

## **DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE IS MADE ON THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_ AT MALDA.

**B E T W E E N**

1. **MR. SANJAY CHITLANGIA** (having PAN **ABZPC5672L** and Aadhaar No.**7101 8861 1578**), son of Mr. Kedar Nath Chitlangia, Indian by citizen, Hindu by faith, Business by occupation, resident of South Baluchar, Marwari Patty Lane, Post Office: Malda, Police Station: English Bazar, District: Malda, PIN 732101, West Bengal;
2. **MRS. SUMAN CHITLANGIA** (having PAN **ACIPC6415F** and Aadhaar No.**9808 5318 4690**), wife of Mr. Sanjay Chitlangia, Indian by citizen, Hindu by faith, Housewife by occupation, resident of South Baluchar, Marwari Patty Lane, Post Office: Malda, Police Station: English Bazar, District: Malda, PIN 732101, West Bengal;
3. **MR. SUNNY CHITLANGIA** (having PAN **BADPC0587L** and Aadhaar No.**6287 7954 7192**), son of Mr. Sanjay Chitlangia, Indian by citizen, Hindu by faith, Business by occupation, resident of South Baluchar, Marwari Patty Lane, Post Office: Malda, Police Station: English Bazar, District: Malda, PIN 732101, West Bengal;
4. **MRS. MILI SAHA** (having PAN **AKOPS7630N** and Aadhaar No. **3810 8375 8068**), wife of Mr. Gobinda Saha, Indian by Citizen, Hindu by Faith, Housewife by Occupation, resident of Vibekananda Pally, Post Office: Malda, Police Station: English Bazar, District: Malda, PIN 732101, West Bengal;
5. **MRS. SONALI SAHA** (having PAN **AZHPC7004N** and Aadhaar No. **9995 9821 0025**), wife of Mr. Netai Saha, Indian by Citizen, Hindu by Faith, Housewife by Occupation, resident of K.J. Sannayal Road, Post Office:

Malda, Police Station: English Bazar, District: Malda, PIN 732101, West Bengal;

6. **MR. ADITYA SARDA** (having PAN **CWGPS7911E** and Aadhaar No. **2663 9962 9780**), son of Mahesh Kumar Sarma, Indian by Citizen, Hindu by faith, Business by Occupation, resident of Golapatti Bandh Road, Post Office: Malda, Police Station: English Bazar, District: Malda, PIN 732101, West Bengal;
7. **MR. KRISHNENDU NARAYAN CHOUDHURY** (having PAN **ABYPC8431A** and Aadhaar No. **5156 8907 9234**), son of Late Manindra Narayan Choudhury, Indian by Citizen, Hindu by faith, Advocate by Occupation, resident of Beltolla House, Golapatti Bye Lane, Post Office: Malda, Police Station: English Bazar, District: Malda, PIN 732101, West Bengal;
8. **MR. DIBYENDRA NARAYAN CHOUDHURY** (having PAN **ACJPC0377P** and Aadhaar No. **2431 8305 6269**), son of Late Jadabendra Narayan Choudhury, Indian by Citizen, Hindu by faith, Advocate by Occupation, resident of Beltolla House, Golapatti Bye Lane, Post Office: Malda, Police Station: English Bazar, District: Malda, PIN 732101, West Bengal;
9. **MR. ARUNENDRA NARAYAN CHOUDHURY** (having PAN **ACJPC0374Q** and Aadhaar No. **5516 1240 3185**), son of Late Jadabendra Narayan Choudhury, Indian by Citizen, Hindu by faith, Advocate by Occupation, resident of Beltolla House, Golapatti Bye Lane, Post Office: Malda, Police Station: English Bazar, District: Malda, PIN 732101, West Bengal;

... All are hereinafter collectively called the “**OWNERS/VENDORS**” (which expression shall mean and include unless excluded by or repugnant to the

context their legal heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

The Owners/Vendors hereof MR. SANJAY CHITLANGIA, MRS. SUMAN CHITLANGIA, MR. SUNNY CHITLANGIA, MRS. MILI SAHA, MRS. SONALI SAHA, MR. ADITYA SARDA, MR. KRISHNENDU NARAYAN CHOUDHURY, MR. DIBYENDRA NARAYAN CHOUDHURY and MR. ARUNENDRA NARAYAN CHOUDHURY all are collectively represented by their Constituted Attorney **PRM REAL ESTATE PRIVATE LIMITED**, represented by its Authorized Signatory **Mr. Ajay Verma**, duly appointed by a registered Development Power of Attorney dated 24.05.2024, registered in the Office of the District Sub-Registrar, Malda recorded in Book I, Volume No. 0901-2024 at pages from 130950 to 130974 being Deed No. 090106804 for the year 2024.

**.....OF THE FIRST PARTY.**

**A N D**

\_\_\_\_\_ (having PAN \_\_\_\_\_ and Aadhaar No. \_\_\_\_\_), Son of \_\_\_\_\_, Indian by Nationality, Hindu by faith, Business by Occupation, residing at \_\_\_\_\_

hereinafter called the **“SECOND PARTY/PURCHASER/VENDEE”**(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 assignees).

**.....OF THE SECOND PARTY.**

**A N D**

**PRM REAL ESTATE PRIVATE LIMITED** (having PAN **AACCV4148F** and CIN **U70101WB2007PTC112485**) an existing company governed by the provisions of the Companies Act, 2013, having its registered office on the 4<sup>th</sup> Floor, Jeevandeep Building, Saluagara, through its authorized signatory **Mr. Ajay Verma** (having PAN **ALOPV4202C** and **Aadhaar No. 4698 3279 5587**) S/o. Late Radheshyam Verma, an Indian citizen, by faith Hindu, by occupation Service, resident of Silpasamati Para, Jalpaiguri, Post Office Jalpaiguri, Police Station Jalpaiguri, District Jalpaiguri, PIN 735101 ---- hereinafter referred to as the **“PROMOTER/DEVELOPER/CONFIRMING PARTY/THIRD PARTY”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

**.....OF THE THIRD PARTY.**

The First Party, Second Party and Third Party shall hereinafter collectively be referred to as the **“Parties”** and individually as a **“Party”**.

**WHEREAS** by virtue of various transfer deeds being (1) Deed No. 7637 of 2017, (2) Deed No. 4639 of 2021, (3) Deed No. 4755 of 2021, (4) Deed No. 4807 of 2021, (5) Deed No. 6200 of 2023, (6) Deed No. 1745 of 2024, (7) Deed No. 2552 of 2024 and (8) Deed No. 2685 of 2024, the Owners/Vendors herein became the joint, absolute and recorded owners in possession of all that piece or parcel of land measuring 213.1945 Decimal equivalent to 128.98 Katha, more or less, appertaining to and forming part of L.R. Plot Nos. 134, 138, 148 and 149, recorded in L.R. Khatian Nos. 1562, 2235, 2238, 2244, 2246, 2253, 2944, 2947, 2955, 2982, 2983 and

2984 of Mouza Nityanandapur, J.L. No. 112, Police Station Malda, within the District of Malda (**Said Land**) morefully described in the Schedule "A" given below.

**AND WHEREAS** the Third Party and the First Party jointly into a Scheme for development of the said land mentioned in the Schedule-A by virtue of the Development agreement executed by and between the Promoter mentioned hereinabove and the Owners/Vendors hereinabove by a registered Development Agreement dated 22.05.2024, registered in the office of the District Sub Registrar at Malda, duly recorded in Book I, Volume No. 0901-2024, at pages from 129560 to 129595 being Deed No. 090106719 for the year 2024 and a registered Development Power of Attorney dated 24.05.2024, registered in the office of the District Sub Registrar at Malda, duly recorded in Book I, Volume No. 0901-2024, at pages from 130950 to 130974 being Deed No. 090106804 for the year 2024 for construction of multi-storied residential building, comprising of multi-storied buildings in Block wise/Phase wise separated residential buildings named as "**PRM PARADISE**".

AND WHEREAS in Phase-I B+GR./Stilt+11 storied 3 (three) nos. cluster of residential buildings were introduced, comprising multi-storied apartment buildings and the entire project shall be known as '**PRM PARADISE**' and accordingly permission has obtained from the Malda Zilla Parishad on 20.09.2024 to develop the said Project vide Sanctioned Plan No.980, being Memo No. 1044/DE/BP/NZP-24. The First Party and Third Party jointly registered the said Phase I project under the provisions of the WBRERA Act with the West Bengal Real Estate Regulatory Authority vide RERA No. \_\_\_\_\_; on \_\_\_\_\_.

**AND WHEREAS** the First & Third Party hereof offered intended buyers to apply for purchase of their flats and the Second Party being intended to purchase the “**B**” Scheduled property offered the First & Third Party to purchase the said “**B**” Schedule Property in the said residential cum commercial project named “**PRM PARADISE**” for a valuable consideration.

**AND WHEREAS** the First & Third Party hereof being satisfied with the offer of the Second Party allotted the “**B**” Scheduled Property to the Second Party and an agreement for sale was executed among the parties hereto in this behalf and the same was registered at the office of \_\_\_\_\_ and recorded in Book No. \_\_\_\_\_, Volume No. \_\_\_\_\_ Pages \_\_\_\_\_ to \_\_\_\_\_ Being Document No. \_\_\_\_\_ for the year 20\_\_\_\_.

**AND WHEREAS** the Second Party being in need of a residential Flat/Apartment in ownership in the locality where the aforesaid multistoried residential cum commercial complex is situated and after inspecting the documents of title of First Party to the said land, site plan, sanctioned building plan, standard of workmanship in construction, quality of materials used etc. as well as the construction of the said building till date and considering the price so offered by the First & Third Party as reasonable and highest and have agreed to purchase from the First & Third Party said property as more fully and particularly described in Schedule “**B**” given hereunder with undivided common share or interest in the stairs, open space, common toilets, bore well, overhead tanks and other fittings and fixtures and other common parts services, services of the building free from all encumbrances, charges, liens, *lispendens*, attachments, mortgages and all or any other liabilities whatsoever with sole, absolute, exclusive, transferable and irrevocable right, title and

interest for the Schedule “**B**” property for a valuable consideration of Rs. \_\_\_\_\_/- ( \_\_\_\_\_) only which excluding GST and/or any other service charges/levies as the Vendee/purchaser have agreed to pay these tax/charges/GST etc. separately upon the total consideration as per applicable laws to which the Second Party have agreed to and accordingly the **VENDEE/PURCHASER** paid the value of the flat/apartment.

**AND WHEREAS** on receipt of the full and final consideration money the First Party and Third Party has/have jointly relinquished and handed over the right, title, interest of the flat/apartment and possession and exclusive balcony including right to easement etc., in respect of the properties along with all amenities, specifications etc. described in the **SCHEDULES-A, B, C, D, E, F, G & H** hereunder written in favour of the Vendee/purchaser **TO HAVE AND TO HOLD** the same by the **Vendee/Purchaser** as absolute owner forever. And the sale deed/deed of conveyance is/are binding upon the legal heirs, executors, agents, assigns etc. of all the concerned parties.

**AND WHEREAS** the **FIRST PARTY and THIRD PARTY** declares that the proposed flat is now free from all encumbrances and the Vendor have got clear and marketable title over the said flat rooms, parking spaces etc. and that the Vendor and Developer have not sold or mortgaged the said flat to anybody/anywhere before.

**AND WHEREAS** the vendee/purchaser has/have the liberty to prepare all legal documents regarding the said Flat in her/his/their name/s and she/he or her/his heir(s) will be entitled to sell or set tenant or make transfer by way of Gift, Will, Mortgage, lease, other forms of conveyance or by means of any other legal document/s etc.



**AND WHEREAS** the vendee/purchaser/s shall has/have the right and liability on the proportionate share of common expenses and also the share of common usages more particularly mentioned in the Schedules **A, B, C, D, E, F, G and H** hereunder written.

**AND WHEREAS** the if the First Party and Third Party are wish to increase the present existing building structure in any manner then the Purchaser shall not raise any kind of objection whatsoever in nature and all kind of objection shall be treated as void.

**AND WHEREAS** the First Party and Third Party hereinabove will expand/extend the project by constructing future phases as mentioned before and comprising the entire project in the existing lands in the said project land. In that case all flat owners will become one (flat owner/s) society and all the existing and future allottees will share the entire project facilities and amenities in common without any hindrance.

**AND WHEREAS** the First Party and Third Party are eligible to make any kind of modification as per approved or amended building plan of any outer space of the building and as such the above named purchaser cannot raise any kind of objection in the said matter.

**AND WHEREAS** in case of any damage to the flat of the above named purchaser the First Party and Third Party cannot be held liable under any circumstances.

**“THE FIRST SCHEDULE, DESCRIPTION OF THE ENTIRE PROJECT LAND WHERE THE MULTISTORIED APARTMENT CONSIST OF**

**(B+G+11) RESIDENTIAL APARTMENT HAS CONSTRUCTED AND FUTURE PHASES WILL BE CONSTRUCTED”**

**“SCHEDULE- A”**

All that piece or parcel of homestead land measuring 213.1945 Decimal equivalent to 128.98 Katha, more or less, appertaining to and forming part of L.R. Plot Nos. 134, 138, 148 and 149, recorded in L.R. Khatian Nos. 1562, 2235, 2238, 2244, 2246, 2253, 2944, 2947, 2955, 2982, 2983 and 2984 of Mouza Nityanandapur, J.L. No. 112, Police Station Malda, within the District of Malda. Plot wise detail of the land are as follows:-

<b>L.R. PLOT NOS.</b>	<b>L.R. KHATIAN NOS.</b>	<b>AREA (Dec.)</b>
134	2235, 2244, 2246, 2253, 2982, 2983 & 2984	70.505
138	1562, 2238, 2244, 2246, 2253, 2982, 2983 & 2984	65.00
148	2982, 2983 & 2984	0.70
149	2238, 2244, 2246, 2253, 2944, 2947, 2955, 2982, 2983 & 2984	76.9895
	<b>Total</b>	<b>213.1945</b>

The Said Land is butted and bounded are as follows:-

NORTH : By 40 feet wide Common Road and L.R. Plot Nos. 149 (Part) & 134 (Part).

EAST : By L.R. Plot Nos.136 & 139.

SOUTH : By L.R. Plot Nos.138 (Part), 145, 146, 134 (Part), 149 (Part) & 148 (Part).

WEST : By L.R. Plot Nos. 149 (Part) & 148 (Part).

**THE SECOND SCHEDULE OF THE SAID PROPERTY HEREBY SOLD**  
**“SCHEDULE- B”**  
**(DESCRIPTION OF THE APARTMENT/FLAT AND CAR PARKING SPACE)**

**ALL THAT** Residential Apartment/Flat No. \_\_\_\_\_ having carpet area of \_\_\_\_\_ Sq.ft., Balcony Area \_\_\_\_\_ Sq.ft. corresponding to super built-up area of \_\_\_\_\_ Sq.ft., on \_\_\_\_\_ floor, in Tower \_\_\_\_\_ along with \_\_\_\_\_ no. of covered parking Space being no. \_\_\_\_\_ as permissible under the applicable law within the project named “**PRM PARADISE**” (as depicted and demarcated in the Plan annexed herewith and duly demarcated with “RED” colour therein together with undivided/unpartitioned right in the “Schedule A” land on which the flat stands in common with the other occupiers of the Said Project with right to use common area and facilities of the Said Project in common with other occupants of the future expansion of the Project. The Said Apartment/Flat is butted and bounded are as follows:

On the North :  
 On the South :  
 On the East: :  
 On the West :

**(Floor Plan Annexed herewith)**

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**“SCHEDULE –C”**  
**(Common Services and Facilities)**

The common service areas shall include the following:

Entrance steps, main entrance gate, common passage, main entrance of the construction.

**a)** Right to use of common entrance steps, gate, lift, passage with all common rights leading to the **Flat No. ....** at **..... Floor, Tower No. ....**

**b)** Toilet, water facilities/arrangement to the toilet block at ground floor.

**c)** Electric supply arrangement to afore said common service areas.

**d)** Water facilities / arrangement to aforesaid common service areas from the overhead tank.

**e)** The purchaser/s has/have no right upon the roof individually but she/he/they has/have right to use the roof for fittings of antenna or drying clothing etc.

**f)** The vendee/s has/have right to use the roof for the purpose of any social function, Puja purpose and other occasional use by construction of temporary pandal and in that case the other occupants/owners of the flat shall co-operate to each other after the formation of Society.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**“SCHEDULE -D”**

(Description of maintenance cost/charges of undivided common facilities /Services)

- 1.** The cost of maintaining/repairing of the main structure of the building when necessary along with the maintenance and operation of all types of services in the building enjoyed/used by the **VENDEE/PURCHASER** hereof in common with other occupiers.
- 2.** The cost of cleaning/maintaining and lighting of common service areas
- 3.** The cost of salaries of chowkidar/guard(s), sweeper and care taker for common interest of all the occupiers of the building within the boundary of Schedule-A land.
- 4.** Outgoings like Insurance of the building against Fire, Earthquake, mob, damages, civil commotion etc.
- 5.** Such other expenses as may be deemed necessary or incidental and beneficial for the maintenance and up keep of the building and building complex.
- 6.** Monthly Common Electric Bill.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**“SCHEDULE -E”**

(Common Expenses)

**1. ANNUAL MUNICIPAL AND OTHER TAXES:**

The Vendee/purchaser shall pay the proportionate municipal tax and land revenue to the appropriate authority as per law. And if allotted separate Holding Number in that event the purchaser/s will pay the charges individually besides common expenses /charges.

**2. MAINTENANCE:**

All expenses for maintaining white washing, painting, repairing, renovating including the outer wall of the building, boundary walls etc. and will be and borne by all the flat owners and the vendee/purchaser according to their proportionate share.

**3. OTHERS:**

All other expenses and/or outgoing as required to be borne for the interest of the flat complex vendee/purchaser and other occupiers shall share the expenses proportionately.

**THE SIXTH SCHEDULE ABOVE REFERRED TO**

**“SCHEDULE -F”**

(Right of the Vendee/purchaser)

1. The **Vendee/Purchaser** shall be the exclusive owner and possessor of the Flat bearing No....., ..... **Floor, Tower No.** ..... mentioned in the **“Schedule B”**.

2. The **Vendee/Purchaser** shall be the absolute Owner and possessor and her/his/their legal heir(s), executors and administrators and assign have the right to enjoy all the benefits available to them which are expressly mentioned in the Deed of Sale and also which are impliedly available to them being the Owner and possessor of the said constructed Flat mentioned in the **“Schedule-B”**.

3. The **Vendee/Purchaser** and other occupants has/have the right to use the common overhead water tank water from underground water reservoir.

4. The **Vendee/Purchaser** along with other occupants shall have the right to use the roof as they became the proportionate owner of the building and use of the roof will be by mutual understanding The **Vendee/Purchaser** shall have/has the right to use the common space, staircase for entrance into the building which is existing the present. Vendee as well as other occupants has the right to use the staircase to reach the roof and also to come downward to their building/concerned flat room. These rights shall include the right to use of the amenities by the family members, friends, relatives and authorized person/ representatives of the Vendee/purchaser. They are also entitled to use the lift.

5. The **Vendee/Purchaser** shall has/have the right to give her/his/their purchased flat/building room on tenancy and the rent collected will be enjoyed by the vendee. Other flat owner(s) and/or the society of the flat owners have no right to claim any share from the rent collected by the vendee in regard to his/her/their flat.

6. The **Vendee/Purchaser** shall has/have the right to use the septic tank which is presently existed, if required or if the existing septic tank is damaged by lapse of time or in any way the vendee/purchaser and other flat owners in the flat complex shall jointly construct a new septic tank according to their convenience and proportionate cost shall be borne by all the flat owners. In case of natural calamities if the flat building is damaged or otherwise, the vendee along with other occupants shall have the right to construct new building as per decision of the Society by providing proportionate share.

7. The **Vendee/Purchaser** along with other occupants shall have the right to create an association with all the Apartment/Flat owners which shall maintain all the Apartment/Flats along with Common areas within the boundary as mentioned in the **SCHEDULE-A** subject to condition that all the flat owners of all towers and blocks including future Phases are entitled to form their respective association and Upon formation of all phase's association shared all the common areas, facilities and amenities of the entire project namely "**PRM PARADISE**".

All costs and expenses towards maintenance of all the phases shall be borne and paid by the association of allottees as per their respective shares.

8. The Developer as well as the present Land owner shall have no right on the concerned flat or any other flat/s which has been transferred to the purchaser(s) after registration of sale deed/ deed of conveyance except any unsold flat(s). If in future appropriate authority allow for construction upon the available vacant land within the boundary of the complex then the developer will take the responsibility for construction



with mutual discussion with the land owners and in that event the flat owners shall have no right to raise any objection.

9. That first part declares that it had not entered into any agreement with anybody for sale of the said flat hereby sold and transferred.

10. The Purchaser herein shall be entitled to use and enjoy the common passage leading to the said building for ingress to and egress from the said flat.

11. The Purchaser herein will be entitled to make and affect necessary repairs, additions, alterations, modification, plastering and whitewashing of Inside walls of the said flat at his own cost including all other things required for proper and beneficial use and enjoyment of the said flat without affecting other flats of the said building.

12. The Purchaser shall and may at all times hereafter peacefully and equitably hold possess and enjoy the said flat and each and every part thereof forever and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the First part or his respective heirs, executors, administrators, representatives and/or assigns and/or successors-in office.

13. Before execution of this presents, the Purchaser have inspected and examined the documents of title and making fully satisfied himself as to the title of the first party and third party hereby respectively conveyed and accepted the same and further the Purchaser also have examined and fully satisfied himself that.

14. The work measuring and quality of construction of the sold flat and the building and fitting and fixtures provided therein as the structural stability of the said building and the various installations and facilities in or for the said building for the common use and enjoyment.

15. The Purchaser have confirmed that the Third Party have constructed the said flat as developer and provided all the fittings and fixtures and facilities therein or other full satisfaction and shall not raise any question or objection or make any claim or demand whatsoever against the first party and/or the third party/Developer.

16. The area for staircase, pump room, electric room, overhead reservoir, back spaces, passage, paths, drains, etc. from the date of registration the Purchaser shall make arrangement for maintenance jointly with the other owners as per decision of the Flat Owner's Association. Roof/terrace should be common by and between the flat owners.

17. The flat owners/the Purchaser shall have no individual right, title or interest on the top of roof but they shall have right to use the top of the roof for fitting antenna or Aerial, outdoor unit of split A.C., drying of cloths in the sues fitting roofs without causing inconvenience to other flat owners/purchaser.

18. The First Party and Third Party have no liability if any natural calamities, unforeseen incident/or accident occurred after sold of the flat.

19. That for any defect in the electrical fittings as well as in the plumbing fittings, doors and windows and other fittings, the developer

provides a warranty of 1 (one) year on the said fittings from the date of handing over of possession.

20. AND it further agreed and declared amongst the Parties as follows:

(i) The purchaser shall be liable to make payment of all the rates and taxes in respect of the said flat hereby conveyed to the municipal authorities or other appropriate authority on and from the date of the sold purchase if, however, any Association of flat owners of the sold premises is formed, the Purchaser shall be entitled to make payment of the same through the said Association, if so decided and/or agreed to.

(ii) The Purchaser shall have all the estate, right, title, interest, property claim whatsoever of the First Party and Developer and the Owners had or have in respect of the sold flat free from all encumbrances and attachments whatsoever save and except the rights of demolition or committing waste in respect of the said flat or the said property in any manner so as to affect the vendor or other co-owner who have acquired or may hereafter purchase or acquired similar property right in respect of other flats and that the Purchaser have the right, title and interest in respect of the proportionate share of land of the said property and enjoy the same with other co-owners who have acquired similar right, title and interest in the said property.

(iii) The Purchaser shall also be entitled to sell, mortgage, lease out, rent or otherwise alienate the said flat hereby conveyed subject to the terms herein contained to anyone without the consent of the First Party and/or Developer or any other co-owners who may have acquired before or

hereafter any right, title or interest similar to those acquired by the Purchaser under the terms of this Conveyance.

(iv) The Purchaser shall use and/or maintain repair, replace reconstructs all common items at the proportionate cost of all the co-owners of the said property,

(v) The first party and its respective heirs, executors, administrators representatives and/or assigns as the case may be shall at all times hereafter indemnify and keep indemnified the Purchaser his heirs, executors, administrators, representatives and/or assigns any loss, damage and, charges and expenses, if any which may be suffered by reasons of any defect the title of the Vendor or any breach of the covenants hereunder contained.

(vi) Subject to the provisions of the agreements the first party and third party and/or its heirs, executors, administrators, representatives and/or assigns and/or successors-in interest shall from time to time hereafter, upon the request and cost of the purchaser and his executors, administrators, representatives and/or assigns do execute and cause to be done and executed all such acts, deeds and things whatsoever for further or more perfectly assuring the title of the said Flat No....., ..... **BHK**, area measuring ..... **Sq.ft** with one balcony measuring ..... **Sq.ft** in total ..... **Sq.ft** of Carpet Area in the ..... **Floor, Tower No.** ..... along with a small car parking space being **No**..... measuring .....**X** ..... with all appurtenances and amenities and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or any reasonably be required and the first party and third party and/or its heirs, executors, administrators, representatives and/or assigns shall at all times hereafter

upon the request of the Purchaser his heirs, executors, administrators, representatives and/or assigns cause to be produced and file all deeds and documents relating to the said flat.

(vii) While using the said flat or any part thereof or the common parts or the common portions, the Purchaser shall not do any of the following acts, deeds and things.

21. Violate any of the rules and regulations laid down in respect of user of the building.

22. Injure, harm or damage the common parts or the common portions or any other units of the said building, by making any alteration to withdrawing any support or otherwise.

23. Alter any outer portion elevation or color scheme of the sold flat or the sold building.

24. Throw or accumulate cause to be throw or accumulated dirt, rubbish or refuse within sold unit in the common parts or the common portions save at the place indicate therefore,

25. Carry on or cause to be carried on any obnoxious injuries noise, dangerous, illegal or immoral activity in the sold unit/flat or anywhere else in the building.

26. Keep or store any offensive combustible, obnoxious, hazardous or dangerous articles in the said unit/flat with car parking space or the common parts or the common portions.

27. GST and Registration charges would be borne by the Second Party/Purchaser.

28. The Registration of the sale deed for the instant flat and the car parking space before the Registering Authority would be done exclusively by the Advocate of the Developer and in such circumstances the Second Party i.e. the Purchaser would have no objection in this respect and would be bound to abide by the same.

29. All the flat purchasers/allotees of this multi storied building along with any other adjacent buildings that ought to be constructed by the first party and/or Developer must install all the external Air Conditioning unit in a uniform way and the same can't be installed haphazardly.

30. No shed of any material can be affixed over any balcony/window of the said multi storied residential building.

31. The external color of the building including the balcony shall only be decided by the Developer and the flat purchasers/allotees cannot decided or re-paint any such external surface of the building including the common areas.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO**

**“SCHEDULE -G”**

**(Specification of the newly constructed Flat Building)**

**SUPER STRUCTURE**

Earthquake resistance RCC framed structure as per seismic zone – V

Autoclave aerated concrete (AAC) block masonry.

Best quality waterproofing treatment from basement to roof. Anti-termite treatment.

### **LIVING/DINING & BEDROOMS**

Good quality vitrified or double charged vitrified tiles in all rooms living, Dinning & Bedroom.

### **KITCHEN**

Granite platform / SS sink / Ceramic tile dado up to 2 feet above platform / Well planned electrical and plumbing points / Water filter point / Washing machine point.

### **TOILETS/BATH ROOMS**

Ceramic tile dado up to lintel level / Antiskid tiles in floor/ sanitary ware and CP fittings (Jaquar or Equivalent).

Plumbing provision of hot water in shower and basin / Water treatment plant (Iron eliminator IRP) / UPVC & CPVC fittings of Ashirvad, Astral or equivalent make.

### **WINDOWS & BALCONY**

Powder coated aluminium sliding windows in all rooms, aluminium sliding doors in balcony

### **DOORS**

Wooden frames / Wooden flush doors / Quality hardware and locks

### **WALL & PAINT FINISH**

External plaster with weather guard acrylic paint. Internal putty finished ready to paint walls

**ELECTRICAL**

Copper wiring / Modular switches / Protective MCB / Generator power back up for common areas.

Air-condition points in living room and all bedrooms, Cable/satellite TV points in living room and master bedroom / Wi-Fi point in living room.

**ELEVATOR / LIFTS**

High speed elevators in each block (Kone/OTIS or equivalent)

**SECURITY**

CCTV surveillance system.

**THE EIGHTH SCHEDULE ABOVE REFERRED TO  
“SCHEDULE -H”  
(AMMENITIES PROVIDED FOR THE ENTIRE PROJECT)**

**1. Club House,**

- Swimming Pool
- Gym
- Children Play Area
- Jogging and walking area
- Senior Citizen Sitting Arrangement
- CC TV

2. Generator as per requirement.



3. Fire fighting equipment as per Govt. norms.
4. Transformer as per requirement.
5. Boundary wall around the whole project and both side 1 main gate.
6. Internal Roads drainage system as per requirement.
7. Party Lawn.
8. Chill Out Lounge.
9. Party Hall.
10. Yoga and Meditation Room.
11. Table Tennis.
12. Carrom.
13. Cards Room.
14. Library.
15. Digital Class Room.
16. Toddlers & Children Play Room.

17. Swimming Pool (Lap Pool)

18. Change Rooms.

19. Club Grand Lobby.

20. Lounge

21. Children Play Park

The contents of this Sale Deed/Deed of Conveyance is read over and explained to the **First Party, Second Party** and **Third Party** AND the **First Party, Second Party** and **Third Party** after understanding the full contents has /have signed this Deed of Sale / Conveyance thereto in presence of the witnesses, after receiving the full and final consideration as mentioned above and the Vendor and/or Developer hereby handed over the possession of the Residential Apartment/Flat No. \_\_\_\_\_ having carpet area of \_\_\_\_\_ Sq.ft., Balcony Area \_\_\_\_\_ Sq.ft. corresponding to super built-up area of \_\_\_\_\_ Sq.ft., on \_\_\_\_\_ floor, in Tower \_\_\_\_\_ along with \_\_\_\_\_ no. of covered parking Space being no. \_\_\_\_\_ as permissible under the applicable law within the project named “**PRM PARADISE**” and utility space comes and the **Vendee/purchaser** has/have taken possession of the said Flat in presence of Witnesses.

Received with thanks this day a sum of ...../- (.....) only from within named Purchaser as total consideration value of the said ownership Flat along with one Car Parking space and other common facilities with undivided proportionate impartibly share of land.

**IN WITNESS WHEREOF** the parties have hereunto set and subscribed their respective hands/signatures and seals on the day, month and year first above written in sound mind and health, with full consciousness and normal state of mind being well conversant with the full meaning of the contents of this instrument without influenced from any corner.

In the presence of the **Witnesses:**

1.

---

**Signature of the First Party**

2.

---

**Signature of the Second Party**

Drafted and prepared by

---

**Signature of the Third Party**

Advocate