,2005,1927,821. situated at Mouza – Kalinagar Bade, J.L. No. – 7, Touzi No.353 & 357, R.S. 32, Pargana- Balia, P.S. – Bishnupur, Ward No.14, Adhar Das Road Bye Lane, within the jurisdiction of Budge Budge Municipality, District – South 24 Parganas, Kolkata – 700137, State- West Bengal, herein after referred to as the said Property and more particularly described in the SCHEDULE-A written here under,

or such area out of the said total area as may be finally decided by the owner.

- xix. SERVICE INSTALLATIONS shall mean sewers, drains, channels, pipes, water courses, gutters, main wires cables, conduits, aerials, tanks, and soak ways and any other apparatus for the supply of water electricity or telephone or television signals or for the disposal of foul or surface water.
- xx. SINKING FUND shall mean a Fund set up and accumulated by usually regular payments made by the Co-Purchasers and invested in interest earning deposits for meeting maintenance and other expenses of common nature.
- xxi. SPECIFICATION shall mean and include the various specifications, brief details as mentioned in Part of the SCHEDULE- D hereunder written.
- xxii. SUPER BUILT UP AREA shall mean the total covered area including the flat and including the proportionate share in the common parts and portions and such proportionate share to be determined by the Architect/Developer/Owner in its absolute discretion and the decision of the architects shall be final and binding on the parties.
- xxiii. THE SAID FLAT/ UNIT shall mean al that the said Flat No. on the Floor of the Building more fully and particularly described in the SCHEDULE-B hereunder written.

- xxiv. UNDIVIDED SHARE shall mean the proportionate variable impartible undivided share in the part of the land forming part of the Project and allocated to the said Building/Flats/Unit as the case may be comprised in the said premises/Project and shall be determined by the Owner/Developer at the time of execution of the Deed of Conveyance and for the purpose of determination thereof the land underneath the Said New Building will be taken into account without any right of the Purchaser over and in respect of other spaces and part and portions.
- xxv. UNIT/S shall mean all the independent and self-contained flats or apartments/Shops/ Garage and/or other constructed spaces built and constructed or intended to be built and constructed by the Owner/Developer on the said land capable of being exclusively held or occupied by a person.

ARTICLE -II HOUSE RULES:

1. The lobbies, entrances and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the flat/Flat in the Building
2. Each Owner shall keep such apartment 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.

3. No article shall be allowed to be placed in the halls or on the staircase landings or fire towers nor shall anything be hung or shaken from the floor, windows, terraces or balconies or place upon the window sills of the Building. No fences or partitions shall be placed or affixed to any terrace without the prior approval of the Owner/Developer.
4. No shades, awnings, window guards, ventilators devices shall be used in or about the Building excepting such as shall have been approved by the Owner/Developer.
5. No sign, notice or advertisement shall be inscribed or exposed on or at a window or other part of the building except such as shall have been approved by the Owner/Developer shall anything be projected out of any window of the Building without similar approval.
6. No bird or animal shall be kept or harbored in the common areas of the Building. In no event shall dogs and other pets be permitted on any of the common portions of the Building unless accompanied.
7. No radio or television aerial shall be attached to or hung from the exterior of the building.

8. The Purchaser is not to fix any antenna, equipment or any gadget on any window antenna excepting the roof or terrace of the building.
9. USE OF ROOF - Roof will mean the ultimate roof of the Building, which will be for common use of the common use of the Unit Owners of that Building provided that any terraces and/or open area attached to or reserved for a particular Flat will be for the exclusive use of the Unit Owner of that Flat and provided further that the developer will have the right of putting up signs, advertisements and/or hoardings including neon signs of its name or in the name of its segments and/or affiliates on the roof and its outer walls.
10. After the purchase the purchaser shall get his Flat mutated.
11. These house rules may be added to, amended or repealed at any time by the Owner/Developer and after formation by the Society/ Association.
12. The Purchaser agrees that:
 - (a) The Purchaser shall pay regularly and punctually within 7th day of every month and month by month the common expenses as described in the hereunder written at such rate as may be decided, determined and apportioned by the Owner/Developer be payable from the date of possession to the Owner/Developer and upon formation and transfer of management of the building

to the Association such payments are required to be made without any abatement or demand

- (b) The proportionate rate payable by the Purchaser for the common expenses shall be decided by the Owner/Developer from time to time and the Purchaser shall be liable to pay all such expenses wholly if it relates to the Purchaser's Flat only and proportionately for the building as a whole. The statement of account of the apportionment of the charges as prepared by the Owner/Developer shall be conclusive and final. The Purchaser shall not be entitled to dispute or question the same provided that the billing is reasonable. In the event of the transfer of the management and administration of the said building to the Association.
- (c) The ratable charges for electricity consumed shall be payable by the Purchaser if the Electricity Supplier does not allow separate connections for each individual unit, in such event, the Owner/Developer shall apply for and obtain bulk supply from the Electricity supplier and shall distribute the electricity to all the units ratably. If for obtaining such supply and for distribution thereof any deposit and charges is required to be paid or incurred by the owner/Developer.
- (d) The access to the ultimate roof is common with others shall be permissible BUT not to use the common areas and installations

including the roof of the said building for holding any cultural/social/functional program or for resting of any staff etc or for other undesirable and/or objectionable uses and purposes which may cause nuisance and annoyance or obscenity.

- (e) The Purchaser shall maintain at his costs, the said unit in the same good condition state and order in which the same has been delivered to the Purchaser and abide by all laws, bye laws, rules, regulations and restrictions of the Government, Municipal Authority, Electricity Supply Agency, Fire Brigade, Authorized Officer under the West Bengal Fire Services Act 1950, and/or any statutory authority and/or local body with regard to the user and maintenance of the said Unit as well as the user operation and maintenance of the tube- well, water, electricity, drainage, sewerage and other installations and amenities at the said premises, and to make such additions and alterations in or about or relating to the said Unit and/or the said building as be required to be carried out by the Purchaser independently or in common with the other Co-owners as the case may be without holding the Owner/Developer in any manner liable or responsible therefore, and to pay all costs and expenses therefore wholly or proportionately as the case may be and to be answerable and responsible for all consequences and the

Purchaser shall indemnify and keep the Owner/Developer saved harmless and indemnified from and against all losses damages costs claims demands actions and proceedings and consequences that they or any of them may suffer or incur due to any non-compliance, non-performance, default or negligence on the part of the Purchaser.

ARTICLE III: MAINTENANCE DEPOSIT

1. At or before entering into this agreement it has been expressly communicated to the Purchaser that the said Building is to be kept and retained as a decent residential building in Kolkata and as such to avoid any controversy in future and also for ensuring that proper maintenance and up-keep of the said building continues it has been agreed that the Purchaser shall keep a deposit any amount as may be determined by the Owner/Developer in its absolute discretion towards maintenance which shall be held free of interest by the Owner/Developer and upon the formation of the owners Society /Association/ Syndicate (ASSOCIATION) and made over to the Association.

It is further expressly agreed and made clear that the payments and deposits to be made by the Purchaser hereunder shall not carry any interest and all such amounts

to be paid and/or deposited by the Purchaser shall be held in trust by the Vendor and specifically utilized for such purpose only and not otherwise.

ARTICLE IV: NOTICE

All notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the postal authority by registered post with acknowledgement due at the last known address of the parties hereto.

ARTICLE V: ARBITRATION

- a. All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the arbitration under the provision of Arbitration and conciliation Act 1996.
- b. The Arbitrator shall have summary powers.
- c. The Arbitrators shall have the right to give interim awards and/or directions.
- d. It will not be obligatory on the part of the Arbitrator to give any reasoned or speaking Order.

- e. The parties hereto agree and covenant with each other that they have full trust and faith in the Arbitrator and agree not to challenge and/or dispute the same in any manner whatsoever or howsoever.

ARTICLE VI: JURISDICTION

Courts at South 24 Parganas alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of this Deed.

FIRST SCHEDULE ABOVE REFERRED TO (DESCRIPTION OF LAND)

All that pieces and parcels of land total measuring 332.57 decimals be the same a little more or less comprised in R.S. Dag No. 836 under Khatian no. 178 and L.R. Dag Nos.926,932,933,980,899,930,941,939,931,938,935,936,937,934 under L.R.

KhatianNo.250,1321,2009,698,869,1207,248,322,766,850,2008,1929,1928, 2005,1927,821. situated at Mouza – Kalinagar Bade, J.L. No. – 7, Touzi No.353 & 357, R.S. 32, Pargana- Balia, P.S. – Bishnupur, Ward No.14,Adhar Das Road Bye Lane, within the jurisdiction of Budge Budge Municipality, District – South 24 Parganas, Kolkata – 700137, ADSR-Budge Budge.

Which is butted and bounded as follows:

On the North:

On the South:

On the East:

On the West:

**THIRD SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE FLAT TO BE SOLD)**

ALL THAT the flat/apartment, being Unit No. _____ containing more or less a Carpet Area of _____. and Built Up Area of _____ more or less on land area of _____ and having built up area of _____ on the Ground Floor, _____ on the First Floor and _____ of Stair Head and Attic Room, in the Building Complex namely at the said premises and shown in the Unit Plan annexed hereto duly bordered thereon in "RED"

SCHEDULE – “C”
PAYMENT PLAN FOR “TOTAL PRICE”

The said total consideration of Rs.

(Including GST) shall be paid by the Allottees to the Owner in instalments as follows:

Sl.No.	Event	Amount in Rs. (Excluding GST)	Amount in Rs. (GST)	Amount in Rs. (including GST)
1.	Application Money (Rs.100000/- immediately after booking)	1,00,000		
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				

ANNEXURE-B

Sl.No.	Other Chages	Amount (in rupees excluding GST)	Amount (in rupees) (GST)	Amount (in rupees including GST)
1.	Stamp Duty			
2.	Registration Charges			
3.	Other Taxes, Duties & Utility Charges			

PAYMENT SCHEDULE OF OTHER CHARGE

- 1 Stamp Duty -As and when demanded by the Company
- 2 Registration Charges- As and when demanded by the Company
- 3 Other Taxes, Duties and Utility Charges- As and when demanded by the Company
- 4 Maintenance Deposit for @ 24/- Per SQ.FT.- As and when demanded by the Com

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS, COMMON FACILITIES AND AMENITIES)**

- i. The Landowner along with Co-owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.
- ii. Land under the said building described in the First Schedule;
- iii. All side spaces, back spaces, paths, passages, drain ways sewerage provided in the said building;
- iv. General lighting of the common portions and space for installation of electric meter in general and separate;
- v. Municipal connection of the drain and sewerage line of the said building;

- vi. Roof, Stairs, lift rom, lift well landing, staircase, lobby of the building;
- vii. Septic tank, water pump and motor, overhead water reservoir, water line;
- viii. Electric meter for common purpose;
- ix. Lift cage, lift machine and its accessories;

**THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF WORKS)**

- i. Foundation
- ii. R.C.C foundation and framed structure;
- iii. Brick Work: Brick work of and with specified plaster;
- iv. Flooring : Flooring of
- v. Dining Space:
- vi. Doors.....
- vii. Windows :
- viii. Kitchen :
- ix. Toilet:
- x. Color Glazed
- xi. Electric:

- xii. Water Supply : 24 hours water supply will be provided by deep tube- well with pumps;
- xiii. Interior Wall Coats:.....
- xiv. All the interior walls will be
- xv. Extra Works: Any extra work other than standard specification shall be charged extra and such amount shall be deposited before the execution of such work;
- xvi. Electric Meter : Charges of procurement of the individual electric meter will be borne by the individual flat/commercial/car parking Space Owners; Mother meter will be installed by the Developer /Owner at its cost and the cost of Transformer (if any] will be borne by the Unit Holders (i.e., Purchaser/s) including Landowners proportionately.

SCHEDULE – “E”

SPECIFICATION, AMENITIES AND FACILITY OF THE PROJECT

- 1) Land comprised in the said Premises.
- 2) Landscape paths passages and driveways in the said premises other than those reserved by the owner for its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars or other vehicles or marked by the Owner for its exclusive use.

- 3) Overhead water tank with water distribution pipes from such Overhead water tank connecting to the different Units of the Project, if any, as per the Sanction Plan.
- 4) Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of the Project, if any, as per the Sanction Plan.
- 5) Water supply or Deep tube well with water filtration plant (only in case of deep tube well) for water supply if any, as per the Sanction Plan.
- 6) Landscape area.
- 7) Pathways
- 8) Jogging track/walkways
- 9) CCTV Surveillance System at Strategic locations as per Architect.
- 10) Provision for DTH Connection (Centralised) (At Additional Cost).
- 11) Club Facilities (At Additional Cost)
- 12) Water waste and sewerage evacuation pipes and drains from the several units to the municipal drains.
- 13) Common DG Set, its panels, accessories and wirings and space for installation of the same at additional cost.
- 14) Such other areas, installations and/or facilities as the Owner may from time to time specify to form part of the Common Areas and Installations of the Project at additional cost.

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Parties at

in the presence of :-

WITNESSES :-

1.

2.

Signature of the **OWNER/VENDOR**

Drafted by :-

Signature of the **ALLOTTEE/ALLOTTEES**

Siddhant Srivastava
Advocate
High Court at Calcutta
Kolkata-700001
(Enrollment No. F/327/585 of 2020)

