



**SALE DEED**

**THIS SALE DEED** executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

For OAS Realtors Pvt. Ltd.

*Ranganthi S*

Director

**BY AND BETWEEN**

**OAS REALTORS PRIVATE LIMITED** (PAN-AABCO1647F), a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and having its City Office at No.522A/1, Diamond Harbour Road, 1<sup>st</sup> Floor, P.O. & P.S. Behala, Kolkata-700034, being represented by its Director Ramjan Ali Sekh son of Late Sawkat Ali Sekh, (PAN-AZEPS7322L) (AADHAAR NO.818684342202), by Faith-Islam, by Nationality-Indian, by Occupation- Business, residing at Village Nandabhanga, P.O.Bakhrahat, P.S.Bishnupur, District South 24 Parganas, Pin-743377, hereinafter referred to as "the **PROMOTER/VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns), of the **ONE PART**

**AND**

\_\_\_\_\_, hereinafter referred to as "the **ALLOTTEE / PURCHASER**" of the **OTHER PART:**

The Promoter and the Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

**WHEREAS:**

- A. Unless, in this present, there be something contrary or repugnant to the subject or context, the terms / expressions mentioned in **Annexure "A"** hereto shall have the meaning assigned to them as therein mentioned.
- B. The Promoter are the absolute owners of **All That** piece and parcel of Commercial Bastu land measuring more or less an area of 15 (fifteen) Cottahs 00 (zero) Chittack 00 (zero) Sq.ft. corresponding to 24.76 Decimals, lying and situate at R.S. & L.R. Dag Nos. 534 & 537 recorded in L.R. Khatian No. 1640 corresponding to R.S. Khatian Nos. 181 & 146 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana-Magura, District Collectorate Touzi No.93, under Police Station-Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar-IV Office at

For OAS Realtors Pvt. Ltd.

*Ramjan Ali Sekh*

Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, described in the **FIRST SCHEDULE** hereunder written.

- C. Devolution of title of the Promoter to the said Property is set out in the **FIFTH SCHEDULE** hereunder written.
- D. The Promoter have completed the construction of the Project (as hereinafter defined) at the said Premises in accordance with the Plan (as hereinafter defined) sanctioned by the concerned authorities and \_\_\_\_\_ has issued completion certificate vide \_\_\_\_\_ dated \_\_\_\_\_.
- E. By an Agreement for Sale dated \_\_\_\_\_ and **registered** with the \_\_\_\_\_ in \_\_\_\_\_, the Promoter agreed to sell and transfer to the Allottee **All That the said Apartment / Unit** (as hereinafter defined) described in the **SECOND SCHEDULE** for the consideration and on the terms and conditions therein mentioned (hereinafter referred to as "the **Sale Agreement**"), which stands modified and/or superceded by these presents.
- F. The construction of the said Apartment is complete to the full and final satisfaction of the Allottee and the Promoter has delivered possession thereof to the Allottee on \_\_\_\_\_.
- G. The Promoter has duly complied with its obligations contained in the said Sale Agreement and is not in default of its obligations therein, which the Allottee doth hereby confirm, and similarly the Promoter hereby confirms that the Allottee has made full payment of the Total Price to the Promoter.
- H. The Allottee has now requested the Promoter to convey the said Apartment in favour of the Allottee.
- I. At or before the execution hereof, the Allottee has fully satisfied itself with regard to the following:
- (i) The rights title and interest of the Promoter to the said Premises;
  - (ii) The facts hereinbefore recited and the superceding and overriding effects of this document and the contents hereof over all earlier agreements and understandings made prior hereto.
  - (iii) The workmanship and quality of construction of the said Apartment and the Project, including the structural stability of the same.

For OAS Realtors Pvt. Ltd.

*Rangan Athi Sek*

Director



- (iv) The total area comprised in the said Apartment / Unit.
- (v) The scheme of user and enjoyment of the Common Areas and Installations as contained in these presents and also in the Sale Agreement, it being clarified that the scheme terms conditions covenants etc., herein contained shall supercede those contained in the Sale Agreement.

**I. NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in consideration of the sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) only by the Allottee to the Promoter paid at or before the execution hereof (the receipt whereof the Promoter do hereby as also by the receipt hereunder written admit and acknowledge), the Promoter do hereby grant sell convey transfer release assign and assure unto and to the Allottee **ALL THAT** the said Apartment / Unit described in the **SECOND SCHEDULE TOGETHER WITH** proportionate undivided indivisible impartible share in the Common Areas and Installations described in the **THIRD SCHEDULE TOGETHER WITH** the right to use and enjoy the Common Areas and Installations in common in the manner herein stated and agreed **AND** reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the said Apartment / Unit **TO HAVE AND TO HOLD** the said Apartment / Unit and every part thereof unto and to the use of the Allottee absolutely and forever free from encumbrances **SUBJECT NEVERTHELESS TO** the Allottee's covenants and agreements herein contained and also in the Sale Agreement and on the part of the Allottee to be observed fulfilled and performed **AND ALSO SUBJECT** to the Allottee paying and discharging all municipal and other rates taxes and impositions on the said Apartment / Unit wholly and the Common Expenses proportionately and all other outgoings in connection with the said Apartment / Unit wholly and the said Premises and in particular the Common Areas and Installations.

**II. THE PROMOTER DO HEREBY COVENANT WITH THE ALLOTTEE** as follows:-

- i) The interest which the Promoter professes to transfer subsists and that they have good right full power and absolute authority to grant, sell, convey transfer, assign and assure unto and to the use of the Allottee the said Apartment / Unit in the manner aforesaid.

For OAS Realtors Pvt. Ltd.

*Rampal Ahl' Sr*

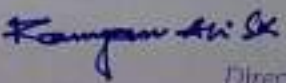
Director

- ii) It shall be lawful for the Allottee from time to time and at all times hereafter to peaceably and quietly, but subject nevertheless to the provisions herein contained, to hold use and enjoy the said Apartment / Unit and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Promoter.
- iii) The Promoter shall upon reasonable request and at the costs of the Allottee make do acknowledge execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the said Apartment / Unit hereby granted sold conveyed and transferred unto and to the Allottee in the manner aforesaid as shall or may be reasonably required by the Allottee.
- iv) Till such time the title deeds in connection with the said Premises are not handed over to the Association / Maintenance Company, the Promoter unless prevented by fire or some other irresistible force or accident shall upon reasonable request and at the costs of the Allottee produce or cause to be produced to the Allottee such title deeds and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other copies or extracts therefrom as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

**III. THE ALLOTTEE DOTH HEREBY COVENANT WITH THE PROMOTER**  
as follows:

1. The Allottee so as to bind himself to the Promoter and the other allottees and so that this covenant shall be for the benefit of the Project and other apartments / units therein hereby covenants with the Promoter and with all the other allottees that the Allottee and all other persons deriving title under him will at all times hereafter observe the terms conditions covenants restrictions set-forth herein and also in the said Sale Agreement, which shall apply mutatis mutandis.

For OAS Realtors Pvt. Ltd.

  
Director



## 2. **MAINTENANCE OF THE SAID BUILDING/APARTMENT/PROJECT**

The terms conditions covenants restrictions etc., pertaining to use and enjoyment of the Common Areas And Installations of the Project are contained in **Annexure "B"** hereto and all the Allottees of Apartments / Units shall be bound and obliged to comply with the same.

It is agreed and clarified that the Association of Allottees has already been formed and the same is now in charge of the Common Areas and Installations and the Promoters shall not be held liable therefor in any manner whatsoever

## 3. **RIGHT TO ENTER THE APARTMENT FOR REPAIRS**

The Promoter / maintenance agency / association of allottees shall have rights of unrestricted access of all Common Areas, garages / covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

## 4. **USAGE**

**Use of Basement and Service Areas:** The basement(s) and service areas, if any, as located within the Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basement(s) in any manner whatsoever, other than those earmarked as parking spaces and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

## 5. **COMPLIANCE WITH RESPECT TO THE APARTMENT :**

5.1. The Allottee shall, from the date of possession of the said Apartment / Unit, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment, and keep the

For OAS Realtors Pvt. Ltd.

*Ranganath*

Director

Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

5.2. The Allottee further undertakes, assures and guarantees that he/she would not put any signboard/name-plate, neon light, publicity material or advertisement material etc. on the face façade of the Building or anywhere on the exterior of the Project, building therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall including the outer and load bearing wall of the Apartment.

5.3. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by the association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

6. **APARTMENT OWNERSHIP ACT (OR THE RELEVANT STATE ACT):**

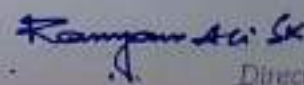
The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the laws pertaining to apartment ownership.

7. **PLACE OF EXECUTION**

The execution of this Sale Deed shall be complete only upon its execution by the promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee and after the Sale Deed is duly executed by the Allottee and the Promoter or simultaneously with the execution, the said Sale Deed shall be registered at the office of the concerned Registrar/Additional Registrar as applicable. Hence this Sale Deed shall be deemed to have been executed at the place mentioned hereinafter.

8. **OTHER PROVISIONS:**

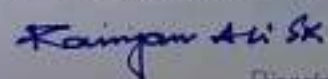
For OAS Realtors Pvt. Ltd.

  
Director



- 8.1. Save the said Unit the Allottee shall have no right nor shall claim any right whatsoever or howsoever over and in respect of other units and spaces or constructed areas or car parking spaces at the said Property and the Promoter shall be absolutely entitled to use, enjoy, transfer, sell and/or part with possession of the same and/or to deal with the same in any manner and to any person and on any terms and conditions as the Promoter, in their absolute discretion, shall think fit and proper and the Allottee hereby consents to the same and agrees not to obstruct or hinder or raise any objection with regard thereto nor to claim any right of whatsoever nature over and in respect of the said areas and spaces belonging to the Promoter exclusively.
- 8.1.1 The Allottee shall have no connection whatsoever with the Allottees / buyers of the other Units and there shall be no privity of contract or any agreement arrangement or obligation or interest as amongst the Allottee and the other Allottees (either express or implied) and the Allottee shall be responsible to the Promoter for fulfilment of the Allottee's obligations and the Allottee's obligations and the Promoter's rights shall in no way be affected or prejudiced thereby.
- 8.2 The Allottee shall within 6 (six) months of completion of sale apply for and obtain at his own costs separate assessment and mutation of the said Unit in the records of the Nahazari Gram Panchayet.
- 8.3 The properties and rights hereby agreed to be sold to the Allottee is and shall be one lot and shall not be partitioned or dismembered in part or parts in any manner save with the consent of the Vendor in writing. It is further agreed and clarified that any transfer of the said Unit by the Allottee shall not be in any manner inconsistent herewith and the covenants herein contained shall run with the land.
- 8.4 The building shall bear the name "**Lake Life Township**" unless changed by the Promoter from time to time at their absolute discretion.
- 8.5 The paragraph headings do not form a part of these Presents and have been given only for the sake of convenience and shall not be taken into account for the construction or interpretation thereof.

For OAS Realtors Pvt. Ltd.



Director



**IN WITNESS WHEREOF** parties hereinabove named have set their respective hands and signed this Sale Deed at \_\_\_\_\_ in the presence of attesting witness, signing as such on the day first above written.

**SIGNED AND DELIVERED BY THE WITHIN NAMED ALLOTTEE** : (including joint buyers)

**SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER** :

**WITNESSES TO ALL THE ABOVE:**

1. Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

2. Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Drafted by me

Advocate

For OAS Realtors Pvt. Ltd.

*Ranganth*

Director

**SCHEDULES****THE FIRST SCHEDULE ABOVE REFERRED TO:****(said Property)**

All That piece and parcel of Commercial Bastu land measuring more or less an area of 15 (fifteen) Cottahs 00 (zero) Chittack 00 (zero) Sq.ft. corresponding to 24.76 Decimals, lying and situate at R.S. & L.R. Dag Nos. 534 & 537 recorded in L.R. Khatian No. 1640 corresponding to R.S. Khatian Nos. 181 & 146 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No.93, under Police Station-Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, and butted and bounded as follows:

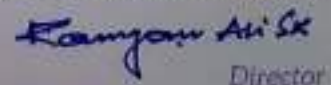
- On the North: 13 ft Wide Metal Road;
- On the South: Land of Dag No. 536;
- On the East : Boundary Wall; and
- On the West : 13 ft Wide Metal Road;

**THE SECOND SCHEDULE ABOVE REFERRED TO:****(UNIT)**

**All That the Residential Flat / Apartment bearing No. \_\_\_ containing a Carpet Area of \_\_\_ Square Feet [Built-up Area whereof being \_\_\_ Square Feet more or less on the \_\_\_ floor of the Block \_\_\_ of the Building at the said Property described in the First Schedule hereinabove written (inclusive of the area of the balcony(ies) / verandah(s) being \_\_\_ Square Feet) and total Super Built Up Area being \_\_\_ Square Feet, which is inclusive of pro rata share in the Common Areas and Installations] more or less and shown in the Plan annexed hereto, duly bordered thereon in "Red".**

WITH Exclusive Right to use the Open Private Terrace/s / Roof attached to the said Flat containing an area of \_\_\_ sft., and shown in the Plan annexed hereto, duly bordered thereon in "Blue".

For OAS Realtors Pvt. Ltd.



Director



**With** right to park \_\_\_\_ **motor car/s** in the covered space in the **Ground Floor** of the Building, as shown in the **Plan** annexed hereto, duly bordered thereon in “\_\_\_\_”.

**With** right to park \_\_\_\_ **motor car/s** in the open compound of the said Property, as shown in the **Plan** annexed hereto, duly bordered thereon in “\_\_\_\_”.

**THE THIRD SCHEDULE ABOVE REFERRED TO  
(Common Areas and Installations)**

1. Land comprised in the said Property.
2. Entrance and exit gates of the Property.
3. Paths passages and open spaces in the building / Property for use of any Unit/Owner.
4. Entrance lobby in the ground floor of the building.
5. Driveways in the ground floor and parking Spaces of the Property.
6. Staircase including landing on all the floors of the said building upto top floor.
7. Lifts and lift machine room.
8. Stand-by diesel generator set of reputed make of sufficient capacity for lighting the lights at the common areas, for operation of lifts and pump and for supply of power in the said unit to the extent allocated to the owners herein and/or in the other Units during power failure and generator room in the ground floor of the building complex.
9. Concealed Electrical wiring and fittings and fixtures for lighting the staircases, lobby and landings and operating the lifts and separate electric meter/s and meter room in the ground floor.
10. Water pump with motor and with water supply pipes to overhead water tank and with distribution pipes therefrom connecting to different units.
11. Underground water reservoir for domestic water with a pull on pumps installed thereat.
12. Waste water and sewerage evacuation pipes from the Units to drains and sewers to the municipal drain.
13. Boundary walls.
14. Ultimate Roof

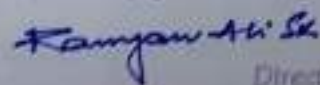
For OAS Realtors Pvt. Ltd.

*Ramyan Ali SK*  
Director

**THE FOURTH SCHEDULE ABOVE REFERRED TO:****(Common Expenses)**

1. **Association / Maintenance Company:** Establishment and all other capital and operational expenses of the Association / Maintenance Company.
2. **Common Areas and Installations:** All charges and deposits for supply, operation and maintenance of common areas and installations.
3. **Electricity:** All charges for the electricity consumed for the operation of the common areas, machineries and installations.
4. **Litigation:** After handing over of possession all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Areas & Installations.
5. **Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Areas & Installations of the Property, including the exterior or interior (but not inside any Unit) walls of the Buildings.
6. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Areas & Installations of the building, including lifts, generator, changeover switches, CCTV, if any, EPABX if any, pumps and other common installations including, their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Areas & Installations of the building.
7. **Rates and Taxes:** Municipal Tax, surcharge, Multistoried Buildings Tax, Water Tax, land revenue, khajana and other levies in respect of the Buildings and/or the Property and also for the common areas of the Property save those separately assessed on the Allottee.

For OAS Realtors Pvt. Ltd.

  
Director



8. **Staff:** The salaries of and all other expenses on the staff to be employed for the Common Purposes, viz. manager, caretaker, clerks, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits.
9. **Others:** All other expenses and/or outgoings including litigation expenses as are incurred by the Maintenance In-charge for the common purposes.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

**(Devolution of Title)**

A. TITLE FROM DEED NO. 5917/2018

- A(i). One Jahar Lal Saha was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Danga land measuring more or less an area of 2.625 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534 recorded in L.R. Khatian No. 1168 corresponding to R.S. Khatian No.181 in Mouza-Gazipur, J.L. No.24, R.S. No.107, Pargana-Magura, District Collectorate Touzi No.93, under Police Station-Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, by way of inheritance from his demised father Panchu Charan Saha under the provision of the Hindu Succession Act., 1956, then in force.
- A(ii) the said Jahar Lal Saha while seized and possessed of the said land in consideration for love and affection gifted, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 2.625 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in L.R. Khatian No.1168 corresponding to R.S. Khatian No.181 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of his son Sri Premangshu Saha, by virtue of registered Deed of Gift,

For OAS Realtors Pvt. Ltd.

*Rampal Anil SK*

Director

executed on 11.04.2017 and registered on 02.05.2017, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2017, Pages from 39881 to 39898, Being No.161301882 for the year 2017.

A(iii) the said Premangshu Saha while seized and possessed of the said land duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 1646 in respect of the R.S. & L.R. Dag No. 534 of the said land.

A(iv) the said Sri Premangshu Saha while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 2.625 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in L.R. Khatian No. 1646 corresponding to R.S. Khatian No.181, in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, appertaining to, under Police Station-Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of OAS REALTORS PRIVATE LIMITED a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin-743377, and City Office at 522A/I, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Bengali Deed of Sale, executed on 25.09.2018 and registered on 01.10.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2018, Pages from 136822 to 136848, Being No. 161305917 for the year 2018.

**B. TITLE FROM DEED NO.6551/2018**

B(i) One Jahar Lal Saha while seized and possessed of the said land in consideration for love and affection gifted, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 2.625 Decimals along with other properties, lying and situate

For OAS Realtors Pvt. Ltd.

*Ramjan Ali Sekh*

Director



at R.S. & L.R. Dag No. 534, recorded in R.S. Khatian No.181, corresponding to L.R. Khatian No. 1168 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of his son Sri Shyamal Saha, son of Jahar Lal Saha, by virtue of registered Deed of Gift, executed on 11.04.2017, registered on 02.05.2017, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2017, Pages from 39899 to 39916, Being No. 161301883 for the year 2017.

B(ii) The said Sri Shyamal Saha while seized and possessed of the said land duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 1599 in respect of the R.S. & L.R. Dag No. 534 of the said land.

B(iii) The said Sri Shyamal Saha while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 2.625 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in R.S. Khatian No.181, corresponding to L.R. Khatian No. 1599 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of OAS REALTORS PRIVATE LIMITED a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Bengali Deed of Sale, executed on 02.11.2018 and registered on 05.11.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I,

For OAS Realtors Pvt. Ltd.

*Ramjan Ali Sekh*

Director

Volume No. 1613-2018, Pages from 148263 to 148288, Being No. 161306551 for the year 2018.

C. TITLE FROM DEED NO.317/2019

C(i) One Panchu Charan Saha, father of the said Hiralal Saha was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Danga land measuring more or less an area of 5.25 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in R.S. Khatian No.181 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, by virtue of a registered Bengali Deed of Partition, dated 07.09.1953, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No.I, Being No. 5621 for the year 1953.

C(ii) the said Panchu Charan Saha while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 5.25 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in R.S. Khatian No.181 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of Hiralal Saha, by virtue of a registered Deed of Sale, dated 16.04.1983, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 51, Pages from 74 to 77, Being No. 3353 for the year 1983.

C(iii) Subsequently, the said Hiralal Saha duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of L.R. Khatian No. 1093 in respect of the said land.

For OAS Realtors Pvt. Ltd.

*Ranganath Saha*  
Director



C(iv) The said Hiralal Saha while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 5.25 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in R.S. Khatian No.181 corresponding to L.R. Khatian No. 1093 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of OAS REALTORS PRIVATE LIMITED a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Bengali Deed of Sale, executed on 18.01.2019 and registered on 24.01.2019, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2019, Pages from 12230 to 12256, Being No. 161300317 for the year 2019.

C(v) By virtue of aforesaid three registered Deed of Sale the said OAS REALTORS PRIVATE LIMITED a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein became the absolute lawful owner of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 06

For OAS Realtors Pvt. Ltd.

*Ramjan Ali Sekh*

Director

Cottahs 05 Chattaks 38 Sq.ft. corresponding to 10.50 Decimals, lying and situate at R.S. & L.R. Dag No. 534, recorded in R.S. Khatian No.181 corresponding to L.R. Khatian No.1646, 1599 & 1093, in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana-Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, morefully and particularly described in the hereunder written.

D. TITLE FROM DEED NO. 5508/2018

D(i) One Dharanidhar Jana, since deceased was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less an area of 6.54 Decimals along with other properties, lying and situate at R.S. Dag No. 537, recorded in R.S. Khatian No. 146 in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore and the said Dharanidhar Jana, since deceased seized and possessed of the said land by paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

D(ii) The said Dharanidhar Jana while seized and possessed of the said land died intestate leaving behind him, four sons namely 1. Charu Chandra Jana, 2. Atul Krishna Jana (since deceased), 3. Baburam Jana (since deceased), and 4. Bankim Chandra Jana (since deceased), as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.

D(iii) After demise of the said Dharanidhar Jana his surviving legal heirs namely 1. Charu Chandra Jana, 2. Atul Krishna Jana (since deceased), 3. Baburam Jana (since deceased) and 4. Bankim Chandra Jana (since deceased), jointly entitled to the said land and accordingly they jointly recorded their names in the records of L.R. Settlement and finally, fully and published their names in the records of rights

For GAS Realtors Pvt. Ltd.

*Rajendra K. S.*

Director



- under L.R. Khatian Nos. 575 (Bankim Chandra Jana, since deceased) and 595 (Baburam Jana, since deceased) in respect of the said land.
- D(iv) the said Bankim Chandra Jana while seized and possessed of his respective share of land died intestate without any issue leaving behind him, three brothers namely 1. Charu Chandra Jana, 2. Atul Krishna Jana (since deceased), 3. Baburam Jana (since deceased), as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.
- D(v) thereafter the said Baburam Jana while seized and possessed of his respective share of land died intestate as a bachelor leaving behind him, two brothers namely 1. Charu Chandra Jana and 2. Atul Krishna Jana (since deceased), as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.
- D(vi) after demise of the said Bankim Chandra Jana and Baburam Jana their only surviving legal heirs or successors namely Charu Chandra Jana and Atul Krishna Jana (since deceased) jointly becomes the absolute lawful owners of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 6.54 Decimals, lying and situate at R.S. & L.R. Dag No. 537, recorded in R.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 575 and 595 in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore.
- D(vii) the said Atul Krishna Jana while seized and possessed of his respective share of land died intestate without any issue leaving behind him, two sons namely Kalipada Jana and Panchanan Jana, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.
- D(viii) after demise of the said Atul Krishna Jana his surviving legal heirs and/or successors namely 1. Kalipada Jana, 2. Panchanan Jana, both sons of Late Atul Krishna Jana, along with 3. Charu Chandra Jana, son of Late Dharanidhar Jana, all of Gazipur, P.S. Bishnupur, District South 24 Parganas jointly seized and possessed of or

For OAS Realtors Pvt. Ltd.

*Rampal Anil Sh*

Director

otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less an area of 6.54 Decimals, lying and situate at R.S. & L.R. Dag No. 537 recorded in R.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 575 and 595 in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of 1. Sri Sukumar Mondal, and 2. Sri Rabindra Nath Mondal, both sons of Late Naresh Chandra Mondal, both of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal, by virtue of a registered Bengali Deed of Sale, dated 26/02/1968, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No.1, Volume No. 31, Pages from 135 to 138, Being No. 2517 for the year 1968.

D(ix)

After purchasing the aforesaid land the said 1. Sri Sukumar Mondal, and 2. Sri Rabindra Nath Mondal, both sons of Late Naresh Chandra Mondal, both of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal becomes the absolute lawful joint owners of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 6.54 Decimals, lying and situate at R.S. & L.R. Dag No. 537 recorded in R.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 575 and 595, in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, and accordingly the Present Vendors herein duly recorded their names in the records of L.R. Settlement and finally, fully and absolutely published their names in the records of rights under L.R. Khatian No. 987 (Sukumar Mondal) AND L.R. Khatian No. 820 (Rabindra Nath Mondal) in respect of the said land.

For OAS Realtors Pvt. Ltd.

*Ranganath S*  
Director



D(x) The said 1. Sri Sukumar Mondal, and 2. Sri Rabindra Nath Mondal, both sons of Late Naresh Chandra Mondal, both of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal while jointly seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 6.54 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 537, recorded in R.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 575, 595, 987 & 820, in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of OAS REALTORS PRIVATE LIMITED a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Deed of Conveyance, executed on 05.09.2018 and registered on 14.09.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2018, Pages from 131667 to 131699, Being No. 161305508 for the year 2018.

E. TITLE FROM DEED NO.5510/2018

E(i) One 1. Jamaluddin Molla, 2. Mozammel Haque Molla, 3. Manir Alam Molla, 4. Mossamat Ambia Bibi and 5. Mossamat Anowara Bibi jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less 7.72 Decimals along with other properties, lying and situate at R.S. Dag No. 537, recorded in R.S. Khatian No. 146, in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24

For OAS Realtors Pvt. Ltd.

*Ramjan Ali Sekh*

Director

Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, by way of inheritance from their demise father namely Abdul Wahab Molla under the provision of the Mahamedan Act. of Law, then in force and the said 1. Jamaluddin Molla, 2. Mozammel Haque Molla, 3. Manir Alam Molla, 4. Mossamat Ambia Bibi and 5. Mossamat Anowara Bibi jointly seized and possessed of the said land by paying rents and taxes to the competent authority without any lets or hindrances.

E(ii) The said 1. Jamaluddin Molla, 2. Mozammel Haque Molla, 3. Manir Alam Molla, 4. Mossamat Ambia Bibi and 5. Mossamat Anowara Bibi jointly seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less 7.72 Decimals along with other properties, lying and situate at R.S. Dag No. 537, recorded in R.S. Khatian No. 146, in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of Altaf Molla, son of Late Abdul Wahab Molla, of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal, by virtue of a registered Bengali Deed of Sale, dated 11.08.1981, duly registered in the office of S.R. at Bishnupur, recorded in Book No.1, Being No. 5781 for the year 1981 at a valuable consideration, mentioned therein.

E(iii) The said Altaf Molla, son of Late Abdul Wahab Molla, of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal is absolutely seized and possessed of or otherwise well and sufficiently entitled to as a recorded owner of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 7.72 Decimals along with other properties, lying and situate at R.S. Dag No. 537 recorded in R.S. Khatian No. 146, in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, , under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore.

For OAS Realtors Pvt. Ltd.

*Ranganath SK*

Director



E(iv) the said Altaf Molla, son of Late Abdul Wahab Molla, of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal while seized and possessed of the aforesaid land duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 145, in respect of the said land.

E(v) The said Altaf Molla, son of Late Abdul Wahab Molla, of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 7.72 Decimals, along with other properties, lying and situate at R.S. & L.R. Dag No. 537, recorded in R.S. Khatian No. 146, corresponding to L.R. Khatian No. 145, in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of OAS REALTORS PRIVATE LIMITED a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Deed of Conveyance, executed on 05.09.2018 and registered on 14.09.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2018, Pages from 131725 to 131749, Being No. 161305510 for the year 2018.

E(vi) By virtue of aforesaid distinct five registered Deed of Sale the said OAS REALTORS PRIVATE LIMITED a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O.

For OAS Realtors Pvt. Ltd.

*Ramjan Ali Sekh*

Director

Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein became the absolute lawful owner of **ALL THAT** piece and parcel of Danga and Sali land measuring more or less an area of 24.76 Decimals out of which Danga land measuring more or less an area of 10.50 Decimals, recorded in R.S. Khatian No.181, corresponding to L.R. Khatian No. 1646, 1599 & 1093, appertaining to R.S. & L.R. Dag No. 534 AND Sali land measuring more or less an area of 6.54 Decimals, recorded in R.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 575, 595, 987 & 820, appertaining to R.S. & L.R. Dag No. 537, AND Sali land measuring more or less an area of 7.72 Decimals, comprised in R.S. Khatian No. 146, under L.R. Khatian No. 145, appertaining to R.S. & L.R. Dag No. 537, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, morefully and particularly described in hereunder written and accordingly the Present Vendor herein duly recorded its name in the records of the B.L. & L.R.O. and finally, fully and absolutely published its name in the records of rights under L.R. Khatian No. 1640 in respect of the said land.

- E(vii) After recording its name the said OAS REALTORS PRIVATE LIMITED a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin-743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata-700034, the Present Vendor herein duly converted the aforesaid lands to Commercial Bastu before the Office of the Additional District Magistrate and District Land & Land Reforms Officer, South 24 Parganas, New Treasury Building (8th & 9th Floor), Kolkata-700027, vide Memo No.57 (C)/151/3525 (B)/P/19, dated 02.07.2019 and to that effect the Office of the said Additional District Magistrate and District Land & Land Reforms Officer, South 24 Parganas, New Treasury Building (8th & 9th Floor), Kolkata - 700027 has been changed the classification of the said lands to Commercial Bastu.

For OAS Realtors Pvt. Ltd.

*Ranganath S.K.*

Director

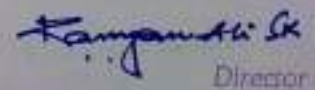


**RECEIPT AND MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Allottee the within mentioned sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) only being the consideration in full payable under these presents to the Promoter by cheques / pay order / demand draft and/or in cash.

**MEMO OF CONSIDERATION:**

For OAS Realtors Pvt. Ltd.



Director

## Annexure "A"

Unless, in these presents, there be something contrary or repugnant to the subject or context:

- i) **ACT** shall mean the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017).
- ii) **RULES** shall mean the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017.
- iii) **REGULATIONS** shall means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017.
- iv) **SECTION** shall means a section of the Act.
- v) **PROPERTY** shall mean piece and parcel of Commercial Bastu land measuring more or less an area of 15 (fifteen) Cottahs 00 (zero) Chittack 00 (zero) Sq.ft. corresponding to 24.76 Decimals, lying and situate at R.S. & L.R. Dag Nos. 534 & 537 recorded in L.R. Khatian No. 1640 corresponding to R.S. Khatian Nos. 181 & 146 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana-Magura, District Collectorate Touzi No.93, under Police Station-Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Allpore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, morefully and particularly mentioned and described in the **FIRST SCHEDULE** and wherever the context so permits shall include the building thereat.
- vi) **PROJECT/ BUILDING / NEW BUILDING** shall mean the new residential building named "**Lake Life Township**" constructed at the said Property presently consisting of a Ground Floor and four upper storied building, containing several independent and self contained flats, parking spaces and other constructed areas.

For OAS Realtors Pvt. Ltd.

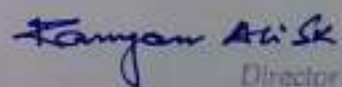
*Kangin Anil SK*

Director



- vii) **ALLOTTEES / CO-OWNERS** according to the context shall mean the persons who for the time being, own any Unit in the Building or have agreed to purchase the same and have taken possession thereof (including the Promoter for those units and other constructed spaces not alienated by them and/or reserved and/or retained by them for their own exclusive use).
- viii) **COMMON AREAS AND INSTALLATIONS** shall mean the common areas installations and facilities in and for the premises mentioned and specified in the **THIRD SCHEDULE** and expressed by the Promoter for common use and enjoyment of the allottees **BUT** shall not include the parking spaces, roofs/terraces at different floor levels attached to any particular flat or flats as dealt with herein, 50% of the top roof or roofs of the Building/s as dealt elsewhere in these presents, and other open and covered spaces at the Premises and the Building which the Promoter may from time to time express or intend not to be so included in the common areas and installations.
- ix) **COMMON EXPENSES** shall mean and include all expenses for the maintenance management upkeep and administration of the premises and the building and in particular the Common Areas and Installations and rendition of common services in common to the allottees and all other expenses for the common purposes (including those mentioned in the **FOURTH SCHEDULE**) to be borne paid contributed and shared by the allottees.
- x) **COMMON PURPOSES** shall mean and include the purposes of managing maintaining and upkeeping the building and the premises and in particular the Common Areas and Installations rendition of common services in common to the allottees, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the allottees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the Common Areas and Installations in common.

For GAS Realtors Pvt. Ltd.

  
Director

- xi) UNITS** shall mean the independent and self-contained flats and/or units and/or other constructed areas (capable of being independently and exclusively used and enjoyed) in the Building at the said premises and wherever the context so permits or intends shall include the Parking Space/s and/or roof/s and/or terrace/s, if any, attached to the respective flat(s) and also the proportionate undivided share in the common areas and installations, attributable thereto.
- xii) PARKING SPACES** shall mean covered parking spaces in or portions of the Building at the premises and also the open parking spaces in the open compound at the ground level of the premises as expressed or intended by the Promoter at their sole discretion for parking of motor cars.
- xiii) CARPET AREA** according to the context shall mean the net usable floor area of any Flat / Apartment, excluding the area covered by external walls, areas under service shafts (if any), exclusive balcony or verandah or exclusive open terrace area, but includes the area covered by the internal partition walls of the Flat / Apartment.
- xiv) BUILT-UP AREA** according to the context shall mean and include the plinth area of any unit in the building (including the area of the balconies therein and/or attached thereto and also including the thickness of the external and internal walls thereof and columns therein **PROVIDED THAT** if any wall or column be common between two units, then one half of the area under such wall or column shall be included in the area of each such Unit).
- xv) SUPER BUILT UP AREA** according to the context and in relation to a particular unit shall mean and include the Built-Up Area of such Unit **AND** shall include the proportionate share of the areas of the common areas in the Building and the Premises, **it being clarified that** in case of units having exclusive right to use any Open Private Terraces and/or divided and demarcated portion of the top roof of the building attached thereto, then one-half of the area of such Open Private Terraces / portion of the Top Roof shall be taken into consideration for arriving at the Super Built Up Area of such unit.

For OAS Realtors Pvt. Ltd.

*Ranjana Ahir SK*

Director



xvi) **PROPORTIONATE OR PROPORTIONATELY** according to the subject or context shall mean the proportion in which the Super Built Up Area of any Unit may bear to the Super Built Up Area of all the Units in the said building **PROVIDED THAT** where it refers to the share of the allottees in the rates and/or taxes amongst the Common Expenses then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied (i.e. in case the basis of any levy be on area rental income consideration or user then the same shall be determined on the basis of the area rental income consideration or user thereof).

xvii) **SAID UNIT/APARTMENT** shall mean the **Flat No.** \_\_\_ on the \_\_\_ floor of the **Block-**\_\_\_ of the Building constructed at the said premises morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written with fittings and fixtures to be provided therein by the Promoter as mentioned in **PART-II** of the **THIRD SCHEDULE** hereunder written **and wherever the context so permits** shall include the Allottee's proportionate undivided variable indivisible share in the Common Areas and Installations **and further wherever the context so permits** shall include the right of parking one or more motor car/s in or portion of the parking space, if so specifically and as expressly mentioned and described in the withinstated **SECOND SCHEDULE** **and further wherever the context so permits** shall include the exclusive right to use the Open Private Terrace attached to the said Flat if so specifically and as expressly mentioned and described in the withinstated **SECOND SCHEDULE** **and further wherever the context so permits** shall include the Exclusive Right to use the divided and demarcated portion of the top roof of the building if so specifically and as expressly mentioned and described in the withinstated **SECOND SCHEDULE**.

xviii) **MAINTENANCE COMPANY** shall mean any Company incorporated under any provision of the Companies Act, 1956 or an Association or a Syndicate / Committee or a Society or a Firm or any other Entity that may be formed by the Promoter for the common purposes having

For OAS Realtors Pvt. Ltd.

*Kampanthi S*

Director

such rules regulations byelaws and restrictions as be deemed proper and necessary by the Promoter in their absolute discretion.

**xix) MAINTENANCE-IN-CHARGE** shall upon formation of the Maintenance Company and its taking over charge of the acts relating to the Common Purposes from the Promoter shall mean the Maintenance Company and till such time the Maintenance Company is formed and takes over charge of the acts relating to the Common Purposes shall mean the Promoter or any one or more of them.

**xx) PLAN** shall mean the plan for construction of the Building for the time being sanctioned by the Zilla Parishad, South 24 Parganas vide Building Permit No.596/726/KMDA dated 1<sup>st</sup> October 2019.

**xxi)** Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.

**xxii)** Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; Similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**; Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

**(xxiii)** The expression **ALLOTTEE** shall be deemed to mean and include:

- (a) In case the Allottee be an individual or a group of persons, then his, her or their respective heirs legal representatives executors and administrators;
- (b) In case the Allottee be a Hindu Undivided Family, then its members / coparceners for the time being and their respective heirs legal representatives executors and administrators;
- (c) In case the Allottee be a partnership firm or an LLP, then its partners for the time being and their respective successors heirs legal representatives executors administrators;
- (d) In case the Allottee be a Company, then its successors or successors-in-office;

For OAS Realtors Pvt. Ltd.

*Ranjana Ali Sr*  
Director



**Annexure "B"**

1. **MANAGEMENT, MAINTENANCE AND COMMON ENJOYMENT:** As a matter of necessity, the ownership and enjoyment of the units by Allottees shall be consistent with the rights and interest of all the other Allottees and in using and enjoying their respective units and the Common Areas and Installations, each of the Allottees shall be bound and obliged:

- (a) to co-operate with the Maintenance In-charge in the management and maintenance of the said Premises and the common purposes;
- (b) to observe fulfil and perform the rules regulations and restrictions from time to time in force for the quiet and peaceful use enjoyment and management of the said Premises and in particular the Common Areas and Installations, and other common purposes, as may be made and/or framed by the Promoter and/or the Maintenance Company, as the case may be;
- (c) to allow the Maintenance In-charge and their authorised representatives with or without workmen to enter into their units at all reasonable times for want of repairs and maintenance of the Building and the common purposes and to view and examine the state and condition thereof and make good all defects decays and want of repair in their units within seven days of giving of a notice in writing by the Maintenance In-charge thereabout;
- (d) to use their respective flats (and utility rooms etc.) only for the private dwelling and residence in a decent and respectable manner and for no other purposes (such as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, Club, Eating & Catering Centre, Hobby Centre or any commercial, manufacturing or processing work etc.);
- (e) to use the car parking spaces, if any granted and/or agreed to be granted only for the purpose of parking of medium sized motor cars.

For OAS Realtors Pvt. Ltd.

*Ranjana Ali &*  
Director

- (f) not to use the ultimate roof (common roof) of the Building or the Common Areas and Installations for bathing or other undesirable purposes or such purpose which may cause any nuisance or annoyance to the other Allottees .
- (g) to use the Common Areas and Installations only to the extent required for ingress to and egress from their respective units of men and materials and passage of utilities and facilities.
- (h) to keep the common areas, open spaces, parking areas, paths, passages, staircases, lobbies , landings etc., in the premises free from obstructions or encroachments and in a clean and orderly manner and not to store or allow any one to store any goods articles or things therein or thereat or in any other common areas of the premises.
- (i) not to claim any right whatsoever or howsoever over any unit or portion in the premises save their units.
- (j) not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside wall of the Building save a letter-box at the place in the ground floor as be expressly approved or provided by the Promoter and decent nameplates outside the main gates of their units. It is hereby expressly made clear that in no event any Allottees shall open out any additional window or any other apparatus protruding outside the exterior of his flat / unit.
- (k) not to do or permit to be done any act deed or thing which may render void or voidable any policy of Insurance on any unit or any part of the said Premises or may cause any increase in the premia payable in respect thereof.
- (l) not to alter the outer elevation of the Building or any part thereof nor decorate the exterior of the Building or the premises otherwise than in the manner agreed by the Maintenance In-charge in writing or in the manner as near as may be in which it was previously decorated.
- (m) not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the top roof, staircase, lobby, landings,

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*Rangan Athi SK*

Director



pathways, passages or in any other Common Areas and Installations nor into lavatories, cisterns, water or soil pipes serving the Building nor allow or permit any other person to do so.

- (n) not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other units in the Building.
- (o) To keep their respective units and party walls, sewers, drains pipes, cables, wires, entrance and main entrance serving any other Unit in the Building in good and substantial repair and condition so as to support shelter and protect and keep habitable the other units/parts of the Building and not to do or cause to be done anything in or around their respective units which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of any other portion over below or adjacent to their respective units. In particular and without prejudice to the generality to the foregoing, the Allottees shall not make any form of alteration in the beams and columns passing through their respective units or the common areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise.
- (p) not to let out transfer or part with the possession of the parking spaces agreed to be allotted and/or granted to them independent of the flats agreed to be sold to them nor vice versa, with the only exception being that they shall be entitled to let out transfer or part with possession of their parking spaces independent of their flats to any other Allottees of flat in the Building and none else.
- (q) In case any Open Private Terrace be attached to any flat, then the same shall be a property / right (as applicable) appurtenant to such flat and the right of use and enjoyment thereof shall always travel with such flat and the following rules terms conditions and covenants shall be applicable on the Allottee thereof in relation thereto:
  - i) The Allottee thereof shall not be entitled to sell convey transfer or assign such Open Private Terrace independently (i.e.

For OAS Realtors Pvt. Ltd.

*Ranjana Ahir*

Director

independent of the flat owned by such Allottee in the said building);

- ii) The Allottee thereof not make construction of any nature whatsoever (be it temporary or permanent) on such Open Private Terrace nor cover the same in any manner, including *Shamianas* etc.;
  - iii) The Allottee thereof not install a tower or antenna of a mobile phone company or display hoardings or placards.
  - iv) The Allottee thereof not convert the same into a garden or add weight thereto by bringing in mud or soil or any other material or do any act deed or thing which could affect the structural stability of the building. However, the Allottee thereof may decorate the same with reasonable quantity of potted plants.
- (r) In the event any Allottees has been allotted any car parking space within the premises, then such Allottees shall be bound and obliged to observe fulfill and perform the following terms and conditions:
- (i) The Allottees shall use such Parking Space only for the purpose of parking of its own medium sized motor car and for no other purpose whatsoever and shall not at any time claim ownership title interest or any other right over the same save the right to park one medium sized motor car thereat;
  - (ii) The Allottees shall not be entitled to sell transfer or assign such parking space or his right of parking car at such Parking Space or allow or permit any one to park car or other vehicle at such Parking Space as tenant, lessee, caretaker, licensee or otherwise or part with possession of such Parking Space, independent of his Unit, to any person;
  - (iii) The Allottees shall not make any construction of any nature whatsoever in or around such Parking Space or any part thereof nor cover such parking space by erecting walls / barricades etc. of any nature whatsoever;

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*Rangan A. S.*  
Director



- (iv) The Allottees shall not park nor allow or permit anyone to park motor car or any other vehicle nor shall claim any right of parking motor car or any other vehicle in or at the driveways pathways or passages within the said premises or any other portion of the premises save at the allotted Parking Space;
- (v) The Allottees shall observe fulfill and perform all terms conditions stipulations restrictions rules regulations etc., as be made applicable from time to time by the Promoter and/or the Maintenance Company with regard to the user and maintenance of the parking spaces in the said building and the said premises.
- (vi) The Allottees shall remain liable for payment of all municipal and other rates and taxes, maintenance charges and all other outgoings payable in respect of such Parking Space, if and as applicable, and shall indemnify and keep saved harmless and indemnified the Promoter with regard thereto.
- (s) In the event any Allottees has been allotted any servant's quarter, whether jointly with the flat or independently, then such Allottees shall be bound and obliged to observe fulfill and perform the following terms and conditions:
- (i) The Allottees shall use such servant's quarter only for the purpose of residence of his servant and for no other purpose whatsoever;
- (ii) The Allottees shall not be entitled to sell transfer or assign to any person such servant's quarter or allow or permit any one to use such servant's quarter as tenant, lessee, caretaker, licensee or otherwise or part with possession of such servant's quarter, independent of his Unit,;
- (iii) The Allottees shall observe fulfill and perform all terms conditions stipulations restrictions rules regulations etc., as be made applicable from time to time by the Promoter and/or the

For OAS Realtors Pvt. Ltd.

*Ramjan Ali Sir*

Director

Maintenance Company with regard to the user and maintenance of the servant's quarters.

- (iv) The Allottees shall remain liable for payment of all municipal and other rates and taxes, maintenance charges and all other outgoings payable in respect of such servant's quarter and shall indemnify and keep saved harmless and indemnified the Promoter with regard thereto.
- (t) not to carry on or cause to be carried on any obnoxious injurious noisy dangerous hazardous illegal or immoral deed or activity in or through their units.
- (u) not to slaughter or kill any animal in any area (including common areas / parking areas etc.) under any circumstances whatsoever, including for any religious purpose or otherwise.
- (v) not be entitled to nor permitted to make any structural changes / modifications to their respective units or any part thereof Provided That internal finishing work may be carried out by the Allottees in a lawful manner.
- (w) not make construction of any nature whatsoever (be it temporary or permanent) in or about the balcony / terraces etc., nor cover the same in any manner, including *Shamianas* etc.
- (x) not to fix or install air conditioners in their respective flat save and except at places where provision has been made by the Promoter installation of the same. In case of and in the event any Allottees installs air conditioner/s at any place other than the places earmarked and/or specified for the same, then and in that event, the such Allottees shall be liable to pay to the Promoter penalty charges of a sum equivalent to Rs.500/- (Rupees Five Hundred) only per sq. ft., of the super built up area of such Allottee's flat and shall also forthwith remove the air conditioner/s. Further, before installation, the Allottees shall also get the layout plan of the air conditioner/s to be installed in their respective flats approved by the Promoter and

For OAS Realtors Pvt. Ltd.

*Ramjan Ali SK*

Director



shall further ensure that all water discharged by the split air conditioning units is drained within their respective flats.

- (y) not to close or permit the closing of verandahs, lounges, balconies, lobbies or the common areas and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, balconies, lounges or any external walls or the fences of external doors and windows including grills of the flat which in the opinion of the Promoter or the Maintenance Company differs from the colour scheme of the building or deviation of which in the opinion of the Promoter or the Maintenance Company may affect the elevation in respect of the exterior walls of the building and if so done by any Allottee, such Allottee shall be liable to pay to the Promoter, liquidated damages assessed @Rs.20/- (Rupees Twenty) only per sq. ft. of the super built up area of such Allottee's flat. Such Allottees shall also be liable to reimburse to the Promoter and/or the Maintenance Company, the actual costs, charges and expenses plus \_\_\_\_% (\_\_\_\_ Percent) of such actual costs, charges and expenses, for restoring the concerned flat to its original state and condition, for and on behalf of and as the agent of such Allottee.
- (z) not to make in the flat any structural addition or alteration and/or cause damage to beams, columns, partition walls etc. and in case of default the defaulting Allottees shall be liable to pay to the Promoter penalty charges of a sum equivalent to Rs.20/- (Rupees Twenty) only per sq. ft., of the super built up area of the concerned flat.
- (aa) to abide by and observe and perform all the relevant laws, norms, terms, conditions, rules and regulations with regard to user and operation of water, electricity, drainage, sewerage, lifts, tube-well generator and other installations and amenities at the said premises including those under the West Bengal Fire Service Act and rules made thereunder and shall indemnify and keep the Promoter saved harmless and indemnified from and against all losses damages costs claims demands actions and proceedings that they or any of them may suffer or incur due to any non compliance, non performance, default or negligence on their part.

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Director

- (bb) maintain at their own costs, their respective units in the same good condition state and order in which the same be delivered to them and abide by all laws, bye-laws, rules, regulations and restrictions (including those relating to Fire Safety under the West Bengal Fire Services Act and the rules made thereunder) of the Government, The Nahazari Gram Panchayet, Zilla Parishad, South 24 Parganas, Kolkata Metropolitan Development Authority, WBSEB Limited, Fire Brigade, and/or any statutory authority and/or local body with regard to the user and maintenance of their respective units as well as the user operation and maintenance of the lifts, tube-well, generator, water, electricity, drainage, sewerage and other installations and amenities at the premises and to make such additions and alterations in or about or relating to their respective units and/or the Building as be required to be carried out by them, independently or in common with the other Allottees as the case may be without holding the Promoter in any manner liable or responsible therefor and to pay all costs and expenses therefor wholly or proportionately as the case may be and to be answerable and responsible for deviation or violation of any of their conditions or rules or bye-laws and shall indemnify and keep the Promoter and the Maintenance In-charge and each of them saved harmless and indemnified from and against all losses damages costs claims demands actions and proceedings that they or any of them may suffer or incur due to any non compliance, non performance, default or negligence on the part of the Allottees .
- (cc) to apply for and obtain at their own costs separate apportionment / assessment and mutation of their respective units, as may be permissible, in the records of The Nahazari Gram Panchayet .
- (dd) to bear and pay and discharge exclusively the following expenses and outgoings:-
- i) Municipal rates and taxes and water tax, if any, assessed on or in respect of their respective units directly to the Nahazari Gram Panchayet Provided That so long as their respective units are not assessed separately for the purpose of such rates and taxes, the each Allottees shall (if so directed by the

For OAS Realtors Pvt. Ltd.

*Rangan Sti' Sk*

Director



Promoter) pay and/or deposit in the Suspense Account of the Nahazari Gram Panchayet proportionate share of all such rates and taxes assessed on the Premises or pay the same to the Promoter as the Promoter may direct. Each Allottees shall also be liable for payment of proportionate share of land revenue and khajana payable in respect of the said Premises;

- ii) All other taxes impositions levies cess and outgoings whether existing or as may be imposed or levied at any time in future on or in respect of their respective units or the Building or the said Premises as a whole and whether demanded from or payable by the Allottees or the Promoter and the same shall be paid by the Allottees wholly in case the same relates to their respective units and proportionately in case the same relates to the Building or the said Premises as a whole.
- iii) Electricity charges for electricity consumed in or relating to their respective units and until a separate electric meter is obtained by the Allottees for their respective units, the Promoter and/or the Maintenance In-Charge shall (subject to availability) provide a reasonable quantum of power in their respective units from their own existing sources and the Allottees shall pay electricity charges to the Maintenance In-charge based on the reading shown in the sub-meter provided for their respective units at the rate at which the Maintenance In-charge shall be liable to pay the same to the supplier thereof.
- iv) Charges for enjoying and/or availing excess power (i.e. in excess of that agreed under their respective Flat Sale Agreements) from the common Generator installed / to be installed and the same shall be payable to the Maintenance In-charge And also charges for using enjoying and/or availing any other utility or facility, if exclusively in or for their respective units, wholly and if in common with the other Allottees , proportionately to the Promoter or the appropriate authorities as the case may be.

For OAS Realtors Pvt. Ltd.

*Ranjana Ali*  
Director

- v) Proportionate share of all Common Expenses (including those mentioned in the **Third Schedule** hereunder written) payable to the Maintenance In-charge from time to time. In particular and without prejudice to the generality of the foregoing, the Allottees shall pay to the Maintenance In-charge, a minimum of maintenance charges calculated @Rs.1/- (Rupees One) only per square foot per month of the Super Built Up Area of their respective units. The said minimum rate shall be subject to revision from time to time as be deemed fit and proper by the Maintenance In-charge at its sole and absolute discretion after taking into consideration the common services provided and the general escalation in the market rates of such services.
- vi) All penalty surcharge interest costs charges and expenses arising out of any delay default or negligence on the part of the Allottees in payment of all or any of the aforesaid rates taxes impositions and/or outgoings proportionately or wholly as the case may be (including Delayed Payment Surcharge as charged by the supplier from its consumers for the delay payment of its bills).
- (ee) to observe such other covenants as be deemed reasonable by the Promoter and/or the Maintenance Company from time to time for the common purposes.
2. Unless otherwise expressly mentioned elsewhere in their Flat Sale Agreements / Sale Deeds, all payments mentioned above shall be made within 7<sup>th</sup> day of the month for which the same be due in case of monthly payments and otherwise also all other payments herein mentioned shall be made within 7 days of demand being made by the Maintenance In-charge. The bills and demands for the amounts payable by the Allottees shall be deemed to have been served upon the Allottees, in case the same are left in their respective Units or in the letter boxes in the ground floor of the Building earmarked for their respective Units.
3. In the event of any of the Allottees failing and/or neglecting or refusing to make payment or deposits of the maintenance charges, municipal rates and

For OAS Realtors Pvt. Ltd.

*Ramjan A. S. K.*

Director



taxes, Common Expenses or any other amount payable by them as aforesaid and/or in observing and performing their covenants terms and conditions hereunder, then without prejudice to the other remedies available to the Maintenance In-charge against the defaulting Allottees, such defaulting Allottees shall be liable to pay to the Maintenance In-charge interest at the rate of 2% (percent) per mensem on all the amounts in arrears and without prejudice to the aforesaid, the Maintenance In-charge shall be entitled to:

- (i) disconnect the supply of electricity to the unit of the defaulting Allottees;
- (ii) withhold and stop all other utilities and facilities (including lift, generator etc.,) to the defaulting Allottees and his / her / its / their employees, servants, visitors, guests, tenants, licensees and/or his / her / its / their unit;
- (iii) to demand and directly realise rent and/or other amounts becoming payable to the defaulting Allottees by the tenants or licensees or other occupant in respect of the unit of the defaulting Allottees.

3.1 It is also agreed and clarified that in case any Allottee (not necessarily being the Allottee herein) fails to make payment of the maintenance charges, municipal rates and taxes, Common Expenses or other amounts and as a result there be disconnection / discontinuity of services etc. (including disconnection of electricity, water etc.), then the Allottee shall not hold the Promoter or the Maintenance In-charge responsible for the same in any manner whatsoever.

For OAS Realtors Pvt. Ltd.

*Ramjan Ali SK*  
Director

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

**BETWEEN**

\_\_\_\_\_ ... **PROMOTER**

**AND**

\_\_\_\_\_ **& ANR.**  
... **ALLOTTEE**

**SALE DEED**

(Unit No. \_\_\_\_ on the \_\_\_\_ Floor in the  
Block \_\_\_\_ of the Project "\_\_\_\_")

For OAS Realtors Pvt. Ltd.

*Ramjan Ahir SK*  
Director