

DEED OF SALE

THIS DEED OF SALE is made this the day of June, Two Thousand Twenty _____ (20____) of the Christian era,

BY AND BETWEEN

1) SHRI BISWANATH GHOSH, PAN - ADYPG4177H, son of Late Charu Chandra Ghosh, by occupation - Business, **2) SMT. SHILA GHOSH, PAN - BDIPG2089K**, wife of Late Debabrata Ghosh, by occupation - House wife, **3) SHRI SUDIP GHOSH, PAN - ADYPG4179K**, son of Late Debabrata Ghosh, by occupation - Business, **4) SHRI SUJOY GHOSH, PAN - AELPG9495C**, son of Late Debabrata Ghosh, by occupation - Business, **5) SHRI GAUTAM GHOSH, PAN - ADCPG4178N**, son of Late Charu Chandra Ghosh, by occupation - Business, all by faith - Hindu, all residing at 30/3, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032,

6) SMT. SUBHRA GHOSH, PAN - ALVPG2591C, wife of Late Supriya Ghosh, by occupation – Housewife, **7) SMT. SUDESHNA SEN, PAN - AUUPS6570M**, wife of Shri Saugata Sen, daughter of Late Supriya Ghosh, by occupation – Housewife, **8) SMT. SUDIPTA BASU, PAN - AKNPB6573G**, wife of Shri Arnab Basu, daughter of Late Supriya Ghosh, by occupation – Housewife, **9) SHRI SUBRATA GHOSE, PAN - ADXPG1429P**, son of Late. Subodh Chandra Ghosh, by occupation – Business, all by faith – Hindu, all residing at 30/1, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata – 700 032 and **10) SHRI SWAPAN KUMAR GHOSH, PAN - ADYPG4178J**, son of Late Jyotish Chandra Ghosh, by occupation – Business, by faith – Hindu, residing at 30/2, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata – 700 032, being represented by the constituted attorney, **SHRI JOYDEEP MAJUMDER, PAN - AEWPM7393E**, son of Late Manik Majumder, by faith – Hindu, by occupation – Business, residing at 42/217 New Ballygunge Road, P.S. – Kasba, P.O. - Bediadanga, Kolkata – 700 039, duly appointed by a Power of Attorney registered at the office of the D.S.R. – IV, South 24-Parganas and recorded in Book No. I, Volume No. 1604 – 2019, Page from 99114 to 99158, Being No. 160402709 for the year 2019, hereinafter referred to as **VENDOR/FIRST PARTY** (which expression shall unless excluded by or repugnant to the context shall mean and include their respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART**;

A-N-D

1) _____, **PAN - _____**, son of Shri _____, by faith - _____, by occupation - _____, and **2) SMT. _____ PAN - _____**, wife of Shri _____, by faith - _____, by occupation – Service, both residing at _____, hereinafter referred to as the **PURCHASER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the context shall mean and include their respective heirs, executors, administrators, representatives and assigns) of the **SECOND PART**;

A-N-D

1) M/S. JOY MAJUMDER & CO., a Proprietorship Firm, having its registered office at 19, Lake Avenue (Ft. Lt. Tapan Chowdhury Avenue), P.S. - Tollygunge, P.O. - Sarat Bose Road, District:- South 24-Parganas, Kolkata – 700 026, and **2) M/S. Senco Infrastructure Private Limited, PAN - AANCS9521Q**, a Private

Limited Company within the meaning of the Companies Act, 1956, having its registered office at 411/20, Hemanta Mukhopadhyay Sarani, P.S. – Gariahat, P.O. – Dover Lane, Kolkata – 700 029, Dist. 24 – Parganas South, represented by its Sole Proprietor & Director, **SHRI JOYDEEP MAJUMDER, PAN - AEWPM7393E**, son of Late Manik Majumder, by faith - Hindu, by occupation – Business, residing at 42/217, New Ballygunge Road, P.S. - Kasba, P.O. - Bediadanga, Kolkata – 700 039, District - 24 Parganas (South), hereinafter referred to as the **DEVELOPER/THIRD PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **THIRD PART**;

WHEREAS Shri Biswanath Ghose, Shri Debabrata Ghose, now deceased (predecessor of Smt. Shila Ghosh, Shri Sudip Ghosh and Shri Sujoy Ghosh), Shri Goutam Ghosh as Group “KA”, and Shri Supriyo Ghosh, since deceased the predecessor of Smt. Subhra Ghosh, Smt. Sudeshna Sen, Smt. Sudipta Basu and Shri Subrata Ghosh as Group “KHA” and Shri Swapan Kumar Ghosh alone as Group “GA” collectively by a Deed of Conveyance registered at the office of the District Registrar, 24 Parganas and recorded in Book No. I, Volume No. 16, Pages 19 to 29, Being No. 55 for the year 1962 purchased 20 decimals of land comprising R.S. Dag No. 103 under C.S. & R.S. Khatian No. 523 and area of 61 Decimal of land comprising R.S. Dag No. 98 under C.S. and R.S. Khatian No. 584 lying and situate at Mouza Kumrakhali, J.L. No. 48, R.S. No. 131, Touzi No. 260, Pargana – Medanmalla, Police Station – Sonarpur, A.D.S.R. Office Sonarpur, District – 24 Parganas (South), along with various others landed properties from the then rightful owners, Shri. Prafulla Kanta Basu, for a valuable consideration mentioned therein each group having undivided 1/3rd share in the said properties.

AND WHEREAS similarly the said Shri Biswanath Ghosh, Shri Debabrata Ghosh, since deceased the predecessor of Smt. Shila Ghosh, Shri Sudip Ghosh and Shri Sujoy Ghosh, Shri Goutam Ghosh as Group “KA” and Supriyo Ghosh, since deceased the predecessor of Smt. Subhra Ghosh, Smt. Sudeshna Sen, Smt. Sudipta Basu and Shri Subrata Ghosh as Group “KHA” and Shri Swapan Kumar Ghose alone as Group “GA” collectively by an another Registered Deed of Conveyance dated 10.01.1962 registered at the office of the District Registrar, 24 Parganas and recorded in Book No. 1, Volume No. 5, Pages 223 to 228, Being No. 56 for the year 1962, purchased 19 decimals of land comprising R.S. Dag No. 101

under C.S. Khatian No. 445, R.S. Khatian No. 1236 lying and situate at Mouza Kumrakhali, J.L. No. 48, R.S. No. 131, Touzi No. 260, Pargana – Medanmalla, Police Station – Sonarpur, A.D.S.R. Office Sonarpur, District – 24 Parganas South along with various others landed properties from the then rightful owners, Smt. Sudhalata Basu, wife of Sri. Prafulla Kanta Basu, for a valuable consideration mentioned therein and the said sale was confirmed by her husband Shri. Prafulla Kanta Basu, each Group having undivided 1/3rd share in the said properties.

AND WHEREAS similarly the said Shri Biswanath Ghosh, Shri Debabrata Ghosh, since deceased the predecessor of Smt. Shila Ghosh, Shri Sudip Ghosh and Shri Sujoy Ghosh, Shri Goutam Ghosh as Group “KA” and Supriyo Ghosh, since deceased the predecessor of Smt. Subhra Ghosh, Smt. Sudeshna Sen, Smt. Sudipta Basu and Shri Subrata Ghosh as Group “KHA” and Shri Swapan Kumar Ghose alone as Group “GA” collectively by an another Registered Deed of Conveyance dated 28.07.1962 registered at the office of the District Registrar, 24 Parganas and recorded in Book No. 1, Volume No. 67, Pages 81 to 89, Being No. 3259 for the year 1962, purchased 81 decimals of land comprising R.S. Dag No. 105, 93 under C.S. Khatian No. 954, 499 R.S. Khatian No. 1559, 499 lying and situate at Mouza Kumrakhali, J.L. No. 48, R.S. No. 131, Touzi No. 261, Pargana – Medanmalla, Police Station – Sonarpur, A.D.S.R. Office Sonarpur, District – 24 Parganas South along with various others landed properties from the then rightful owners, Sri. Aswani Kumar Naskar, son of Late Napal Chandra Naskar, Sri Balai Chandra Naskar, Sri Haridhan Naskar, Sri Prakash Chandra Naskar, Sri Bharat Chandra Naskar and Sri Panchanan Naskar all are sons of Sri. Aswani Kumar Naskar for a valuable consideration mentioned therein in the said properties.

AND WHEREAS after purchasing the said properties the said Supriyo Ghosh, since deceased and his other co-owners got their names recorded in the Office of the B.L. & L.R.O in respect of the said Landed Properties according to the share owner by each Group and paying the rents and taxes to the Appropriate Authorities and enjoying the said Properties exercising all rights of ownership thereto and the said Landed Properties at present lying within the limits of Rajpur Sonarpur Municipality.

AND WHEREAS while thus jointly seized and possessed of the said landed properties the said Supriyo Ghosh died intestate on 26.02.2009 leaving behind him surviving his wife Smt. Subhra Ghosh, and his two married daughters, Smt.

Sudeshna Sen and Smt. Sudipta Basu, as his only legal heirs who inherited the share of the said deceased Supriyo Ghosh.

AND WHEREAS the said Shri Debabrata Ghosh died intestate on 02.10.2011 leaving behind his heirs, Smt. Shila Ghosh, wife of Late Debabrata Ghosh, Shri Sudip Ghosh and Shri Sujoy Ghosh, both sons of Late Debabrata Ghosh who inherited the share of said Debabrata Ghosh.

AND WHEREAS the Vendor herein having disparate interest but being desirous of developing their land as Residential Complex have approached the Developer named above with the proposal of constructing Multi Storied Buildings (Project – Southern Sky) as per building plans Sanctioned by the Rajpur Sonarpur Municipality being Sanctioned Plan No. 177/CB/27/42 dated 15.09.2016 and entered into a Development Agreement dated 11.09.2018 registered at the Office of the D.S.R. – IV, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2019, Page from 16318 to 16381, Being No. 160400261 for the year 2019 and subsequently Power of Attorney after Registered Development Agreement was executed in favour of the Developer dated 20.03.2019 registered at the Office of the D.S.R. – IV, South 24-Parganas and recorded in Book No. I, Volume No. 1604 – 2019, Page from 99114 to 99158, Being No. 160402709 for the year 2019.

AND WHEREAS as per terms and conditions of the said Development Agreement the Developer herein offered for absolute sale of one residential flat being Unit No. “___” on the ___ Floor measuring about _____ sq. ft. (Super built up area) along with ___ sq. ft. Open Terrace and 1(One) Car Parking Space on the Ground Floor, hereinafter referred to as the “Unit” of the said Ground Plus Four Storied Residential cum Commercial Building (Project – Southern Sky) together with the undivided impartible proportionate share of interest in the said land as morefully and particularly mentioned in the Second Schedule hereunder written, also together with all rights in the common areas and facilities appurtenant to the said premises, free from all encumbrances, at a fixed price or consideration of Rs. _____/- (Rupees _____ Only) and the Purchaser/s agreed to purchase the said one residential flat being Unit No. “___” on the ___ Floor measuring about _____ sq. ft. (Super built up area) along with ___ sq. ft. Open Terrace and 1(One) Car Parking Space on the Ground Floor, together with undivided, impartible, proportionate share of land at the said premises free from all encumbrances at a fixed price or consideration of Rs. _____/- (Rupees

_____ Only) under the terms and conditions as stated in the Agreement for Sale dated _____ entered between the Vendor, Developer and the Purchaser/s.

AND WHEREAS the Purchaser/s has/have duly inspected, seen accepted and approved the plans that had been sanctioned by the Rajpur Sonarpur Municipality and has/have no objection thereto and has/have also agreed and do hereby agree that the Developer may make such variations and/or modifications therein as may be required to be done by the Developer at its instance or at the instance of the Municipality or any other local authority or authorities.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale dated _____ registered at the office of A.R.A. – II Kolkata being Deed No. I – 190213007/2022 and in consideration of the sum of Rs. _____/- (Rupees _____) Only) well and truly paid by the Purchaser/s to the Developer herein as per Memo of Consideration hereunder written (the receipt whereof the Developer herein doth hereby admit and acknowledge as per Memo hereunder written and of and from the payment of the same and every part thereof the Developer doth hereby acquit, release and forever discharge the said Purchaser/s as well as the said Unit of the building together with undivided, impartible, proportionate share or interest in the land of the said premises hereby sold) the Vendor/s and the Developer do hereby grant, transfer, convey, assure and assign unto the said Purchaser **ALL THAT** the said **Unit No. “__” on the __ Floor measuring about _____ sq. ft. (Super built up area) along with _____ sq. ft. Open Terrace and 1(One) Car Parking Space on the Ground Floor**, in the said building together with undivided, impartible, proportionate share of land lying and situate at land measuring 12 Cottah 4 Chittacks 28 Sq. ft. at Holding No. 2100, Dakshin Kumrakhali, under Ward No. 27, J.L. No. 48, Khatian No. - 584, 954, 1559, 1227, Dag No. - 106, 104, 105, 95 lying situate at Mouza Kumrakhali, Police Station - Sonarpur, ADSR Office Sonarpur, District 24 Parganas South, under Rajpur Sonarpur Municipality, more fully described in the Second Schedule hereunder written OR HOWSOEVER OTHERWISE the said Unit of the said building together with undivided, impartible, proportionate share of land with common rights now are or is or at any time hereto before were or was situated, butted, bounded, called, known, numbered, described

and distinguished TOGETHER WITH all and singular other erections walls, structures, fixtures, ground and sewers, drains, ways, paths, passages, watercourses, lifts, lights, rights, privileges, profits, benefits as fully described in the Third Schedule hereunder written and the advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time heretofore were or was held, used, occupied or enjoyed therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions and the remainder or remainders and the rents, issues and profits thereof and the said Unit of the building together with undivided, impartible, proportionate share of land with common rights hereby granted, transferred, sold, conveyed, assigned and assured or intended so to be unto and to the use of the Purchaser/s AND all the deeds, pattahs, muniments, writings and evidences of title whatsoever relating to or concerning the same or any part thereof which now are or is or at any time heretofore were or was or may be in the custody, possession or power of the Vendor/Developer or any person or persons from whom the Vendor/Developer may or can procure the same without any action or Suit at law TO HAVE AND TO HOLD the said Unit of the building together with undivided, impartible, proportionate share of land with common rights hereby granted, transferred, sold, conveyed, assured and assigned unto and to the use of the Purchaser/s absolutely forever and free from all encumbrances and the inheritance in fee simple in possession without any manner or condition, use, trust or other things whatsoever to alter, defeat, encumber, let or sub-let, sell or make void the same.

The Vendor and the Developer do hereby covenant with the Purchaser/s as follows:-

a) The interest which the Vendor and the Developer do hereby profess to transfer, subsists and that the Vendor and the Developer have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, assure and assign the said Unit of the building together with undivided, impartible, proportionate share or interest of and in the land and hereditaments comprised in the said premises, staircases, lifts, corridors, electrical installations, electrical wiring, fixtures and fittings as aforesaid in the said buildings hereby granted,

conveyed, transferred, assigned and assured unto the said Purchaser/s in the manner aforesaid.

b) It shall be lawful for the Purchaser/s from time to time and at all times hereafter to enter into, upon and enjoy the said Unit of the building together with undivided, impartible, proportionate share or interest in the land comprised in the said premises and to receive the rents, issues and profits thereof without any interruption, hindrance, claim, demand or disturbances whatsoever from or by the Vendor and the Developer or any person or persons claiming through under or in trust for the Vendor and the Developer.

c) The said Unit of the building together with undivided, impartible, proportionate share or interest in the land comprised in the said premises is free from all charges, encumbrances, liens, lispendens or any attachment whatsoever and that the said land, messuages and premises is not subject to any litigation and there is no case, suit or proceeding pending before any Court of Law against the said premises.

d) The Vendor and the Developer shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser/s make, do and execute or cause to be made, done and executed all such further and other lawful and reasonable acts, deeds, matters and things whatsoever for better and more perfectly assuring and conveying the said Unit of the building together with undivided, impartible, proportionate share of land comprised in the said premises unto the Purchaser/s in the manner aforesaid as shall or may be reasonably required.

The Purchaser/s doth hereby covenant with the Vendor and the Developer as follows:-

a) The Purchaser/s herein for the benefit of the building and other unit/flat/apartment/shops and car parking space/s therein and every part thereof do hereby covenant with the Vendor and the Developer and the Owners of the other unit/flat/apartment/shops comprised in the said building that the Purchaser/s and all other persons deriving title under him/her/them will at all times hereafter observe the restrictions, obligations, rules and regulations and conditions, as mentioned in the said Deed of Agreement for Sale.

b) The Purchaser/s shall hold, occupy, own and enjoy the said undivided, proportionate and impartible share or interest of the land hereby sold and conveyed in common and in consistent with the rights and interest of the Owners of other undivided shares in the said premises and in consistent with the rights of the Owners of the other units/flats/shops and car parking space/s in the said premises and all other persons lawfully entitled to and to use all areas, drains, sewers, watercourses, water reservoirs, lifts now exist or hereafter to be erected and installed in the said premises and to pay proportionate share with the aforesaid Owners and other persons the cost of repairing and maintaining all such sewers, watercourses, lifts and to use the same as aforesaid and in accordance with the rules and regulations, byelaws and terms and conditions of the Association/Society to be formed by and between the Purchaser/s and the Owners of the other flats/apartments.

c) The Purchaser/s shall not for any reason whatsoever obstruct the Developer and/or the Vendor in their transferring the remaining share in the land and/or the other portions of the same building and/or parts thereof to any person or persons.

d) The Purchaser/s deemed to have taken delivery of the Unit on the date of delivery or on the date of issuance of the notice of taking such delivery of the said Unit and on and from such date the Purchaser/s shall be liable to pay proportionate share of the common expenses whenever demanded.

e) As from and after the date of delivery the Purchaser/s covenants:-

(i) To co-operate with the Developer in the management and maintenance of the common portion of the buildings and for formation of the Association.

(ii) Not to obstruct the construction and completion of the building and/or proposed buildings in any manner whatsoever notwithstanding any temporary inconvenience to the Purchaser/s enjoyment of the Unit and the parking space (if any).

(iii) To allow the Developer and their workmen to enter into the Unit for carrying out the work required for the common purposes without any disturbance.

(iv) To pay proportionate share of the common expenses regularly and punctually.

- (v) To pay regularly and punctually all outgoings and the rates and taxes for and/or in respect of the land and buildings proportionately and for the unit wholly.
- (vi) To pay all the charges for electricity and other utilities/services in or relating to the Unit.
- (vii) Observe such other covenants as be deemed reasonable by the Developer for the common purposes as per Terms agreed vide Agreement for Sale including payment of Extra Charges for Clubs etc.
- f) All the aforesaid covenants of the Purchaser/s shall be deemed to be the covenants running with the land.
- g) All payments to be made by the Purchaser/s as mentioned herein above shall be made from time to time and within 7 days of the Developer/Association sending its bill and/or demand for the same to the Purchaser/s.
- h) After the date of delivery if any alterations to the buildings are required to be carried out at the instance of Rajpur Sonarpur Municipality or any other statutory authority the same shall be carried out by the Purchaser/s in so far as they relate to the Unit and by the co-owners of the building including the Purchaser/s in so far as they relate to the common portions in the building and/or the portion and the Developer shall not be made liable and/or responsible for the same.
- i) At or before the date of possession, the Purchaser/s shall deposit with the Developer a sum equivalent to the estimated share of the common expenses and Municipal rates and taxes. Such deposit shall be treated as a security deposit and shall be transferred to the Association, upon its formation as mentioned in the Fourth Schedule.
- j) The Purchaser/s shall forthwith on being called by the Developer sign all papers, application and/or declarations and other writings as may be necessary and thought fit by the Developer for the purposes of formation and/or registration of the Association.
- k) Until formation of the Association, the Developer shall manage and maintain the common portions by itself or through its nominee or nominees in a proper and decent manner at the expenses of the co-owners including the Purchaser/s and the Developer proportionately for unsold units and upon formation of such Association

the maintenance of common portions shall be handed over and/or be the responsibility of such Association.

l) The Purchaser/s doth hereby nominate, constitute and appoint the Developer as his true and lawful Attorney for the purposes as follows:-

(i) To have the Unit mutated in the name of the Purchaser/s and the common portion in the name of all the co-owners of the units comprised in the buildings.

(ii) To apply for and obtain connection for electricity, water, sewerage and/or other utilities and other facilities for and/or relating to the Unit and/or the said building and/or any of them.

(iii) To form the Association.

(iv) To do all the above works for which various payments shall be made on demand to the Developer and/or deposits as are agreed to be made by the Purchaser/s in terms of this document.

m) The Purchaser/s agrees to grant in favour of the Developer and/or its nominee or nominees with further powers, authorities and confirmations and to sign and execute all papers and documents as be reasonably required by the Developer for the aforesaid purposes.

n) All costs, charges and expenses for and in connection with the aforesaid shall be borne and paid by the Purchaser/s and/or proportionately by the co-owners of the other units as the case may be.

o) Land underneath the said building shall always remain common and/or impartible and the Purchaser/s at all not be entitled to seek partition of the land.

p) The Purchaser/s doth hereby covenant with the Vendor and the Developer that the Purchaser/s shall at all times hereafter regularly and punctually pay or make payment of all Municipal taxes and other outgoings, cesses and imposition, duties, levies which may be imposed or become payable in respect of the said Unit of the building together with undivided, impartible, proportionate share of land hereby sold, transferred, conveyed, assured and assigned unto the said Purchaser/s.

- q) To keep the said Unit of the building together with undivided, impartible, proportionate share of land and other parts, sewers, drains, ditches, pipes, cables, wires, conduits, gutters and appurtenances in good and reasonable repair.
- r) To contribute and pay proportionate share of all expenses and outgoings to the Association/Society.
- s) The Purchaser/s shall become and remain a member of the Association or Society to be formed by the Owners of the other undivided shares/units/flats/shops in the said premises.
- t) The Purchaser/s shall observe and perform strictly the terms and conditions, bylaws and rules and regulations of the Association/Society to be formed as aforesaid, as well as the terms and conditions and stipulations as mentioned in the said Deed of Agreement for Sale.

IT IS FURTHER AGREED BY AND BETWEEN THE VENDOR AND THE DEVELOPER AND THE PURCHASER/S AS FOLLOWS:

- a) That the undivided, proportionate share in the land of the said premises and the Unit of the building hereby sold, transferred, conveyed, granted, assured and assigned unto and in favour of the Purchaser/s shall always remain impartible.
- b) Until such time an Association/Society is formed or incorporated the Vendor and the Developer shall continue to remain liable or responsible for rendition of common services and maintenance of the said building SUBJECT HOWSOEVER to the Purchasers' making payment of the proportionate share of maintenance charge and other charges and expenses agreed to be paid by the Purchaser/s in respect of the maintenance and common services.
- c) The Purchaser/s shall be entitled to sell, transfer, gift or otherwise alienate the said Unit of the building hereby granted, conveyed, transferred, assured and assigned unto the Purchaser/s to any person/persons without any consent of the Vendor and the Developer or any other flat owners/occupiers at any price or consideration the Purchaser/s in his/her/their absolute discretion shall think fit and proper.

d) The Purchaser/s shall not throw or accumulate or allow to be thrown or accumulated any rubbish, tit bits, night soils or any refuse etc. in the common areas, passages, except the receptacle fixed for the same.

e) The Purchaser/s shall not create or permit to be created any annoyance or disturbance to the peaceful living of other flat/unit/apartment/shop owners of the said premises.

FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring 12 Cottah 4 Chittacks 28 Sq. ft. at Holding No. 2100, Dakshin Kumrakhali, N.S. Road, under Ward No. 27, J.L. No. 48, Khatian No. - 584, 954, 1559, 1227, Dag No. - 106, 104, 105, 95 lying situate at Mouza Kumrakhali, Police Station - Sonarpur, A.D.S.R. Office Sonarpur, District 24 Parganas South, under Rajpur-Sonarpur Municipality, butted and bounded as follows :

On the North : Mohan Garden;
 On the South : 7 meter wide Municipality Road;
 On the East : N.S. Road;
 On the West : Amrita Bihar.

SECOND SCHEDULE REFERRED TO ABOVE
(UNIT)

ALL THAT the self contained residential flat being **Unit No. “___” on the ___ Floor measuring about _____ sq. ft. (Super built up area) along with ___ sq. ft. Open Terrace and 1(One) Car Parking Space on the Ground Floor**, of the said New Ground Plus Four Storied Residential cum Commercial Building (Project – Southern Sky) with common passage provided to the said Building and also together with undivided and impartible proportionate share of the land measuring land measuring 12 Cottah 4 Chittacks 28 Sq. ft. at Holding No. 2100, Dakshin Kumrakhali, under Ward No. 27, J.L. No. 48, Khatian No. - 584, 954, 1559, 1227, Dag No. - 106, 104, 105, 95 lying situate at Mouza Kumrakhali, Police Station - Sonarpur, ADSR Office Sonarpur, District 24 Parganas South, under Rajpur

Sonarpur Municipality. The Purchaser/s have purchased the Unit as per attached drawing and found it acceptable as per Super Built Measurement. By signing this Deed, the Purchaser/s gives this consent to the Developer for any and/or all changes to the original Sanctioned Plan as needed by the Developer or unit Co-Purchaser/s including any additions to the number of Units or reductions due to amalgamation of one or more Units and/or increase in floor as will be sanctioned subsequently by the relevant authority.

THIRD SCHEDULE REFERRED TO ABOVE
(UNIT)

- i) Entrance lobby, Corridors, Lobbies, Staircase, Staircase landing, Entrances, Exit, Pathways, Foundations, Column, Beams and all structural supports.
- ii) Drains: Sewerage from the Premises in the main road.
- iii) Water Reservoir, Underground Tanks and Septic Tanks.
- iv) Drainage pipes from the Units to the Drains and sewer connection to the premises.
- v) Toilets on the Ground Floor of the Premises for use of the guards, Caretakers of the Premises and/or domestic help.
- vi) Guard Quarters with electric wiring switches etc.
- vii) Meter room.
- viii) Boundary wall of the Premises including outside wall of the building and main gate.
- ix) Common Services:
 - a) Pump and Meter with installation and room therefore.
 - b) Tube wells, water pumps, underground reservoir, water pipes and other common plumbing installation and space required thereto, service toilets and areas.
 - c) Transformer, electric wiring meter for lighting staircase, lobby and other common areas (excluding those as are installed for any particular unit) and space required thereto.

- d) Windows, Doors, Grills and other fittings of the common area of the premises.
- e) Lifts and their accessories installations and space required therefore.
- f) Such other common parts areas equipments installations fixtures, fittings covered and open space in or about the said Premises of the Building as are necessary for use and occupancy of the Units as are required.
- g) No Other Amenities.

FOURTH SCHEDULE REFERRED TO ABOVE
COMMON EXPENSES

- | | | | |
|--------|-----------------------------|---|----------------|
| (i) | Advance Maintenance charges | - | As applicable. |
| (ii) | Municipal Tax | - | As applicable. |
| (iii) | Water Tax | - | As applicable. |
| (iv) | Common Electricity charges | - | As applicable. |
| (v) | Mutation Fee/Purchase Fee | - | As applicable. |
| (vi) | Individual Meter Deposit | - | As applicable. |
| (vii) | Transformer Charges | - | As applicable. |
| (viii) | Generator Back-up | - | As applicable. |
| (ix) | Municipality Charges | - | As applicable. |

IN WITNESS WHEREOF the Parties hereto have put their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the

Parties hereto at Kolkata in the Presence of:

WITNESSES:

1. **SHRI JOYDEEP MAJUMDER** representing
as Constituted Attorney on behalf of
VENDOR No. 1 to 10.

2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

SIGNATURE OF THE DEVELOPER

Drafted by me and prepared
at my office

MEMO OF CONSIDERATION

RECEIVED from the Purchaser the within mentioned sum of Rs. _____/- (Rupees _____ Only) as full and final consideration for the said Unit, paid as follows:-

Date	Amount	Cheque	Bank
Total	Rs. -		

TOTAL: Rupees

Only.

WITNESSES:

1.

2.

SIGNATURE OF THE DEVELOPER