

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE ____
DAY OF _____, TWO _____
(20__).**

BRIEF PARTICULARS OF THE PROPERTY HEREBY SOLD	
BUILDING COMPLEX NAMED	“GOLDEN VISTA”
RESIDENTIAL FLAT No.	
FLAT MEASURING CARPET AREA BUILT-UP AREA SUPER BUILT-UP AREA	SQUARE FEET SQUARE FEET SQUARE FEET
FLAT SITUATED IN FLOOR	FLOOR
TOTAL CONSIDERATION	Rs./-

DETAILS OF LAND	
LAND AREA	45 KATHA or 0.7438 ACRE
MOUZA	BARAGHARIA
PLOT Nos.	67, 68, 71 (R.S.), 189, 190 ,194 (L.R.)
KHATIAN No.	920 (L.R.)
JL. No.	82
PARGANA	PATHARGHATA
POLICE STATION	MATIGARA
UNDER	GRAM PANCHAYAT AREA
DISTRICT	DARJEELING.

::BETWEEN::

....., son of, having I.Tax PAN-
.....; Hindu by Religion, Indian by Nationality, Business
by Occupation, Resident of, P.O.,
P.S., Pin Code-, District, in the
State of -- **HEREINAFTER** referred to and called as
the **“PURCHASER / FIRST PARTY”** (which expression shall mean and
include unless excluded by or repugnant to the context his heirs, executors,
successors, representatives, administrators and assigns) of the **“FIRST PART”**

AND

AJANTA MARBLES PRIVATE LIMITED, a Private Limited Company,
having I.Tax PAN-AAACA4568N; Incorporated under the Companies Act,
1956, having CIN-U26920WB 1993PTC243870 dated 15.02.1993, having its
registered Office at Milestone Building, First Floor, Sevoke Road, P.O. Sevoke
Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of
West Bengal, Represented by its authorised **DIRECTOR, SRI JEEWAN
CHAND SHARMA**, son of Late Debidutt Sharma, Hindu by Religion, Indian
by Nationality, Business by Occupation, Resident of Shagun Apartment, 73/1
Gandhi Road, Darjeeling, P.O., P.S. and District Darjeeling, Pin Code-734101,
in the State of West Bengal -- HEREINAFTER referred to and called the
“VENDOR / SECOND PARTY” (which expression shall unless excluded
by or repugnant to the context be deemed to include its directors, executors,
successors, legal representatives, administrators and assigns) of the
“SECOND PART”.

AND

NAKSHVAANI DEVELOPERS LLP, a Limited Liability Partnership, having
I.Tax PAN-AARFN1715C; Incorporated under the Limited Liability
Partnership Act, 2008, having its LLP Identification No. AAR-2546 dated
09.12.2019, having its Office at PBR Tower, First Floor, Sevoke Road, P.O.

Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal, Represented by its **DESIGNATED PARTNERS, (1) SRI BIKASH AGARWAL** and **(2) SRI ASHISH AGARWAL**, both are son of Late Kishan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Oodlabari Bazar, P.O. Manabari, Police Station Mal, Pin Code-735222, District Jalpaiguri, in the State of West Bengal - - **HEREINAFTER** referred to and called the **"DEVELOPER / CONFIRMING PARTY / THIRD PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, executors, successors, legal representatives, administrators and assigns) of the **"THIRD PART"**.

I. WHEREAS one Sri Ram Chandra Prasad, son of Late Babu Lal Sah, was the sole and absolute owner-in-possession of all that land measuring 9.46 Acre by virtue of purchase from Sri Jagdish Prasad Sah vide a registered Deed of Conveyance dated 29.07.1970, being Document No. I-3808 for the year 1970 and the same was registered in the Office of the then Sub Registrar Siliguri, having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the abovenamed Ram Chandra Prasad died intestate and thereafter his legal heirs namely Sri Brij Kishore Prasad and Others thereafter sold and transferred their land measuring 5.38 Acre out of the aforesaid land unto and in favour of Shelcon Properties Private Limited vide a registered Deed of Conveyance dated 15.07.2003, being Document No. I-3073 for the year 2004 and the same was registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

AND WHEREAS thereafter the legal heirs of Late Ram Chandra Prasad namely Sri Brij Kishore Prasad and Others also sold and transferred their land measuring 1.34 Acre out of the aforesaid land unto and in favour of Shelcon Properties Private Limited vide a registered Deed of Conveyance dated

06.01.2004, being Document No. I-1671 for the year 2006 and the same was registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

II. WHEREAS the abovenamed Shelcon Properties Private Limited had also acquired land measuring 3.45 Acre by virtue of purchase from Sri Arun Kumar Prasad vide a registered Deed of Conveyance dated 17.03.2005, being Document No. I-4010 for the year 2005, registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

III. WHEREAS the abovenamed Shelcon Properties Private Limited had also acquired land measuring 8.94 Acre by virtue of purchase from Sri Rameshwar Prasad and Others vide a registered Deed of Conveyance dated 17.06.2004, being Document No. I-1669 for the year 2006, registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

IV. WHEREAS the abovenamed Shelcon Properties Private Limited had also acquired land measuring 85 Decimal by virtue of purchase from Sri Patiram Prasad @ Patiram Prasad Sha vide a registered Deed of Conveyance dated 18.05.2005, being Document No. I-1670 for the year 2006, registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

V. WHEREAS the abovenamed Shelcon Properties Private Limited had also acquired land measuring 3.23 Acre by virtue of purchase from Sri Biresh Prasad vide a registered Deed of Conveyance dated 14.10.2005, being Document No. I-2574 for the year 2006, registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

AND WHEREAS the abovenamed Shelcon Properties Private Limited thereafter sold and transferred all that piece or parcel of land measuring **1.11 Acre** out of the aforesaid land unto and in favour of **AJANTA MARBLES PRIVATE LIMITED** (the **VENDOR** herein) vide a registered Deed of Conveyance dated 21.01.2008, being Document No. I-2294 for the year 2008

and the same was registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

VI. WHEREAS one Miss Sanjukta Saha, daughter of Dr. Sandip Kr. Saha, was the sole and absolute owner-in-possession of all that land measuring 2 Bigha by virtue of purchase from Sri Chandreshwar Prasad and Others vide a registered Deed of Conveyance dated 07.01.2003, being Document No. I-2507 for the year 2004 and the same was registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra, having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the abovenamed Miss Sanjukta Saha thereafter sold and transferred her land measuring 40 Katha or 0.66 Acre out of the aforesaid land unto and in favour of Shelcon Properties Private Limited vide a registered Deed of Conveyance dated 13.05.2006, being Document No. I-4846 for the year 2006 and the same was registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

AND WHEREAS the abovenamed Shelcon Properties Private Limited thereafter sold and transferred all that piece or parcel of land measuring **0.555 Acre** unto and in favour of **AJANTA MARBLES PRIVATE LIMITED** (the **VENDOR** herein) vide a registered Deed of Conveyance dated 21.01.2008, being Document No. I-2297 for the year 2008 and the same was registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

AND WHEREAS in this manner the abovenamed **VENDOR - AJANTA MARBLES PRIVATE LIMITED** became the absolute owner-in-possession of the aforesaid land in total measuring about 1.665 Acre (1.11 Acre + 0.555 Acre) and ever since is in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the name of the abovenamed Ajanta Marbles Private Limited in respect of the aforesaid land was duly mutated in the records of the concerned B.L.&L.R.O. in R.O.R. and a new L.R. Khatian No. 920 was framed in its name under the provisions of West Bengal Land Reforms Act, 1955. The said land was also converted from 'Itkhola' to 'Housing Complex' vide Order No. 115/DL&LRO/Dj/14 dated 28.05.2014, Memo No. 1100 (5)/1/DL&LRO-Dj/conv/XIII/14 dated 28.05.2014 under the provisions of West Bengal Land Reforms Act, 1955.

AND WHEREAS the Vendor being desirous of constructing multistoried building complex on all that piece or parcel of land measuring **45 KATHA**, out of the aforesaid land, more particularly described in the **SCHEDULE "A"** given herein below got a building plan approved and sanctioned by the appropriate Authority vide Order No. 496/MPS dated 07.10.2021, Executive Officer, Matigara Panchayat Samity, P.O. Kadamtala, District Darjeeling for construction of **G+III STORIED RESIDENTIAL BUILDING** upon the said Schedule "A" land of the Vendor free from all charges and encumbrances.

AND WHEREAS being such owner the Vendor then became desirous to construct such multistoried building over and upon the Schedule "A" land but did not find itself in a position to implement such plans and scheme and as such had approached the Developer or the Third Party herein for construction of such multistoried building over and upon the said land fully described in the Schedule-"A" given below for their mutual benefits of the Vendor/Owner and the Developer herein, to which the Developer agreed and as such the Vendor then entered with the Developer into a registered **DEVELOPMENT AGREEMENT** dated 28.01.2022, being Document No. I-4951 for the year 2022, registered in the Office of the Additional District Sub Registrar Siliguri II at Bagdogra, District Jalpaiguri. Simultaneously the Vendor/Owner has also executed and registered to the Developer herein a registered **GENERAL POWER OF ATTORNEY** dated 28.01.2022, being Document No. I-4967 for the year 2022, registered in the Office of the Additional District Sub Registrar Siliguri II at Bagdogra, District Jalpaiguri.

AND WHEREAS to distinguish the said multistoried building complex and with a view to assign an unique identity to the same, the Vendor/Developer herein have decided to name the said building complex as **“GOLDEN VISTA”** comprising of various units/flats/parkings/spaces/constructed spaces. It is stated that the name of the Residential Complex will always remain unchanged. The total plot of land on which the said building namely **“GOLDEN VISTA”** is situated is more particularly described in Schedule- **“A”** given herein under.

AND WHEREAS, now the Vendor/Developer have formulated a scheme to enable a person/party intending to have own unit or premises in the said building complex **“GOLDEN VISTA”** along with the undivided proportionate share or interest in the land on which the said building stands.

AND WHEREAS the Vendor/Developer is in the process of construction of the said multistoried building and have also constructed several independent units/flats/parkings/spaces along with the common facilities, common areas in the said multistoried building.

AND WHEREAS the Vendor/Developer have now decided to sell the aforesaid Apartment Unit, Being a RESIDENTIAL FLAT morefully and particularly described in the **SCHEDULE-“B”** given hereunder on ownership basis free from all encumbrances and charges whatsoever for valuable consideration of **Rs./- (Rupees Only)**. The detail of the RESIDENTIAL FLAT is give herein below:-

RESIDENTIAL FLAT NO.	
FLAT MEASURING CARPET AREA BUILT-UP AREA SUPER BUILT-UP AREA	SQUARE FEET SQUARE FEET SQUARE FEET
FLAT SITUATED IN FLOOR	FLOOR

AND WHEREAS the PURCHASER/S being in need of ownership accommodation for residential use in the locality where the said building is situated, has/have approached the Vendor/Developer and expressed his/her/their/ desire to have/purchase a Residential Flat in the said building complex and then has/have examined and inspected the documents of title of the Vendor to all that piece or parcel of land as morefully described in the Schedule "A" given herein below, Building Plan duly sanctioned and Site Plan duly approved by the concerned authorities and has/have also seen and inspected the construction of the said building to the extent constructed as on the date of execution of these presents and after satisfying herself/himself/itself/ themselves, about the title of the Vendor/Developer as well as the standard of construction, the Purchaser/s has/have decided to purchase the Schedule-"B" Property.

AND WHEREAS the Vendor/Developer have also offered to the Purchaser/s all that the said Schedule-"B" Property, together with undivided proportionate interest appurtenant to the said Schedule-"B" Property and in the common areas and facilities as also described in Schedule-"C" given herein below and said piece of land morefully and particularly described in the Schedule-"A" hereunder written and the said Schedule-"B" Property, morefully given herein below, free from all encumbrances, charges, liens, lispences, attachments, mortgages and all or any other liabilities whatsoever for the valuable consideration amount mentioned hereinbefore and hereinafter.

AND WHEREAS, the Purchaser/s finding the offer of the Vendor/Developer fair and reasonable, has/have agreed after full satisfaction to purchase the said Schedule-"B" Property, given herein below for the valuable consideration amount mentioned hereinbefore and hereinafter.

AND WHEREAS the Vendor/Developer have also accepted the price so offered by the Purchaser/s as fair, reasonable and highest and have agreed to sell the said Schedule-"B" Property, morefully given herein below, and agreed to execute the Deed of Conveyance (Sale) of the Schedule-"B" property in favour

of the Purchaser/s for effectually conveying the right, title and interest in the Schedule-“B” property together with the undivided proportionate share in the land on which the same stands for a total consideration amount mentioned hereinbefore and hereinafter and conditions mentioned hereinunder.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. That in consideration of a total amount of **Rs./- (Rupees Only)**, paid by the Purchaser/s to the Developer by Cheques/D.D./NEFT/RTGS, the RECEIPT whereof the Vendor/Developer do hereby acknowledge and grant full discharge to the Purchaser/s from the payment thereof and the Vendor/Developer do hereby convey and transfer absolutely the said RESIDENTIAL FLAT more fully and particularly described in the SCHEDULE-“B”, appended herein under, to the Purchaser/s who will and shall have the right TO HAVE AND TO HOLD the same absolutely, free from all encumbrances subject to the payments of all rents, taxes, assessments, rates, dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of West Bengal, Panchayat or any other concerned authorities.
2. That the Purchaser/s has/have also examined and inspected the documents of title of the Vendor, Development Agreement, Site Plan, Building Plan, Foundation Plan, structure details of beam and slabs, Typical Floor Plan, Front Elevation, Rear Elevation/Sectional details of staircases as well as the Common Portions and Areas and the Common Provisions and Utilities and has/have also seen and inspected the construction work of the building and has/have satisfied himself/herself/themselves/itself about the standard of construction thereof including that of the said Schedule-“B”, property purchased by the Purchaser/s and has/have satisfied himself/ herself/ themselves/itself in respect of the building complex and the Purchaser/s shall have no claim whatsoever upon the Vendor/Developer as to construction plan, quality of materials used or standard of workmanship in the construction thereof including foundation of the building and/or

development, installation, erection and construction of the common provisions and utilities.

3. That the Purchaser/s shall have all right, title and interest in the Schedule-“B” property sold and conveyed to him/her/them/it and shall hold and enjoy the same without any interruption or obstruction whatsoever from the Vendor/Developer or anybody claiming through or under the Vendor/Developer and all rights, title, and interest which vested in the Vendor/Developer with respect to the Schedule-“B” property shall henceforth vest in the Purchaser/s to whom the said property have been conveyed absolutely.
4. That the Purchaser/s hereby covenants with the Vendor/Developer not to dismantle, divide or partition the said Residential Flat hereby sold and conveyed in favour of the Purchaser/s in part or parts in any manner whatsoever and the same shall be hold by the Purchaser/s as one independent unit exclusively for residential purpose. However, it is stated that the Purchaser/s with the prior consent of the Vendor/Developer and their engineer, may cause changes in the property purchased, without causing any damage to the building.
5. That the Vendor/Developer declares that the interest which they profess to transfer hereby subsists as on the date of these presents and that the Vendor/Developer have not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule-“B” property or any part thereof to or in favor of any other party or persons and that the property hereby transferred, expressed intended so to be transferred suffers from no defect of title and is free from all charges and encumbrance whatsoever.
6. That the Vendor/Developer does hereby covenant with the Purchaser/s that the tenancy rights under which the Schedule-“A” property is held by the Vendor under the Superior Landlord the State of West Bengal is good and effectual and the interest which the Vendor/Developer proposes to the

transfer subsist and the Vendor/Developer have full right and authority to transfer the Schedule-“B” property to the Purchaser/s in the manner as aforesaid and the Purchaser/s shall hereinafter peacefully and quietly possess and enjoy the said Schedule-“B” property without any obstruction or hindrance whatsoever.

7. That the Vendor/Developer hereby declare and covenants with the Purchaser/s that there exists no mortgage charge, attachment or encumbrance on the Schedule-“B” Property, hereby sold and conveyed, expressed or intended so to be or part thereof and the Vendor/Developer has/have not entered into any binding contract with any other person/persons for sale of the said Schedule-“B” or any part of these presents and that the Schedule-“B” hereby sold and conveyed, expressed or intended so to be is in actual and physical possession of the Vendor/Developer on the date of these presents and is free from all encumbrances and charges and the Vendor/Developer hereof covenants with the Purchaser/s that in the event of discovery of any such mortgage, charge, attachment, contract for sale or any other encumbrance whatsoever with respect to the said Schedule-“B” Property, the Vendor/Developer shall be liable to compensate the Purchaser/s adequately for the loss or injury sustained or to be sustained by the Purchaser/s in consequence thereof.
8. That the Vendor/Developer will pay upto date panchayat taxes, land revenue, and/or any other charges/dues if any prior to the date or transfer of the Schedule-“B” property.
9. That the Vendor/Developer shall not be liable at any time under any circumstances for any rate/or tax pertaining to the Schedule-“B” property except the unsold portion of the building complex, which shall be borne by the Vendor/Developer proportionately with all the Purchaser/s unless separately levied upon and charged for.

10. That the Purchaser/s shall not do any act, deed or thing whereby the development of the said building is in any way hindered or impeded with nor shall prevent the Vendor/Developer from selling, transferring, assigning of unsold portion or right, title and interest therein or appurtenant to the said building complex.
11. That the Purchaser/s will obtain his/her/their/its own independent electric connection/s from the W.B.S.E.D.C.L., Siliguri for his/her/their/its electric requirements and the connection charges as well as the electric consumption bills will be paid by the Purchaser/s, the Vendor/Developer shall have no responsibility or any liability in this respect.
12. That the Purchaser/s shall have the right to get his/her/their/its name/s mutated with respect to the said Schedule-“B” property both at the Office of the concerned B.L.&L.R.O. and Panchayat and get it numbered as a separate holding and shall pay panchayat taxes as may be levied upon him/her/them/it from time to time, though the same has not yet been assessed.
13. That the Purchaser/s shall have the right to sale, gift mortgage or transfer otherwise the ownership of the Schedule-“B” property or let-out lease out the Schedule-“B” property to whomsoever.
14. That the Purchaser/s shall keep building area / complex area neat and clean and in proper hygienic condition and shall not use the same for any illegal purpose or in manner, which may cause annoyance to the other occupiers/occupants of the said building complex.
15. That the Purchaser/s shall have proportionate undivided right and interest in the land along with other occupants/owners of the building. It is hereby declare that the interest in the land is impartible.
16. That the Purchaser/s shall be entitled to use and pay such proportionate charges for common facilities if any, such as repair and maintenance of the

outer walls, stairs, septic tank, water supply, sanitation, sweepers, choukidar, security, common electric bills, fire equipments, lifts, etc., from the date of registration or possession whichever is earlier, as will be determined by the Vendor/Developer from time to time till the time a Executive Body or any other Authority of the building complex is formed to take care of the common maintenance of the building complex. That the payment of the maintenance charges by the Purchaser/s shall be deemed to be effective after registration or possession which ever is earlier and are irrespective of his/her/their/its use and requirement.

- 17.** That in case the Purchaser/s makes default in payment of the proportionate share towards the common expenses (described in the Schedule-“D” given herein under) within time allowed by the Vendor/Developer or the Apartments Owners Association, the Purchaser/s shall be liable to pay interest for the period of default on all amounts remaining so unpaid along with such dues arrears and shall also be liable to compensate Vendor/Developer or the Association acting at the relevant time for any loss or damage suffered by the Vendor/Developer or the Association in consequence thereof and the Purchaser/s shall also be restrained from using the common facilities till the payments of the outstanding dues, however the discretion of the association/authority acting at such relevant time, shall be final and binding.
- 18.** That the Purchaser/s shall not encroach upon any portion of the land or building carved out by the Vendor/Developer for the purpose of road, landings, stairs or other community purposes and in the event of encroachments, the Vendor/Developer or the Executive Body or any Authority of the occupants of the building acting at such relevant time shall be entitled to remove such unauthorized act or nuisance by force and the Purchaser/s shall be legally bound to repay the entire cost and expenses including damages if any will be caused by such nuisance and its subsequent removal.

19. That the Purchaser/s further covenant with the Vendor/Developer not to injure, harm or cause damage to any part of the building/complex including the common portions and areas as well as the common provisions and utilities by making or causing any sort of alteration or withdrawal of any support or causing any construction, addition or deletion thereto or therein or otherwise in any manner whatsoever and in the event of contrary the Purchaser/s shall be fully responsible for it, the Vendor/Developer shall not be held responsible in any manner whatsoever.
20. That the Purchaser/s shall permit entry at all reasonable times to the Vendor/Developer and/or their/its agent, employees, representative, architect, engineers, technicians, plumbers, electricians, carpenters, masons, building contractors, labours, surveyors are well as legal adviser for one or more of the purposes of inspecting, examining, checking, testing, construction, developing, preparing, running, repairing, altering, modifying, installing, erecting, fixing, anything whatsoever in relation to or development/ construction of the said building complex.
21. THAT THE PURCHASER/S AGREES AND UNDERTAKES THAT THE PURCHASER/S SHALL NOT DO OR PERMIT TO BE DONE, ANY OF THE FOLLOWING ACTS:-
 - i) Store /stock / bring into / keep in the said Schedule-“A” / Schedule-“B” Property /Building Complex, any goods / material / fluid / chemical/ substance of explosive / hazardous / combustible / inflammable nature or any act which has effect of doing so, either directly or through any of the Purchaser’s agents, servants, employees, licensees, or visitors, which may cause risk of fire or which on account of their nature or particular characteristic, may cause damage to or endanger and/or expose to risk of such damage, to the structure or safety of the building/complex or neighbouring property/buildings and/or the assets of the other neighbours.

- ii)** Not to damage, demolish or cause to be damaged or demolished the said Schedule-“A” / Schedule-“B” Property/ Building Complex or any part thereof or the fittings and fixtures thereto.
- iii)** Not to close or permit the closing of verandas or lounges or balconies and lobbies and common parts and also not to alter or permit any alteration in the elevation and outside color scheme of the exposed walls or the fences of external doors and windows including grills of the said Schedule-“B” Property/Building/Building Complex, which in the opinion of the Vendor/Developer and/or its nominee/s differs from their own color scheme.
- iv)** Not to obstruct the lobbies, entrance, stairways, pathways and keep them free for ingress and egress.
- v)** Not to do any act or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said Schedule-“A” / Schedule-“B” Property / Building Complex or any part of the said building or caused increased premium payable in respect thereof of the said building or the Complex, if insured.
- vi)** Not to use the said Residential Flat Premises other than the Residential purpose.
- vii)** Not to encroach upon any portion of the land or building carved out by the Vendor/Developer for the purpose of road, landings, stairs or other community purposes whatsoever.
- viii)** No sign board, notice or advertisement shall be inscribed or exposed on or at a window or other part of the building. No radio or television aerial shall be attached to or hung from the exterior of the building. Furthermore the Purchaser/s shall be entitled to fix Air Conditioning equipment in the Schedule-“B” premises hereby sold and transferred without damaging the

outer walls of the said complex. All equipments/ machines parts of the Air Conditioning required to be fixed on outside wall must be fitted only after consulting the Vendor/Developer or the Apartment Owners' Association.

- ix)** That the Purchaser/s shall not park his/her/their vehicle on the pathways or common areas and open spaces of the complex. No Car Parking has been Allotted.

Un-allotted parking spaces, if any, shall continue to remain the property and in possession of the Vendor/Developer. It shall be the discretion of the Vendor/Developer to allot/use the un-allotted parking spaces/s as they may deem fit and proper, at their sole discretion. Moreover the Vendor/Developer shall use the un-allotted/remaining parking area in any manner whatsoever and may also transfer the same to anyone other than the flat owners and the Purchaser/s shall have no objection in this regard.

- x)** No Installation of Generator: That the use of personal generator of any kind and description of any capacity whatsoever which causes sound and air pollution will not be permitted in any of the residential flat/unit of the building save and except the battery operated inverter.
- xi)** No bird or animal shall be kept or harbored in the common areas of the complex. In no event shall dogs and other pets be permitted on elevators or in any of the common portions of the said complex.

22. THAT THE PURCHASER/S FURTHER AGREES, ACKNOWLEDGES AND UNDERTAKES AND COVENANTS:-

- i)** That the Purchaser/s agrees and undertakes to co-operate with the Vendor/Developer at all times, and shall from time to time, sign and execute all applications, papers, documents, maintenance agreement and all other relevant papers (if any), do all the acts, deeds and things as the

Vendor/Developer may require for the purposes of safeguarding the interest of the occupants of the said complex.

- ii)** That the Purchaser/s shall be liable to pay taxes such development fees and levies as applicable that may be charged/imposed by any government authorities or statutory bodies, taxes such as GST, cess, fees, real estate taxes, other panchayat taxes and duties, environmental taxes and duties and any other type of taxes or duties of a like nature in any relevant jurisdiction together with any interest, penalties, surcharges or fines relating thereto, due, payable, levied imposed upon or claimed to be owed in any relevant jurisdiction, by the State or the Central Government and/or any appropriate authorities concerned on the construction and sale of the Schedule-“B” property.
- iii)** That the Purchaser/s shall keep the said Schedule-“B” Property/ said Complex 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 anywhere in the complex or otherwise.
- iv)** That the Purchaser/s shall always observe the rules and regulations as framed by the Vendor/Developer and/or the organization/agency/ association holding.
- v)** That the Purchaser/s shall always co-operate with the flat owners’ association and the Vendor/Developer as the case may be in the management and maintenance of the said complex.
- vi)** That the Purchaser/s shall maintain and/or remain responsible for the structural stability of the said Schedule-“B” Property and not to do anything which has the effect of affecting the structural stability of the building and/or the said building complex.

vii) That the Purchaser/s hereby agrees and undertakes that he/she/it/they shall record and stipulate the clauses/undertaking of this deed in all the subsequent transfer documents/deeds. However if the Purchaser/s herein and/or the then transferor fails to record the stipulated clauses/undertakings in the said instruments of transfer/deed/s etc., even then the said intended Purchaser/s or the then Purchaser/s/transferee shall be binded and guided by the clauses/undertakings mentioned in this deed, irrespective of whether the same is enumerated in the said deed or not.

viii) That the Purchaser/s agrees and covenants that the Vendor/Developer shall be at absolute liberty to sale the unsold part and portions of the said building complex as the case may be.

23. That the Stamp Duty and Registration Fees for the Schedule-“B” property and GST as applicable have been borne by the Purchaser/s.

24. That the Vendor/Developer has made clear to the Purchaser/s that they may carry out extensive developmental/construction activities in future in the area falling outside the land/building complex and that the Purchaser/s has/have confirmed that he/she/they/it shall not raise any objections or make any claims due to such developmental/construction activities or incidental/related activities. And if the Vendor/Developer in due course of time deems fit and proper to extend this said project by developing the nearby land, then the habitants /occupants of the said extended project shall be entitled to use and enjoy all the common portions, common areas, common utilities, such as roadways, pathways, frontage, entry/exit points, passages, access-ways etc., and all the other facilities for enjoyment of the said added areas or any construction or development therein, as they have been inhabitants of the said Complex. The Purchaser/s hereby admits and accepts that the Vendor/Developer and/or employees and/or agents and/or contractors of the Vendor/Developer shall be entitled to use and utilize the common portions for movement of building materials and for other purposes. That the Vendor/Developer have further made clear to the Purchaser/s that the

Vendor/Developer may cause or allow building plans for construction at the said added areas to be sanctioned by using or showing the frontage or any other beneficial characteristics of the said complex for or relating to any such additions, constructions or alterations, etc., the Vendor/Developer, with the necessary approval of the experts, have the right to do all acts, deeds and things and make all alterations and connections and to connect all existing utilities and facilities available at the said complex. The layout, pathways, connectors may be revised or changed with the requirements as necessary.

25. That the Vendor/Developer will not be liable for any loss arising in case or out of fire, tempest, earthquake, flood and/or due to any other calamities/natural calamities/pandemic, and if, due to fire, tempest, earthquake, flood, pandemic and/or due to any other calamities or act of god the whole building/complex is damaged, demolished then the occupiers or owners the building/complex shall take possession of the land on which the building stands and damaged properties as the case may be and they will jointly take necessary steps for reconstruction of the building dividing expenses or costs of construction and repairs as they shall mutually decide at that appropriate time. The Vendor/Developer shall not be made liable for any such construction and/or reconstruction costs in any manner whatsoever.
26. That fifty percent demarcated area of the Top Roof/Terrace of the said building "GOLDEN VISTA" shall be common to all the owners/occupiers of the said building and the remaining fifty percent area shall be the exclusive property of the Vendor/Developer.
27. That the Vendor/Developer further undertakes to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest of the Purchaser/s for the Schedule-"B" property hereby conveyed at the cost of the Purchaser/s.
28. The said Building Complex shall always be known as "GOLDEN VISTA" and this name shall not be changed by any association or society of the flats

owners / occupants or any other person claiming through them. The name of the building shall remain the same and unchanged. Further, at all times, the name of the project "GOLDEN VISTA" and the name of the Vendor/Developer shall be displayed at prominent places in the said building complex. The copy right/ trade mark / property mark and all intellectual property (including the words "GOLDEN VISTA") shall always remain and vest with the Vendor/Developer and no person, including but not limited to the Purchaser/s Association / Society or the Occupants, shall have any claim or right of any nature whatsoever on the said intellectual property.

- 29.** That the matters not specifically stipulated in these presents or in the event of any dispute or differences in between the parties or in relation to or arising out of or touching this deed or the validity, interpretation, performance, implementation, breach or enforceability of this deed (collectively disputes) shall be referred to the Arbitral Tribunal as described herein below and shall be final resolved by the arbitration under the Arbitration Act and Conciliation Act, 1996, with modifications made from time to time. The place of arbitration shall be Siliguri only and the language of arbitration shall be English. The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/ directions and shall be further entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim / final award shall be binding on the Parties. It is stated that the parties shall not commence any legal proceedings and no receiver shall be appointed in the said premises or the said building/complex unless the same is first referred to Arbitration and the Arbitration has given his/her award. All the proceedings are subject to the exclusive jurisdiction of the Ld. Courts at Siliguri.

Continued to next page

SCHEDULE – “A”
(THE LAND REFERRED TO ABOVE)

All that piece or parcel of **LAND** in total measuring about **45 KATHA or 0.7438 ACRE**, situated within **MOUZA BARAGHARIA**, out of which land measuring **0.21 ACRE** appertains to and forms part of **R.S. PLOT No. 67** corresponding to **L.R. PLOT No. 189**, land measuring **0.4538 ACRE** appertains to and forms part of **R.S. PLOT No. 68** corresponding to **L.R. PLOT No. 190** and land measuring **0.08 ACRE** appertains to and forms part of **R.S. PLOT No. 71** corresponding to **L.R. PLOT No. 194**, all Recorded in **L.R. KHATIAN No. 920**, under **SHEET No. 1**, J.L. No. 82, Pargana Patharghata, within the limits of **PATHARGHATA GRAM PANCHAYAT AREA**, Dagapur, Police Station Matigara, District Darjeeling, in the State of West Bengal.

The said total land is bounded and butted as follows:-

By North :- 24 feet wide Road and Golden Enclave Phase-1,
By South :- Land of Ajanta Marbles Private Limited,
By East :- Land of Ajanta Marbles Private Limited,
By West :- Nala.

SCHEDULE – “B”
(PROPERTY HEREBY SOLD)

ALL That One Unit being a **RESIDENTIAL FLAT BEING:-**

FLAT No.	
FLAT MEASURING CARPET AREA BUILT-UP AREA SUPER BUILT-UP AREA	SQUARE FEET SQUARE FEET SQUARE FEET
FLOOR	FLOOR
BUILDING COMPLEX NAMED	“GOLDEN VISTA”

TOGETHER with the undivided proportionate share in the land on which the building stands more particularly described in the **SCHEDULE-“A”** given herein above.

SCHEDULE – “C”
(COMMON AREAS AND FACILITIES)

1. Lifts, Staircase and Stair case landing on all Floors.
2. A.C. Community Hall.
3. Swimming Pool.
4. Gymnasium.
5. Children Play Area.
6. Decorative Entrance Lobby.
7. Fifty Percent Roof Top/Terrace of the said building.
8. Generator for lighting the common portions only.
9. Security Guards and CCTV Facilities.
10. Water pump, overhead water tank, fire water reservoir, water pipes and common plumbing installation, electrical wiring, etc.
11. Drainage and sewerage and soak well.
12. Such other common parts, areas and equipment, installations, fixtures and fittings and spaces in or about the said building as are necessary for passage to the user and occupancy of the unit in common and such other common facilities as may be prescribed from time to time.

SCHEDULE – “D”
(COMMON EXPENSES)

1. All expenses for maintenance, operating, replacing, repairing, renovating, white washing, painting, and repainting of the common portion and the common areas in the building including the outer walls of the building.

2. All expenses for running and operating all machinery, equipments and installations, comprised in the common portion including water pumps, lift, firefighting equipments and electrical transformer repairing, maintenance, renovating and replacing the same.
3. The periodical maintenance of the all common machinery, equipments and installations including water pumps, lifts, firefighting equipments and the renewal of their licence/s, etc.
4. The salaries, bonus and other emoluments and benefit of and all other expenses on the persons employed or to be employed for the common purpose such as manager, caretaker, supervisor, account, security guard, sweeper, plumbers, electricians and other maintenance staffs.
5. All charges and deposits for supplies of common utilities to the co-owners and common.
6. Panchayat tax, water tax and other levies in respect of the premises and the building (save those separately assessed in respect of any unit or on the Purchaser/s).
7. Costs of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment, generator and installations for the common service and the lighting the common portions including systems loss for providing electricity to each unit.
9. Proportionate costs and installation charges, maintenance and running expenses of the common generator for lighting the common portions.

10. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
11. All other expenses and/or outgoing as are incurred by the Vendor/Developer and/or the service organization for the common purpose.

NOTE:- Separate Sheets are being used for the purpose of affixing impressions of all the fingers of both the hands of the Purchaser/s herein, the Authorised Signatory of the Vendor and the Authorised Signatory of the Developer thus forming part of these presents.

Continued to next page

IN WITNESSES WHEREOF the Authorised Signatory of the Vendor and the Authorised Signatory of the Developer in good health and sound conscious mind hereto sets and subscribed their respective seal and signatures on this **DEED OF CONVEYANCE (SALE)** on the day, month and year first above written.

WITNESSESS:-

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

1.

VENDOR

2.

DEVELOPER

Drafted as per the instructions of the Parties, read over and explained by me and printed in my office:-

Advocate :: Siliguri