

**THIS DEED OF CONVEYANCE IS MADE ON THIS THE _____ DAY
OF _____, 2023.**

ALL THAT One **Residential/ Shop/ Office Space** measuring _____
Sq. Ft. (Rera Carpet Area) i.e. _____ **Sq. Ft.** (Super Built-up Area) at
_____ **Floor** and One **Parking Space** at **Ground Floor** of a
Residential cum Commercial building named “**DWARIKA PRIME**” with a
proportionate undivided share in the land on which the same stands.

FLAT/OFFICE/ SHOP NO. : _____
R.S PLOT NO. : **110/192,110/339,**
111 & 111/170
L.R. PLOT NO. : **8,9,11 & 12**
R.S KHATIAN NO. : **219/1, 701, 745/1**
& 701/11
L.R. KHATIAN NO. : **1978, 2214 & 2215**
MOUZA : **DABGRAM**
R.S SHEET NO. : **05**
L.R. SHEET NO. : **04**
J.L. NO. : **02**
S.M.C. WARD NO. : **42**
P.S. : **BHAKTINAGAR**
DISTRICT : **JALPAIGURI**
CONSIDERATION : **Rs. _____/-**

BETWEEN

SRI. / SMT. _____ [**PAN** : _____ **&**
AADHAAR : _____ _____ _____], Son/Wife/Daughter of
_____, _____ by Religion, Indian by Nationality,
_____ by Occupation, resident of _____,
P.O. _____ & P.S. _____, District _____ in the State of
_____ ---- hereinafter called the “**PURCHASER/S/ FIRST PARTY**”
(which expression shall mean and include unless excluded by or repugnant to the
context his/her/their heirs, executors, successors, administrators, representatives and
assigns) of the “**FIRST PART**”.

AND

1. SMT. SARITA DEVI AGARWAL [PAN : ACIPA7888E & AADHAAR : 2059 9363 8988], Wife of Mr. Ashok Agarwal, **2. SMT. NAVITA AGARWAL [PAN : ACRPA9211E & AADHAAR : 8229 0723 8371]**, Wife of Mr. Bishnu Agarwal, both are Hindu by religion, Indian by Nationality, Business by occupation, resident of Basera Building, Amtala Road, Siliguri, within Ward No. 42 (Forty Two) of Siliguri Municipal Corporation, P.O. Sevoke Road & P.S. Bhaktinagar, District Jalpaiguri, Pin - 734001, in the State of West Bengal & **3. BHARAT ROLLING MILL [PAN : AAFFB7175E]**, a partnership firm having its office at 3rd Mile, Sevoke Road, P.O. Siliguri, P.S. Bhaktinagar, District Jalpaiguri, Pin - 734001, **represented by two of its partner 1. SRI. HARI PRAKASH AGARWAL [PAN: ACRPA8819L & AADHAAR: 5760 2731 3679] & 2. SRI. BISHNU AGARWAL, [PAN : ACIPA1736D & AADHAAR : 2819 3940 0670]**, both are Sons of Late Ram Bilas Agarwal @ Ram Bilash Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, both are residents of Basera Building, Amtala Road, Siliguri, P.O. Sevoke Road & P.S. Bhaktinagar, District Jalpaiguri, Pin - 734001, in the State of West Bengal ---- hereinafter referred to as the **“VENDORS/ SECOND PARTY”** ---- (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, successors, representatives, administrators and assignees) of the **“SECOND PART”**.

AND

PRIME DEVELOPERS [PAN : AAXFP5657M], a Partnership firm, having its Office at 3rd Floor, City Mall, Sevoke Road, P.O & P.S. Siliguri, District Darjeeling, Pin - 734001, represented by one of its **PARTNER - SRI. RUPESH KUMAR AGARWAL [PAN : ACIPA7785N & AADHAAR : 3049 8758 9322]**, Son of Mangeram Agarwal, Hindu by religion, Indian by Citizenship, Business by occupation, resident of Garg Kutir, Deokota Toll, P.O. & P.S. Jaigaon, District Jalpaiguri, Pin - 736182, in the State of West Bengal ---- hereinafter referred to as the **“DEVELOPER/ CONFIRMING PARTY/ THIRD PARTY”** (which expression shall unless excluded by or repugnant to the context be deemed to its partners, executors, successors-in-office, representatives, administrators and assignees) of the **“THIRD PART”**.

I. WHEREAS the **VENDOR NO. 1 - SMT. SARITA DEVI AGARWAL & VENDOR NO. 2 - SMT. NAVITA AGARWAL** jointly seized and possessed of all that piece and parcel of total land measuring 17.5 Decimal by way of purchase vide two separate sale deed (as details give herein below) and the said land is situated within Mouza Dabgram, J.L. No.2, Sheet No. 5, recorded in RS Khatian No.219/1, in part of RS Plot No. 110/339 and 110/192, Pargana Baikunthapur, P.S. Bhaktinagar, Dist – Jalpaiguri having permanent, heritable & transferable right, title & interest therein.

i) **Land measuring 8.25 Decimal or 5 Kathas**, by way of Sale Deed, registered on 09.01.1991, at the Office of Dist. Sub - Registrar Jalpaiguri, recorded in Book No. I, Volume No. 2, Pages from 245 to 248, being Document No. 147 for the year 1991.

ii) **Land measuring 9.25 Decimals**, by way of Sale Deed, registered on 14.03.1991, at the Office of Dist. Sub - Registrar Jalpaiguri, recorded in Book No. I, Volume No. 20, Pages from 219 to 222, being Document No. 1817 for the year 1991.

AND WHEREAS the aforesaid **VENDOR NO. 1 & 2** also recorded the aforesaid land in their name in the Record of Rights at the concerned Land Reforms Office and shall ever since two L.R. Khatian's, being Khatian No. 2214 was framed in the name of **VENDOR NO. 1 - MRS. SARITA DEVI AGARWAL** and Khatian No. 2215 was framed in the name of **VENDOR NO. 2 - MRS. NAVITA AGARWAL**, as per provision of W.B.L.R. Act, 1955.

II. WHEREAS the **VENDOR NO. 3 - BHARAT ROLLING MILL** has seized and possessed of all that piece and parcel of total land measuring 44 Kathas 4 Chhataks by way of four separate sale deeds (as details given herein below) situated within Mouza - Dabgram, J.L No.2, Sheet No.5, Touzi No.3, recorded in RS Khatian No.701,745/1, 701/11, in part of RS Plot No. 111 and 111/170, Pargana Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri.

i) **Land measuring 16 Kathas 12 Chhataks**, by way of Sale Deed, registered on 28.09.1984, at the Office of Sadar Joint Sub - Registrar Jalpaiguri, recorded in Book No. I, Volume No.12, Pages from 459 to 466, being Document No. 3118 for the year 1984.

ii) **Land measuring 5 Kathas**, by way of Sale Deed, registered on 02.12.1987, at the office of D.S.R. Jalpaiguri, recorded in Book No. I, Volume No. 49, Pages from 372 to 377, being Document No. 5161 for the year 1987.

iii) **Land measuring 8.5 Kathas**, by way of Sale Deed registered on 21.11.1998, at the Office of Addl. Dist. Sub - Registrar Jalpaiguri, recorded in Book No. I, being Document No. 38 for the year 1988.

iv) **Land measuring 14 Kathas**, by way of Sale Deed registered on 17.01.1990 at the Office of Dist. Sub - Registrar Jalpaiguri, recorded in Book No. I, being Document No. 0421 for the year 1990.

AND WHEREAS the aforesaid **VENDOR NO. 3** also recorded the aforesaid land in its name in the Record of Rights at the concerned Land Reforms Office and shall ever since One New L.R. Khatian, being Khatian No. 1978 was framed in the name of **VENDOR NO. 3 - BHARAT ROLLING MILL**, as per provision of W.B.L.R. Act, 1955.

AND WHERAS since long having the absolute ownership, the Second Party/ Vendor No's. 1, 2, and 3 jointly trying to use and/ or utilize their land more fully described in the Schedule - "A" herein below (herein after referred to as the said Amalgamated Land), by constructing a Multi-Storied Apartment thereon, but being devoid of technical, engineering and architectural qualification and knowledge and particularly due to acute shortage of finance, the Second Party/ Vendors approached the Developer/ Third Party for development of the said land by constructing a Multi-Storied Apartment/ Building thereon and the Developer/ Third Party agreed to undertake the said development and/ or construction work for constructing multi-Storied Apartment/ Building on the said land as described in the **Schedule - "A"** below (hereinafter referred to as the said amalgamated land having authenticated on 11.05.2021 before the Executive Magistrate at Jalpaiguri), subject to the terms and conditions and stipulations hereinafter contained.

AND WHEREAS in view of the above, the Vendors of the Second Part are now the absolute owner and in their khas physical possession of all that piece or parcel of land measuring 54 Katha 13 Chhataks as fully described in the **Schedule - "A"** herein below (which is subject to these presents) and they have got permanent heritable and transferable right, title and interest therein, free from all

encumbrances, charges, attachment, lispendences and trust whatsoever and howsoever.

AND WHEREAS the abovenamed **VENDOR NO. 1 - SMT. SARITA DEVI AGARWAL & VENDOR NO. 2 - SMT. NAVITA AGARWAL & VENDOR NO. 3 - BHARAT ROLLING MILL** had entered into a Registered Development Agreement with the “**PRIME DEVELOPERS**”, a Partnership Firm, dated 22.02.2022, being Document No. I- 2116 for the year 2022 and the same was registered in the Office of the Additional District Sub-Registrar Bhaktinagar, District - Jalpaiguri.

AND WHEREAS the Vendors /Developer/Confirming Party being desirous of constructing a Residential cum Commercial building on the Schedule-A land, as per the plan prepared which was approved by the appropriate authority, vide Plan No. 0109146217900062, Dated 09-06-2021, and thereafter the aforesaid Vendors /Developer/Confirming Party submitted **Revised Plan** to the Siliguri Municipal Corporation for **P + 5 Storied Residential cum Commercial Building** and the same was approved and sanctioned by the competent authority vide **Plan No. 02 dated 02.01.2023**.

AND WHEREAS the Vendors /Developer/Confirming Party in the process of construction of the said building divided into several independent units/premises along with the common facilities.

AND WHEREAS the Vendors /Developer/Confirming Party have formulated a scheme to enable a person/party intending to have own unit or premises in the said building alongwith the undivided proportionate share and interest in the land on which the said building stands. The proportionate share or interest in the land is to be determined according to the constructed area comprising the unit or premises proportionate to the total constructed area on the said land.

AND WHEREAS the Developer/ Confirming Party out of its allocations as per the **Development Agreement**, being Document No. **I-2116, dated 22.02.2022**, and **Development Power of Attorney**, being Document No. **I-2862, dated 15.03.2022** both registered in the Office of A.D.S.R. Bhaktinagar, District Jalpaiguri, for the year 2022, has now firmly and finally decided to sell and have offered for sale to the Purchaser/s all that **Residential/ Shop/ Office Space** measuring _____ **Sq. Ft.**

(Rera Carpet Area) at _____ Floor being Flat/ Unit No. ____ of the building and the right to park one car in the Parking Space, being Unit No. ____ measuring 135 Sq. Ft. at Ground Floor of the building more particularly described in the Schedule - "B" given hereinunder, for a valuable consideration of Rs. _____/- (Rupees _____) only.

AND WHEREAS the Purchaser/s being in need of a Residential/ Shop/ Office Space in ownership in the locality where the aforesaid building under construction is situated and after inspecting the documents of title of Vendors /Developer/Confirming Party to the said land, site plan, sanctioned building plan, standard of workmanship in construction, quality of materials used etc. as well as the construction of the said building and considering the price so offered by the Vendors as fair, reasonable and highest have agreed to purchase from the Vendors/ Developer, the said Residential/ Shop/ Office Space more particularly described in the Schedule - "B" given hereinunder with undivided common share or interest in the stairs, roof, open space, toilet, well, over head tanks and other fittings and fixtures and other common parts, services of the building, free from all encumbrances, charges, liens, lispendences, attachments, mortgages and all or any other liabilities whatsoever with sole, absolute, exclusive, transferable and irrevocable right, title and interest for the Schedule - "B" property for a valuable consideration of Rs. _____/-(Rupees _____) only.

AND WHEREAS the Vendors /Developer/Confirming Party have now agreed to execute the Deed of Conveyance of the Schedule - "B" property in favour of the Purchaser/s for effectually conveying the right, title and interest in the Schedule - "B" property for a consideration of Rs. _____/- (Rupees _____) only.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. That in consideration of a sum of Rs. _____/- (Rupees _____) only, paid by the Purchaser/s to the Developer, the receipt of which is acknowledged by the Developer/ Confirming Party by execution of these presents and grants full discharge to the Purchaser/s from the payment thereof and the Vendors /Developer/Confirming Party do hereby convey and transfer absolutely the Schedule - "B" property, to the Purchaser/s who will/shall

now **HAVE AND HOLD** the same absolutely and forever free from all encumbrances and charges subject to the payment of proportionate rent, etc. to the Govt. of West Bengal. **The aforesaid consideration is including/ excluding of GST.**

2. That the Purchaser/s has/have examined and inspected the Documents of title of the Vendors/Developer, Site Plan, Building Plan, Foundation Plan, Structural details of beams and slabs, Typical Floor Plan, Front Elevation, Rear Elevation/Sectional Elevation details of staircase as well as the COMMON PORTIONS & AREAS and COMMON PROVISIONS & UTILITIES and have also seen and inspected the construction work of the BUILDING and have satisfied himself/herself/themselves about the standard of construction thereof including that of the Schedule - B property purchased by the purchaser/s and shall have no claim whatsoever upon the Vendors/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 & UTILITIES.

3. That the Purchaser/s shall have all rights, title and interest in the Schedule-B property sold and conveyed to him/her/them and shall hold and enjoy the same without any interruption or obstruction whatsoever from the Vendors /Developer/Confirming Party or anybody claiming through or under it and all the rights, title and interest which vested in the Vendors/Developer with respect to the Schedule-B property shall henceforth vest in the Purchaser/s to whom the said Schedule-B property has been conveyed absolutely.

4. That the Purchaser/s hereby covenant with the Vendors /Developer/Confirming Party not to dismantle the flat hereby sold and conveyed in favour of the Purchaser/s in part or parts in any manner whatsoever and the same shall be used by the Purchaser/s exclusively for residential purposes.

5. That the Vendors /Developer/Confirming Party declares that the interest which they professes to transfer hereby subsists as on the date of these presents and that the Vendors /Developer/Confirming Party have not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule - B property or any part thereof to or in favour of any other party or person/s and that the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and is free from all encumbrances whatsoever.

6. That the Vendor/Developer do hereby covenant with the Purchaser/s that the tenancy rights under which the Schedule - A property is held by the Vendor/Developer under the superior landlord the State of West Bengal is good and effectual and the interest which the Vendor/Developer proposes to transfer subsists 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 Schedule-B property without any obstruction or hindrance whatsoever.

7. That the Purchaser/s shall not do any act, deed or thing whereby the development/construction of the said building is in any way hindered or impeded with nor shall prevent the Vendor/Developer from selling, transferring, assigning or disposing of unsold portion or rights, title and interest therein or appurtenant thereto.

8. That the Purchaser/s will obtain his/her/their own independent electric connection from the W.B.S.E.D.C.L. for his/her/their electric requirement and the connection charges as well as the electric consumption bill will be paid by the Purchaser/s, the Vendor/Developer shall have no responsibility or any liability in this respect.

9. That the Vendors /Developer/Confirming Party further undertake 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 to the property hereby conveyed at the cost of the Purchaser/s.

10. That the Purchaser/s shall have the right to get his/her/their name mutated with respect to the said Schedule - B property both at the Office of the B.L. & L.R.O. and Siliguri Municipal Corporation and get it numbered as a separate holding and shall pay Municipal taxes as may be levied upon him/her/them from time to time though the same has not yet been assessed.

11. That the Purchaser/s shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule - B property or let-out, lease-out the Schedule - B property to whomsoever.

12. That the Purchaser/s shall keep the area neat and clean and in proper condition and shall not use the same for any illegal purpose or in a manner which may cause annoyance to the other occupiers/occupants of the said building.

13. That the Purchaser/s shall have proportionate right, title and interest in the land along with other occupants/owners of the building. It is hereby declared that the interest in the land is impartible.

14. That the Vendors /Developer/Confirming Party will pay upto date municipal taxes, land revenue and/or any other charges/dues if any prior to the date of transfer of the Schedule-B property.

15. That the Vendors /Developer/Confirming Party shall not be liable at any time under any circumstances for any rate and/or taxes pertaining to the Schedule-B property except for unsold portion of the building which shall be borne by the Vendor/Developer proportionately with all the Purchaser/s unless separately levied upon and charged for.

16. That the upkeep and maintenance of the COMMON PORTIONS & AREAS as well as the COMMON PROVISIONS & UTILITIES shall be looked after by the Apartment owners Association by framing a proper memorandum of Association together with the Rules & Regulations thereof by their mutual consent subject to law in force for the time being regulating the ownership residential apartments.

17. That the Purchaser/s shall be entitled to use and pay such proportionate charges for common facility, such as repairs and maintenance of the outer walls, stairs, septic tank, water supply, sanitation, sweeper, chowkidar, etc. as will be determined by the Vendors /Developer/Confirming Party from time to time till the time an executive body or any other authority of the building or Apartment owners association is formed to take care of the common maintenance of the building.

That the payment of the maintenance charge by the Purchaser/s is irrespective of his/her/their use and requirement.

18. That in case the Purchaser/s make default in payment of the proportionate share towards the COMMON EXPENSES (described in the Schedule-C given hereunder) within time allowed by the Vendors /Developer/Confirming Party or

the Apartment Owners Association the Purchaser/s shall be liable to pay interest at the rate of ___% per month or part of a month compoundable for the period of default on all amounts remaining so unpaid along with such dues and 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 Vendors /Developer/Confirming Party or the Association in consequence thereof.

19. That the Purchaser/s shall not encroach upon any portion of the land or building carved out by the Vendors /Developer/Confirming Party for the purpose of road, landings, stairs or other community purpose/s and in the event of encroachment, the Vendor/Developer or the executive body or any authority of the occupants of the building acting as such at the relevant time shall be entitled to remove such unauthorised act or nuisance by force and the Purchaser/s shall be legally bound to repay the entire cost and expenses including damages if any as will be caused by such nuisance and its subsequent removal.

20. That the Purchaser/s further covenant with the Vendors /Developer/Confirming Party not to injure, harm or cause damage to any part of the building including 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 thereof or therein or otherwise in any manner whatsoever and in the event of contrary the Purchaser/s shall be fully responsible for it, the Vendors /Developer/Confirming Party shall not be held responsible in any manner whatsoever.

21. That it is hereby specifically declared that use of personal generator of any kind and description and of any capacity whatsoever which causes sound and air pollution will not be permitted in any of the residential flat of the building save the battery operated inverter.

22. That the Purchaser/s shall have no objection if the other owners/occupants of the flat in another block in the said complex uses the parking facility in the block in which the purchaser/s of these present has/have purchased the Schedule-B property, provided the said facility has been allotted/sold by the Vendors /Developer/Confirming Party .

23. That the matter not specifically stipulated in these presents or in case of any dispute or any question arising hereinafter at any time between the Vendor/Developer and the Purchaser/s or other occupiers of the building shall be referred for arbitration under the Arbitration and Conciliation Act, 1996 and in case their decision is not acceptable he/she shall have the right to move to Court at Jalpaiguri.

SCHEDULE- "A"

(DESCRIPTION OF THE LAND OF WHICH BUILDING STANDS)

ALL THAT piece and parcel of total land measuring 54 Kathas 13 Chhataks situated within Mouza - Dabgram, appertaining to R.S. Plot No. 110/339, 110/192, 111, 111/170 corresponding to L.R. Plot No. 8,9,11 & 12, recorded in R.S. Khatian No. 219/1, 701, 745/1, 701/11 corresponding to L.R. Khatian No. 1978, 2214 & 2215, Pargana - Baikunthapur, R.S. Sheet No. 5 corresponding to L.R. Sheet No. 4, J.L. No. 02, Touzi No. 3, in P.S. Bhaktinagar, within Ward No. 42 of Siliguri Municipal Corporation, District Jalpaiguri.

The said land is butted and bounded as follows:

By the North	:	24 Feet wide Road;
By the South	:	25 Feet wide Road;
By the East	:	Land of Kalu Paul and Godown of RajuAgarwal;
By the West	:	Land of Kanchan Das and Land of Satnarayan Agarwal.

SCHEDULE - "B"

(DESCRIPTION OF PREMISES HEREBY AGREED TO BE SOLD)

ALL THAT **Residential/ Shop/ Office Space**, being **Flat/ Shop/ Office No.** _____, measuring _____ **Sq. Ft.** (Rera Carpet Area) i.e. _____ **Sq. Ft.** (Super Built-up Area) at _____ **Floor** and the right to park one car in the **Covered Parking Space**, being **Unit No.** _____, measuring **135 Sq. Ft.** at **Ground Floor**, of the **P + 5 Storied Residential cum Commercial Building** known as "**DWARIKA PRIME**", together with undivided proportionate share in the Schedule - "A" land on which the said building stands, appertaining to R.S. Plot No. 110/339, 110/192, 111, 111/170 corresponding to L.R. Plot No. 8,9,11 & 12, recorded in R.S. Khatian No. 219/1, 701, 745/1, 701/11 corresponding to L.R. Khatian No. 1978, 2214 & 2215, Pargana - Baikunthapur, R.S. Sheet No. 5 corresponding to L.R. Sheet No. 4, J.L. No. 02, Touzi No. 3, in P.S. Bhaktinagar, within Ward No. 42 of Siliguri Municipal Corporation, District Jalpaiguri, in the State of West Bengal.

SCHEDULE – "C"

(COMMON EXPENSES)

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1. All expenses for maintenance, operating, replacing, repairing, renovating, white washing, painting and repainting of the common portions and the common areas in the building including the outer walls of the building.
2. All expenses for running and operating all machinery, lift, equipments and installations, comprised in the common portions including water pumps, generator including the cost of repairing renovating and replacing the same.
3. The salaries, bonus and other emoluments and benefits of and all other expenses on the persons employed or to be employed for the common purposes such as manager, caretaker, supervisor, accountant, security guard, sweepers, plumbers, electricians and other maintenance staffs.
4. Cost of insurance premium for insuring the building and/or the common portions.

5. All charges and deposits for supplies of common utilities to the co-owners in common.
6. Municipal 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).
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 and installations for the common services and lighting the common portions including system loss for providing electricity to each unit.
9. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
10. All other expenses and/or outgoings as are incurred by the Vendor and/or the service organisation for the common purposes.

SCHEDULE - "D"
**[Common Areas and Installations -
Common to the Co-Owners of the Building]**

- 1) Stair Case on All Floors
- 2) Stair Case Landing On All Floors
- 3) Common Passage and Lobby on the Ground Floor excepting other Allotted Space
- 4) Water Pump, Water Tank, LIFT, Water Pipe and other Common Plumbing Installations.
- 5) Electrical Wiring and Fittings and Fixtures for lighting the stair case, Lobby and Landings and Electrical Installations with main Switches and Meters and Space required therefore.
- 6) General Common Elements of all appurtenances and facilities and other items and other items which are not part of the said Apartment.

- a) Exterior conducts utility lines Septic Tank/Tanks.
- b) Meters, electricity, Telephone/Internet and Water Owned by Public Utility or other providing services and located outside the complex.
- c) Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
- d) All elevations including shafts walls machine rooms.
- e) All other facilities or elements or any improvement outside the building but upon the said building which is necessary for convenient to the existence management operation maintenance and safety of the building or normally in common use.
- f) The foundation, fittings, columns, beams, support exterior walls of the complex beyond the "SAID APARTMENT" side or interior load bearing walls within the complex or concrete floor slab except the roof slab and all concrete ceilings and all stair cases in the building.
- g) Telephone and electrical systems contained within the said building.
- h) Deep tube well for water supply.

IN WITNESS WHEREOF the Vendors / Constituted Attorney of Vendor and representative of the Developers/Confirming Party in good health and conscious mind have put his signatures on these present on the Day, Month and Year first above written.

The contents of this document has gone through and understood personally by the Vendors/
Developers/Confirming Party and the Purchaser/s

Signature of the Vendor No. 1

Signature of the Vendor No. 2

Signature of the Constituted Attorney of Vendor No. 3

Signature of the Developers/Confirming Party

:-WITNESSESS:-

1. _____
Mr. Bittu Das
S/o Mr. Niranjana Das
Radha Gobinda Bazar, Fakdaibari,
P.O. Ghugumali,
P.S. Bhaktinagar,
Pin - 734006,
District Jalpaiguri,
West Bengal

2. _____
Mrs. Shrabani Karmakar
W/o Mr. Gauranga Karmakar
Haiderpara, Siliguri
P.O. Rabindra Sarani,
P.S. Bhaktinagar,
Pin - 734006
District Jalpaiguri
West Bengal

Drafted, readover and explained by me and printed in my office.

KAMAL AGARWAL
Enrollment No. - F-177/185 of 1990
ADVOCATE, SILIGURI.

[NOTE :- If any agreement is registered then the reference of that registered agreement have to mention in the aforesaid in deed of Conveyance]