

## DEED OF COVEYANCE

THIS DEED OF CONVEYANCE is made on this the \_\_\_ day of June, 2023 (Two thousand twenty three) A.D.

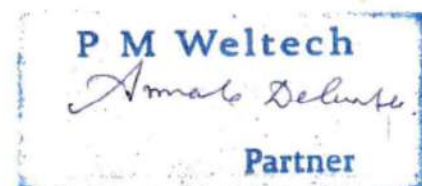
### B E T W E E N

**M/S HARI INFRA BUILD PVT. LTD.**, a private Ltd. Company having their registered office at – 10, Biplabi RashBihari Bose Road, 2<sup>nd</sup> Floor, Kol – 700 001, represented by its directors namely:-

- 1. Mr. Harihar Prasad Jaiswal(Pan No. – ACRPJ8086E)** S/o. Late Thakur Prasad Jaiswal ,
- 2. Mr. Rajesh Kumar Jaiswal(Pan No. – ACSPJ7617C)** S/o. Sri Harihar Prasad Jaiswal ,
- 3. Mr. Pramod Kumar Jaiswal(Pan No.- ACSPJ7608R)** S/o. Sri Harihar Prasad Jaiswal,

**being represented** by their Lawful Attorney, **P.M. WELTECH**, a partnership firm, having its office at – 381, B.C. Sen Road, Shaktipur, Agarpara, Panihati (M), North 24 Parganas, Kol – 700 109, represented by its partners :-

**i) Sri. Haridas Debnath(Pan No. – ADOPD6790K)**, Aged about – 54 Years, S/o. Lt. Surendra Chandra Debnath, By Faith- Hindu, By Profession – Business, By nationality- Indian;



ii) **Sri. Arnab Debnath (Pan No. – BZUPD9804P)**, Aged about – 25 Years, BY Faith – Hindu, By Profession- Business,By Nationality – Indian, Residing at- 381, B.C. Sen Road, Shaktipur, Agarpara,Panihati (M), North 24 Parganas, Kol – 700 109 both are residing at - 381, B.C. Sen Road, Shaktipur, Agarpara,Panihati (M), North 24 Parganas, Kol – 700 109;

**by Virtue of Power Of Attorney** on 10/05/2021 which is registered at A.D.S.R. Sodepur, Entered in Book No. I, Vol No. - 1524- 2021, Pages- 138560 to 138588, Deed No - 152403550, hereinafter referred to as the **“VENDORS”**(which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives, successors-in-interest and assigns) party of the **1<sup>st</sup> PART**.

**- A N D -**

**P.M. WELTECH**, a partnership firm, having its office at – 381, B.C. Sen Road, Shaktipur, Agarpara,Panihati (M), North 24 Parganas, Kol – 700 109, respresented by its partners **i) Sri. Haridas Debnath(Pan No. – ADOPD6790K)**, Aged about – 54 Years, S/o. Lt. Surendra Chandra Debnath, By Faith- Hindu, By Profession – Business, By nationality- Indian, **ii) Sri. Arnab Debnath (Pan No. - BZUPD9804P)**, Aged about – 25 Years, BY Faith – Hindu, By Profession- Business, By Nationality – Indian, Residing at- 381, B.C. Sen Road, Shaktipur, Agarpara, Panihati (M), North 24 Parganas, Kol – 700 109 both are residing at - 381, B.C. Sen Road, Shaktipur, Agarpara, Panihati (M), North 24 Parganas, Kol – 700 109, hereinafter referred to as the **“Developer of the Second Part”**(which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives, successors-in-interest and assigns) party of the **2<sup>nd</sup> Part**.

**- A N D -**

\_\_\_\_\_, hereinafter referred to as the **“Purchaser”** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their and/or each of their respective heirs, executors, administrators, legal representatives, legal representatives and assignees) party of the **3<sup>rd</sup> PART** .

**AND Whereas** by a deed of Bengali Kobala dated the 20<sup>th</sup> day of June, 1989, and registered at the office of the District Registrar, Barasat in 24 parganas and recorded in Book No. I, Volume No. 62, Pages No. 263 & 274, Being No. - 3658 for the year 1989. The Seller Mihir Kumar Sen Conveyed and transferred in favour of Sri Jawhar Lal Sen and Smt. Jharna Sen **ALL THAT** land measuring an area of 57 Cottahs and 3Chittaks lying and situated at Mouza - Masunda, J.L. No. 34, R.S. No. - 96, Touzi No. 1158, R.S khatian No. - 212 & 214 and R.S Khatian No. 216,383,508 & 72, R.S. Dag No. - 6, 9, 10, 11, & 12 under P.S. Khardah, At present Ghola under A.D.S.R.O. Barasat morefully and particularly Described in the Schedule Below.

**And whereas** by virtue of above sale the said Sri Jawar Lal Sen and his wife Smt. Jharna Sen became the sole and absolute owner of the aforesaid land and mutated their names in the records of New Barrackpore Municipality.

And whereas the said Sri Jawhar Lal Sen and Smt. Jharna Sen demarcated and divided the above mentioned land into 8 equal plots in a master plan and transferred the same.

And whereas by a deed of mutual partition (in Bengali Language) dated 12<sup>th</sup> day of November, 1992 and registered in the Office of District Registrar in Barasat recorded in Book No. I, Being Deed No. 6859, Volume NO. - 101, Pages - 114 to 120 for the year 1992. Sri Jawhar Lal Sen and his wife Smt. Jharna Sen both of 225/B, Bangur Avenue, Block -A, Kolkata - 700 055, and they had been secured individually **ALL THAT** piece or parcel of Land containing an area of 7Cottahs 3Chittacks, including Road, more or less lying and situated at Mouza-Masunda, J.L. No. 34, R.S. No. 96, Touzi No. 1158, R.S. Khatian No. 216,383 & 508 Being R.S. Dag No. 6,9,10 & 11, P.S. Khardah at present Ghola, by virtue of above Mutual Deed of Partition morefully and clearly described herein mentioned.

**And whereas** the said Sri Jawhar Lal Sen the Vendor herein became the Absolute Owner of the Aforesaid land and mutated his land in respect of the said land in the Office of Local New Barrackpore Municipality being holding No. 413/J, in ward No. 11 and he also recorded the said land in his name in the Office of B.L.R.O being New L.R. Khatian No. 698 and L.R. Dag Nos. 9,10,11 & 12.

**And whereas** the said Sri Jawhar Lal Sen is absolutely seized and possessed of or otherwise well sufficiently entitled of the said piece and parcel of land hereditaments and premises containing an area of 7 Cottahs and 3 Chittaks be the same a little more or less situated and lying at and being Mouza - Masunda compromised Dag No. 6,9,10 & 11 under R.S. Khatian No. 216, 383 & 508, New L.R. Khatian No. 698 and LR. Dag No. 9, 10, 11 & 12 and J.L No. 34, R.S. No. 96, Touzi No. 1158 in scheme plot NO. I, being Municipal Holding NO. 413/J, College para, Ward No. 11 within the jurisdiction of New Barrackpore Municipality under Khardah Police Station, at present Ghola Police Station in the District of North 24 Parganas.

**And whereas** by a Gift Deed (in Bengali Language) dated 52th day of June, 1992 and registered on 6<sup>th</sup> day of June, 1992 in the Office of District Registrar at Barasat in Book No. I, Being Deed No. 4156, Pages 215 to 221, Sri Jawhar Lal Sen both of 225/B, Bangur Avenue, Block - A, Kolkata - 700 055, conveyed and transferred **ALL THAT** piece and parcel of Land containing an area od 7 Cottahs and 3 Chittaks including Road, more and less lying and situated at Mouza - Masunda, J.L. No. - 34, R.S. No. - 96, Touzi No. - 1158, R.S. Khatian No. - 38, 508 & 72, Being R.S. Dag No. - 10 & 11, P.S. Khardah at present Ghola, A.D.S.R.O Barasat Morefully and clearly Described therein by wsay of Gift to their Daughter Romy Sen for the Consideration mentioned therein.

**And whereas** by virtue of above Deed of Gift the said Romy Sen the Vendor herein became the absolute owner of the aforesaid land and mutated her name

in respect of the said land in the office of the said land in the Office of Local New Barrackpore Municipality being Holding No. 413/1, in Ward No. 11 and she also recorded the said land in her name In the Office of B.L.R.O Office being new L.R. Khatian No.2798 and L.R. Dag No. 10 & 11.

**And Whereas** prior to the mutation of the said land one Deed of Declaration regarding proper Description of the Land in respective Dag No. made between Romy Sen and jawhar lal Sen along with his wife Smt. Jharna Sen registered in the Office of District Registrar, 24 Parganas(North) at Barasat in Book No. I, Volume No. 61 at pages no. 215 to 221, being No. 5198 for the year 1999, morefully and clearly described therein.

**And Whereas** the said Romy Sen is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of land hereditaments and premises containing an area of 7Cottahs and 3 Chittaks be the same a little more or less situated at Mouza -Masunda comprised R.S. Dag No. 10 & 11 under R.S. Khatian No. 383, 508 and 72 New L.R. Khatian No. 2798 and L.R. Dag No. 10 & 11, J.L. No. 34., R.S. No. 96, Touzi No. 1158 in Scheme Plot No. 2 being Municipal Holding No. 413/1, College para in ward no. 11within the jurisdiction of New Barrackpore Municipality under Khardah Police Station, at Present Ghola Police Station in the District Of North 24 Parganas.

**And Whereas** by way of Gift Deed dated 5<sup>th</sup> day of June, 1996 registered in the Office of District Registrar at Barasat in Deed No. I, Being Deed NO. 4155, Sri Jawhar Lal Sen and his wife Smt. Jharna Sen both of 225/B, Bangur Avenue, Block - A, Kol - 700 055 conveyed and transferred **ALL THAT** piece and parcel of land containing an area of 7 Cottahs and 3 Chittacks, including Road, more or less lying and situated at Mouza – Masunda, J.L. No. - 34, R.S. No. 96, Touzi No. 1158, R.S. Khatian No. 383 and 72, Being R.S. Dag No. 9, 11, and 12, P.S. Khardah at

present Ghola, A.D.S.R.O Barasat morefully and clearly described therein by way of Deed of Gift to Sri Ritajit Som for consideration mentioned therein.

**And Whereas** by virtue of a Deed of Gift the Said Rijajit Som herein became the absolute Owner of the aforesaid land and mutated his land in respect of the said land in the Office of local New Barrackpore Municipality being Holding No. 413/C, in ward No. 11 and he also recorded the said land in his name in the Office of B.L.R.O. being New L.R. Khatian No. 1799,698 & 2796 and L.R. Dag No. 11 & 12. Prior to mutation of the said land one Deed of Declaration regarding proper Description of the Land in respective Dag Nos. made between Ritajit Som and Jawhar Lal Sen along with his wife Smt. Jharna Sen registered in the Office of District Registrar, 24- Parganas (North) at Barasat in Book No. I, Vol No. 61 at pages 208 to 214, being No. 5199 for the year 1999, morefully and clearly described therein.

**Whereas** the said Ritajit Som is absolutely seized and possessed of or otherwise well and sufficiently entitled of the said piece and parcel of land hereditaments and premises containing an area of 7Cottahs and 3Chittacks be the same a little more or less situated at Mouza - Masunda, Comprised Dag No. 9, 11 & 12, under R.S. Khatian No.383 & 72, New L.R. Khatian No. 1799,698 & 2796 and L.R. Dag No. 11 & 12, J.L. No. 34, R.S. No. 96, Touzi No. 1158 P.S. Khardah at present Ghola, A.D.S.R. Barasat morefully and clearly described therein.

**And Whereas** by a Deed of Gift registered on 5<sup>th</sup> day of October, 2002 in the Office of the District Registrar at Barasat in Book No. I, Being Deed no. 4475, Sri Ritajit Som conveyed and transferred **ALL THAT** piece an parcel of land containing an area of 4 Cottahs 3 Chittacks 12Sq. Ft. more or less lying and situated at - Mouza - Masunda, J.L. No. 34, R.S. No. 96, Touzi No. 1158, R.S. Khatian No. 383 and 72, Being R.S. Dag No. 9, 11 and 12, New L.R. Khatian No.

1799, 698 and 2796 and L.R. Dag No. 11 and 12, P.S. Khardah at present Ghola, A.D.S.R.O. Barasat morefully and clearly described therein by way of Gift to Sri Jawhar Lal Sen and his daughter Romy Sen for the consideration mentioned therein.

**And Whereas** the said earstwhile vendors Jawhar Lal Sen and Romy Sen herein amalgamated their individual lands having Municipal Holding Nos 413/J and 413/I respectively and the land gifted to them by Sri Ritajit Som having Municipal Holding No. 413/G, into one Municipal Holding No. 413/J under New Barrackpore Municipality, College Para, in ward No. 11 within the Jurisdiction of New Barrackpore Municipality under Khardah Police Station, at Present Ghola Police Station in the district of North 24 Parganas.

**Whereas** the said earstwhile vendors Sri Jawhar Lal Sen and Romy Sen are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of land hereditaments and premises containing an area of 17 Cottahs be the same a little more or less situated at Mouza - Masunda, J.L. No. 34, R.S. No. - 96, Touzi No. 1158, R.S khatian No. - 216,383,508 & 72, New L.R. Khatian No. 1799, 2798 & 698 and 2796, R.S Khatian No. 216,383,508 & 72, L.R. Dag No. - 9, 10, 11, & 12 in the Scheme Plot No. 1, 2 & 3 being Municipal Holding No. 413/J, College Para under Ward No. 11 within the jurisdiction of New Barrackpore Municipality under Khardah Police Station, at present Ghola Police Station in the District of North 24 Parganas.

**And Whereas** due to urgent need of money the said earstwhile vendors Sri Jawhar Lal Sen and Romy Sen, herein agreed to sell and entered into an Agreement for Sale Dated 9<sup>th</sup> August, 2008 with Rajesh Kumar Jaiswal and Promod Kumar Jaiswal for the terms and conditions as contained therein, The Present Vendors have decided to purchase the said property in the name of **M/S HARI INFRA BUILD PVT. LTD.** Having its registered Office at - 10, Biplabi

RashBihari Bose Road, 2<sup>nd</sup> Floor, Kol - 700 001, represented by its Directors - Sri Harihar Prasad Jaiswal, Sri Rajesh Kumar Jaiswal and Sri Pramod Kumar Jaiswal, by way of sale Deed being no - 11184, which is entered into Book No. I, Vol. No. 38, pages from - 1416 to 1438, in the year **2/12/2008**.

**And whereas** the said **M/S HARI INFRA BUILD PVT. LTD.** mutated his name in the recorded of New Barrackpore Municipality and paying the relevant rents and taxes regularly.

**And whereas** the owner are now desirous of develop the said land by constructed a multistoried building (G+4) in accordance with the plan sanctioned by the New Barrackpore Municipality and look for a reasonable and reputed Developers who will be able to develop the properties in conjunction with the owner.

**And whereas** the developer herein approached the vendors & proposed to take the job of Development of the said Premises and after prolonged discussion a Development Agreement Dated – 06/05/2021, registered at A.D.S.R. Sodepur, Entered in Book No. I, Vol No. – 1524-2021, Pages- 137188 to 137250, Deed No - 152403488, was entered into by and Between the Vendors as First Part and the Second Part as developer, therein agreed and the vendors would allow the Developer to construct a Multi-Storied Building at his Own Cost as per Plan to be approved by the New Barrackpore Municipality and the Developer would provide the Vendors in lieu of and/or in consideration of the said premises of the Entire Ground floor constructed area of the Newly Proposed Building and the Balance constructed area in and over the land would be the absolute property of the Developer's Allocation.

**And Whereas** the Vendors already executed a General Power of Attorney, dated-10/05/2021 which is registered at A.D.S.R. Sodepur, Entered in Book No. I,



Vol No. - 1524- 2021, Pages- 138560 to 138588, Deed No - 152403550, to do all acts, and things of the said Multi-Storied building in respect of the developer's Allocation.

**And whereas** thus said **P.M. WELTECH** being the owner of a Shop Room being No. - 2, on the Ground Floor and as morefully described in the 2<sup>nd</sup> schedule written hereunder along with all easement, rites and proportionate share of land and along with the common areas.

**And Whereas** the Developer (**P.M. WELTECH**) declared to sale the above mentioned Flat at a total consideration of **Rs.** \_\_\_\_\_ i.e. Rs. \_\_\_\_\_/- per Sq. Ft. Only and thus purchaser interested to purchase the said Shop room being no. - 2, on the Ground floor Measuring about **336** Sq. ft. Super Build up area on the East Corner of the Multi Stored Building Known As '**SHIV SHANKAR APARTMENT**' at- College Para, being Holding No. – 413/J, Ward No . – 11, within the jurisdiction of Khardah Police Station, at Present Ghola Police Station in the District of North 24 Parganas, Which is more fully Described in the 2<sup>nd</sup> Schedule Below.

**And whereas** the purchasers hereinafter being fully satisfied the title of the vendor in respect of the said Shop room No. - 2, on the Ground floor Measuring about **336** Sq. ft. Super Build up area and after inspection relevant papers and documents (title Deeds and documents, papers of the said vendors relating to the said plot of Land and sanctioned plan, dimensions, measurements, specifications and other details whatsoever connecting the said building and flat) has agreed to purchase the said Shop room No. - 2, on the Ground floor Measuring about **336** Sq. ft. Super Build up area.

**Now this indenture witnesseth** that in pursuance of the said agreement and inconsideration of the sum of **Rs.** \_\_\_\_\_ only paid to the purchaser to the vendors (the receipt whereof the Vendors do hereby admit and acknowledge), the vendors both hereby grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser free from all encumbrances whatsoever **ALL THAT** piece and Parcel of Land hereditaments and premises containing by estimation an area of 13 Cottahs along with 4 Cottahs of Pond classified as "Bastu Land", Mouza - Masunda, J.L. No. 34, R.S. No. - 96, Touzi No.

1158, R.S khatian No. - 216,383,508 & 72, New L.R. Khatian No. 1799, 2798 & 698 and 2796, R.S Khatian No. 216,383,508 & 72, L.R. Dag No. - 9, 10, 11, & 12 in the Scheme Plot No. 1, 2 & 3 being Municipal Holding No. 413/J, College Para under Ward No. 11 within the jurisdiction of New Barrackpore Municipality under Khardah Police Station, at present Ghola Police Station in the District of North 24 Parganas,. **AND ALL** that the estate, right, title interest, property claim and demand whatsoever of the Vendors therein and all other rights, privileges herein comprised and hereby granted, sold, conveyed, transferred, assigned and assured and every part thereof to and unto the purchaser free from all encumbrances, trusts, liens and attachments whatsoever AND together with easement, quasi-easement, and other stipulations or provisions in connection with the beneficial use and enjoyment of the said property **To Have To Hold** the same absolutely and for ever AND Subject to the purchaser paying and discharging all taxes and impositions on the said property hereby conveyed. The Vendors both hereby covenant with the purchaser that notwithstanding any Act, deed or Matter or Thing Whatsoever by the vendors or their predecessors in Interest in title done or executed or knowingly suffered to the contrary, the Vendors are Lawfully and absolutely entitled to the said property hereby sold, granted, transferred unto and to the use of the Purchaser and the Purchaser shall and may at all times hereafter peaceably and quietly own, possess and enjoy the said land hereby granted, conveyed and receive the rents, profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the Vendors or any person lawfully or equitably claiming any estate from or by the vendors or any person lawfully or equitably claiming any estate from, under or in trust for the Vendors and the Vendors shall and will at all times to come at the request and cost of purchaser and cost of the purchaser do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the purchaser to the property hereby sold or any part thereof.

**And whereas** on or before execution of this present the purchaser / purchasers paid to the developers a sum of **Rs.** \_\_\_\_\_ only as advance out of the total consideration of **Rs.** \_\_\_\_\_ i.e. Rs. \_\_\_\_\_/- per Sq. Ft. only at which the flat is agreed to sold by the Developer to the purchaser the balance consideration will be paid by the purchasers in time of handover the possession of the said flat i.e. within 36 months.

**NOW THIS AGREEMENT BETWEEN THE PARTIES HERETO AS FOLLOWS :**

**And whereas** the developer constructed the said building in accordance to the sanction plan and developers agreed to sale and purchaser / purchasers agreed to purchase one **Shop Room being No. "2"** on the Ground floor measuring more or less **336 Sq. ft.** Super buildup area (including 20% of service area and proportionate share of stair case & life) with undivided un-demarcated impartable proportionate share of land underneath the said building at a total consideration of **Rs. 23,52,000 (Rupees Twenty Three Lakhs Fifty Two Thousand)** only And **electric metre installation charges paid by the purchaser.**

**And whereas** the Developer shall handover the said flat and execute the Deed of sale in favour of the purchaser or purchaser's nominated person or persons with the electric connection.

The purchaser shall be liable to bear all the taxes, charges for electricity and water which are common title obtaining separate electricity meter and separate easement of taxes by the municipality and other services after taking possession of the said flat. The developer will make necessary arrangement at the cost of the purchasers.

**And whereas** if a good and marketable title is not made out and property is found to be free from all encumbrances, attachments of the vendor herein will execute a proper conveyance in favour of the purchaser of his nominee or nominees.

**And whereas** if a good and marketable title is not made out and property is found to be free from all encumbrances, attachments the purchaser herein shall be at liberty to rescind this agreement in that event vendor are bound to refund the advance money to the said purchaser herein without interest.

**And whereas** the purchaser fail or neglected to purchase the schedule property within the time aforesaid, in that event the Advance money will paid by the developer to the purchasers herein after selling out the above mentioned flat to the third party.

**And whereas** if the said Developer herein fails or neglected to execute the Deed of conveyance or conveyance or conveyances in favour of the purchaser herein or their nominee or nominees, in that event the purchaser herein will

be at liberty to sue against the said vendor for specific performance of the contract in the proper legal forum.

**And Whereas** after completion of the Payment by the Purchaser to the Developer, the Land Owner/Developer will execute and register Deed of Conveyance in the name of the Purchaser through the Developer's Advocate and the Purchasers shall be liable to pay the cost of the stamp duty, registration fees and other incidental charges including professional fees to the Advocate as per demand.

**And whereas** the both parties will Honour this agreement.

**FIRST SCHEDULE ABOVE REFERRED TO :-**

**ALL THAT** the piece and parcel of land measuring about 13 Cottahs along with 4Cottahs of Pond classified as "Bastu Land", Mouza - Masunda, J.L. No. 34, R.S. No. - 96, Touzi No. 1158, R.S khatian No. - 216,383,508 & 72, New L.R. Khatian No. 1799, 2798 & 698 and 2796, R.S Khatian No. 216,383,508 & 72, L.R. Dag No. - 9, 10, 11, & 12 in the Scheme Plot No. 1, 2 & 3 being Municipal Holding No. 413/J, College Para under Ward No. 11 within the jurisdiction of New Barrackpore Municipality under Khardah Police Station, at present Gholia Police Station in the District of North 24 Parganas.

**BUTTED AND BOUNDED BY :-**

ON THE NORTH : Sodepur Road.  
 ON THE SOUTH : Boundary Wall.  
 ON THE EAST : By existing Building Of Bina Apartment.  
 ON THE WEST : By Private Common Passage & Building of Rita Apartment

**SECOND SCHEDULE ABOVE REFERRED TO :-**

**ALL THAT** piece and parcel of a self contained residential Tiles floor Shop room being No. 1, on the Ground floor on the North - East Side of the said multistoried building named as "**SHIV SHANKAR APARTMENT**" measuring about . - **336 Sq. ft. Super built-up area** more or less and proportionate share of land underneath the said land

including lift facilities and common right of roof facility and right of common space, staircase, drainage system including right over the passage for ingress and egress from the main entrance gate to the respective flat of the Multistoried building in the plot of the Land which is morefully depicted and delineated within RED Border line in the annexed Map or plan under First Schedule property which is butted bounded as follows:-

**(COMMON AREA & FACILITIES)**

1. The common space of the said building.
2. The foundation column, girders, beams, supports main walls, main gate of the premises and the Land lying to the building.
3. The installation for common services such as the drainage systems in the premises water supply arrangements in the premises and electrical connection and other civil connection and Civil amenities of the said premises.
4. The reservoir on the roof of the top floor of the building, pump, and motor, and all apparatus and installations in the premises for the common use.
5. Total sanitary system of the said building.
6. Ultimate roof of the said premises.
7. Al other areas, facilities and amenities in the premises, which ever intended for common use.
8. Common passage leading from main road to the building to be utilized by the vendors and/or occupiers of flat of both the building constructed upon the property mentioned in the schedule hereunder.
9. Boundary wall and the main gate.
10. Such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the said building as are necessary for use of the said flat space in common.
11. Staircase of all the floors of the said building and the ultimate roof of the said premises.
12. Staircase landings on all the floors of the said building.

13. Lift facilities of the said multistoried building.
14. Common passage including the main entrance.
15. Water pump and water tank and water supply arrangement.
16. Electric service line and electric main line wiring electric meter for pump installation in the building and in.

### **THIRD SCHEDULE ABOVE REFERRED TO**

#### **(Specification of Work)**

- Number of floors : Ground floor plus upper stories (G+4).
- Water Arrangements : Pumping arrangements to overhead reservoir from underground water.
- Flooring Skirting : All Rooms including verandah are laid with vetrified floor tiles and kitchen and the toilet made with marble and skirting of 4 inches height in toilet glazed tiles at Door level.
- Interior finish of wall and Ceiling : All interiors will be finished by putty.
- Roof : Cement Roof tiles or I.P.S. will be laid to proper Slope.
- Electrification : All Wiring will be Havels or Finolex Wire.
- Electrical Works : Individual Meters for each and every flat shall be provided in meter Room along with one common meter for the common services at the Ground Floor.
- Individual Meter : Cost of the Transformer will be borne by the purchasers exclusively and Rs. 35,000/- only for the cost of the Electrical Infrastructure i.e. Mother Line and Rs. 35,000/- only for the installation of lift will be Paid by the Purchaser to the Developer.
- Plumbing : Good Quality Tap, Commode, Basin & Steel Sink will be provided.

**IN WITNESS WHERE OF** the parties hereunto have set and subscribed their respective hand and seal on the day month year first above written.

WITNESSES :-

1.

2.

\_\_\_\_\_  
Signature of the confirming party

\_\_\_\_\_  
Signature of the Purchaser

Drafted & prepared by

(SUDIP KUMAR SEN)  
ADVOCATE,  
Barrackpore Court.

