

Amrita Green View Housing Pvt. Ltd.

Maha Jan Panch.

Director

**DEED OF CONVEYANCE**

**District** : **Paschim Bardhaman**  
**Mouza** : **Arrah**  
**Area of Flat** : **Sq. Ft. [Carpet]**  
**135 Sq. Ft. [Parking]**  
**Flat No** :  
**Sale Value** :  
**Market Value** :

THIS SALE DEED IS MADE ON THIS THE \_\_\_ DAY OF .....,2021

BETWEEN

- (1) **Sri ANIRUDDHA PAL [PAN – AWXPP5040Q]** son of Sri Bankim Chandra Pal, by faith-Hindu, by Nationality- Indian, resident of Village + Post : Bamunara, PS : Kanksa, Durgapur – 713212, Dist : Paschim Bardhaman, West Bengal
- (2) **Sri RAJPATI CHOUDHARY [PAN – ADYPC3170A]** son of Sri Sodohlal Choudhary, by faith-Hindu, by Nationality- Indian, resident of Village + Post : Bamunara, PS : Kanksa, Durgapur – 713212, Dist : Paschim Bardhaman, West Bengal
- (3) **Smt SUSHILA CHOUDHARY [PAN – AINPC7808D]** wife of Sri Rajpati Choudhary, by faith-Hindu, by Nationality- Indian, resident of Village + Post : Bamunara, PS : Kanksa, Durgapur – 713212, Dist : Paschim Bardhaman, West Bengal
- (4) **Sri MAHADEV PAUL [PAN – BIEPP3457M]** son of Late Nakul Paul, by faith-Hindu, by Nationality- Indian, by Occupation – Business, resident of Village + Post : Bamunara, PS : Kanksa, Durgapur – 713212, Dist : Paschim Bardhaman, West Bengal
- (5) **Sri PANKAJ MUKHERJEE [PAN – AJOPM7641Q]** son of Late Swapan Mukherjee, by faith-Hindu, by Nationality- Indian, by Occupation- Business, resident of B1/32, Aldrin Path, PO : Bidhannagar, PS : New Township, Durgapur – 713212, Dist : Paschim Bardhaman, West Bengal
- (6) **Sri RAJU RAJAK (DHOBA) [PAN-BIHPR8169R]** son of Sri Gopal Rajak (Dhoba) by faith-Hindu, by Nationality- Indian, by Occupation – Business, resident of Village + Post : Bamunara, PS : Kanksa, Durgapur – 713212, Dist : Paschim Bardhaman, West Bengal
- (7) **Smt LAXMI RAJAK (DHOBA)** wife of Late Bachhu Rajak (Dhoba) by faith-Hindu, by Nationality- Indian, by Occupation – Housewife, resident of Village + Post : Bamunara, PS : Kanksa, Durgapur – 713212, Dist : Paschim Bardhaman, West Bengal
- (8) **Sri SURESH RAJAK (DHOBA)** son of Late Parameshwar Rajak (Dhoba) by faith-Hindu, by Nationality- Indian, by Occupation – Business, resident of Village +

Post : Bamunara, PS : Kanksa, Durgapur – 713212, Dist : Paschim Bardhaman, West Bengal

- (9) **Smt TUSHARKANA KUNDU [PAN – BEXPK5149C]** wife of Sri Niranjan Kundu by faith-Hindu, by Nationality- Indian, by Occupation – Housewife, resident of Quarter No. R-91, Sagarbhanga Colony, PS : Coke Oven, Durgapur - 713211, Dist : Paschim Bardhaman, West Bengal
- (10) **Sri SUNIL DAS [PAN – APKPD94198]** son of Late Kalipada Das by faith-Hindu, by Nationality- Indian, by Occupation – Business, resident of Kusumtala, Muchipara, PS : New Township, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal
- (11) **Sri ANIL DAS** son of Late Kalipada Das by faith-Hindu, by Nationality- Indian, by Occupation – Business, resident of Kusumtala, Muchipara, PS : New Township, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal
- (12) **Sri SAMIR DAS [PAN – BXTPD3862Q]** son of Late Kalipada Das by faith-Hindu, by Nationality- Indian, by Occupation – Business, resident of Kusumtala, Muchipara, PS : New Township, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal
- (13) **Sri AMIR DAS** son of Late Kalipada Das by faith-Hindu, by Nationality- Indian, by Occupation – Business, resident of Kusumtala, Muchipara, PS : New Township, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal
- (14) **Sri PRADIP DAS** son of Late Kalipada Das by faith-Hindu, by Nationality- Indian, by Occupation – Business, resident of Kusumtala, Muchipara, PS : New Township, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal
- (15) **Smt BASANTI CHAKRABORTY [PAN – APQPC8569R]** wife of Late Kanailal Chakraborty by faith-Hindu, by Nationality- Indian, by Occupation – Housewife, resident of A-7 Ispatpally, Bidhannagar, PS : New Township, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal
- (16) **Smt SABITRI SAMANTA** wife of Late Basuri Samanta by faith-Hindu, by Nationality- Indian, by Occupation – Business, resident of Village + Post : Bamunara, PS : Kanksa, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal
- (17) **Sri RAMESHWAR CHOUDHARY [PAN – ACAPC1268Q]** son of Late Baliram Choudhary by faith-Hindu, by Nationality- Indian, by Occupation – Business,

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resident of 2/16 North Avenue, A-Zone, Durgapur - 713204, Dist : Paschim Bardhaman, West Bengal

- (18) **Smt SANTI DEVI [PATH - AOGPD1405G]** wife of Sri Rameshwar Choudhary by faith-Hindu, by Nationality- Indian, by Occupation - Housewife, resident of 2/16 North Avenue, A-Zone, Durgapur - 713204, Dist : Paschim Bardhaman, West Bengal
- (19) **Sri LOKE NATH MALLICK [ PAN - AHTPM9096]** son of Sri Kalicharan Mallick by faith-Hindu, by Nationality- Indian, by Occupation - Retired Person, resident of Village + Post : Bamunara, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal
- (20) **Sri BIPAD DHARA [ PAN - BPUPD0512E]** son of Late Gurupada Dhara by faith-Hindu, by Nationality- Indian, by Occupation - Business, resident of Village + Post : Bamunara, PS : Kanksa, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal, herein after referred to as "**THE OWNER**" (which term shall include his heirs, executors, representatives and assigns) of the **FIRST PART**

**AND**

Director  
AMRITA GREENVIEW HOUSING PRIVATE LIMITED (PAN No.: AAKRA8090C) a company incorporated under the provision of the Companies Act 1956, having its registered office at 1/32, Aldrin Path, Bidhan Nagar, PS : New Township, Durgapur - 713212, Dist : Paschim Bardhaman West Bengal, India represented by its Director namely: -

Mr. MAHADEV PAUL (PAN No. ) [AADHAAR No. ] son of Late Nakul Paul, by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of Village & Post : Bamunara, PS : Kanksa, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**

**AND**

(1) \_\_\_\_\_ [PAN - \_\_\_\_\_] S/O , D/O, W/O \_\_\_\_\_, by faith-\_\_\_\_\_, by nationality \_\_\_\_\_, by Profession \_\_\_\_\_ (2) \_\_\_\_\_ [PAN - \_\_\_\_\_] S/O , D/O, W/O \_\_\_\_\_, by faith-\_\_\_\_\_, by nationality \_\_\_\_\_, by Profession \_\_\_\_\_, both are resident of \_\_\_\_\_, Post Office: \_\_\_\_\_, City:- \_\_\_\_\_, P.S.- \_\_\_\_\_, District:- \_\_\_\_\_, West Bengal, India, PIN \_\_\_\_\_, herein after referred to as "**THE PURCHASER**" (which term shall include his heirs, executors, representatives and assigns) of the **THIRD PART.**

**WHEREAS** the present landowner owning and possessing of a land measuring about 4 (Four) Katha 8 (Eight) Chhatak under Mouza – Bamunara, J.L. No. 58, R.S. Plot No. 1324, L.R. Plot No. 1005, Khatian No. 586, L.R. Khatian No. 3242 under jurisdiction of Gopalpur Gram Panchayat, Dist : Paschim Bardhaman, West Bengal. The property more fully mentioned and describe in the First Schedule is purchased property of the land owner he purchased the same vide deed No. 3540 for the year 1999 of A.D.S.R. Durgapur and the same also duly been recorded in the L.R. record of rights in the name of land owner.

**AND WHEREAS** the present landowner owning and possessing of a land measuring about 6 Decimal under Mouza – Bamunara, J.L. No. 58, Plot No. 1323, Khatian No. 3244 under jurisdiction of Gopalpur Gram Panchayat, Dist : Paschim Bardhaman, West Bengal. The property more fully mentioned and describe in the First Schedule is purchased property of the land owner he purchased the same vide deed No. 740 for the year 1995 of A.D.S.R. Durgapur and 4769 of 2009 measuring about 9 Decimal out of which 3 decimal of land acquired by the Govt of West Bengal for extension of Muchipara Shibpur Road and the First Part presently owned and possessed 6 Decimal of Land.

**AND WHEREAS** the present landowner owning and possessing of a land measuring about 4 Katha under Mouza – Bamunara, J.L. No. 58, Plot No. 1372, L.R. Plot No. 1054, Khatian No. 2603, 3011 under jurisdiction of Gopalpur Gram Panchayat, Dist : Paschim Bardhaman, West Bengal. The property more fully mentioned and describe in the First Schedule is purchased property of the land owner he purchased the same vide deed No. 1738 for the year 2012 of A.D.S.R. Durgapur and the name of present land owner duly recorded in the record of rights.

**AND WHEREAS**, The property mentioned in the schedule below was owned and possessed by Dipak Banerjee and Joydeep Bandyopadhyay which they got by way of Registered Deeds of Sale being Deed No. I-1276 for the year 1993 & 1921 for the year 1992 & 1929 for the year 1992, registered at ADSR Durgapur. That while in possession of the above said land sold and transferred the same in favour of Rajpati Choudhury & Smt Sushila Choudhury through two registered Deed of No. 4205 & 4206 for the year 2006, registered at ADSR Durgapur.

**AND WHEREAS** the present landowner owning and possessing of a land measuring about 6.37 Katha under Mouza – Bamunara, J.L. No. 58, Plot No. 1372, L.R. Plot No. 1054, Khatian No. 2132, L.R. 780 under jurisdiction of Gopalpur Gram Panchayat, Dist : Paschim Bardhaman, West Bengal. The property more fully mentioned and describe in the First Schedule is purchased property of the land owner they purchased the same vide deed No. 1352 for the year 2015 of A.D.S.R. Durgapur.

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Mahadev Pansari

**AND WHEREAS** the present landowner owning and possessing of a land measuring about 6.45 Katha under Mouza – Bamunara, J.L. No. 58, Plot No. 1354, L.R. Plot No. 1036, Khatian No. 117 under jurisdiction of Gopalpur Gram Panchayat, Dist : Paschim Bardhaman, West Bengal. The property more fully mentioned and describe in the First Schedule is purchased property of the land owner he purchased the same vide deed No. 5594 for the year 2004 of A.D.S.R. Durgapur and vide deed no. 5595 of 2004 of A.D.S.R. Durgapur, vide Deed No. 5596 for the 2004 of A.D.S.R. Durgapur.

**AND WHEREAS** the present landowner owning and possessing of a land measuring about 828 sq.ft. under Mouza – Bamunara, J.L. No. 58, Plot No. 1324, L.R. Plot No. 1005, Khatian No. 586, 892 under jurisdiction of Gopalpur Gram Panchayat, Dist : Paschim Bardhaman, West Bengal. The property more fully mentioned and describe in the First Schedule is purchased property of the land owner he purchased the same vide deed No. 5512 for the year 2004 of A.D.S.R. measuring about 2katha out of which 0.85 katha of land is acquired by the Govt. of West Bengal for extension of Muchipara Shibpur Road and the First Part presently owned and possessed 1.15 Katha or 828 Sq. Ft. of Land.

**AND WHEREAS** the present landowners owning and possessing of a land measuring about 24 Decimal under Mouza – Bamunara, J.L. No. 58, Plot No. 1351, L.R. Plot No. 1032, Khatian No. 286, L.R. Khatian Nos. 2295, 2296, 2297, 2298, 2299 under jurisdiction of Gopalpur Gram Panchayat, Dist : Paschim Bardhaman, West Bengal. The property more fully mentioned and describe in the First Schedule is purchased property of the land owner he purchased the same vide deed No. 2473 for the year 2003 of A.D.S.R. Durgapur and duly recorded their name in L.R.R.O.R.

**AND WHEREAS** the present landowners owning and possessing of a land measuring about 2.72 Katha or more or less 4.50 Decimal under Mouza – Bamunara, J.L. No. 58, R.S. Plot No. 1352, L.R. Plot No. 1033, Khatian No. (RS) 354, L.R. Khatian No. 1160 under jurisdiction of Gopalpur Gram Panchayat, Dist : Paschim Bardhaman, West Bengal. The property more fully mentioned and describe in the First Schedule is purchased property of the land owner he purchased the same vide deed No. I-61 for the year 1967 of A.D.S.R. Durgapur and the same duly recorded in the L.R. Recorded of rights in the name of the land owner.

**AND WHEREAS** the present landowner owning and possessing of a land measuring about 6.36 Katha under Mouza – Bamunara, J.L. No. 58, Plot No. 1355, L.R. Plot No. 1037, L.R. Khatian No. 795 under jurisdiction of Gopalpur Gram Panchayat, Dist : Paschim Bardhaman, West Bengal. The property more fully mentioned and describe in the First Schedule is purchased property of the land owner he gifted the same vide deed No. 7955 for the year 2008 of A.D.S.R. Durgapur and partly occupied by vendor No. 1 and the same also duly been recorded in the LR record of rights in the name of land owner no. 1

**AND WHEREAS** the present landowner owning and possessing of a land measuring about 4.5 Decimal under Mouza – Bamunara, J.L. No. 58, Plot No. 1352, L.R. Plot No. 1033, Khatian No. 1161 under jurisdiction of Gopalpur Gram Panchayat, Dist : Paschim Bardhaman, West Bengal. The property more fully mentioned and describe in the First Schedule is purchased property of the land owner he purchased the same vide deed No. 7343 for the year 2009 of A.D.S.R. Durgapur.

**AND WHEREAS** the present landowner owning and possessing of a land measuring about 8 Katha under Mouza – Bamunara, J.L. No. 58, Plot No. 1372, 1324, L.R. Plot No. 1054, 1005, Khatian Nos. 586, 892, 331 under jurisdiction of Gopalpur Gram Panchayat, Dist : Paschim Bardhaman, West Bengal. The property more fully mentioned and describe in the First Schedule out of 8 Katha is purchased property of the land owner he purchased the same vide deed No. 4942 for the year 2003 of A.D.S.R. Durgapur and rest 4 Katha of land in Plot No. 1324 received by way of gift virtue of Deed No. 616 for the year 2014 of A.D.S.R. Durgapur.

**AND WHEREAS** the present landowner owning and possessing of a land measuring about 2.15 Katha under Mouza – Bamunara, J.L. No. 58, Plot No. 1354, L.R. Plot No. 1036, Khatian No. 117, L.R. Khatain No. 2491 under jurisdiction of Gopalpur Gram Panchayat, Dist : Paschim Bardhaman, West Bengal. The property more fully mentioned and describe in the First Schedule is purchased property of the land owner he purchased the same vide deed No. 5593 for the year 2004 of A.D.S.R. Durgapur and the same also duly been recorded in the L.R. recorded of rights in the name of land owner.

**AND WHEREAS** by virtue of this Sale Deed the **VENDOR** convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or now have in any manner covering both in law and enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of purchaser for good so that the purchaser shall be able to use, occupy, enjoy the schedule the property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such vendor shall keep the **PURCHASER** harmless and indemnified from any charges, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the **PURCHASER**.

**AND WHEREAS** the **VENDOR** bind himself to execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual necessary for the **PURCHASER** to enjoy the property more fruitful and factually according to the true meaning and intent of this deed of conveyance.

**AND THAT SAID PURCHASER** shall and may from time to time and all times hereafter peaceable and quite enter upon, have, hold, occupy passes and enjoy the property

hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said VENDOR or by any person, or persons claiming from, under or in trust of there.

The Vendor bind himself to declare that schedule below plot have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judic of any court of been notified for any kinds of requisition and vendors sale out the same to purchaser having good marketable title without any kinds of encumbrances.

**AND WHEREAS** the PURCHASER shall be factually, legally entitled to get their name recorded in the records B.L. & L.R.O. during settlement and to mutate their name into the Rent Roll or Govt. of West Bengal, and will be able to pay any rent, rates and charges without any connection or concerned whatsoever with the VENDOR.

The purchaser shall regularly pay holding taxes, land taxes in respect of their purchased scheduled plots to their free choice.

**AND WHEREAS** by virtue of this sale deed the Vendor Company does hereby convey, transfer and assigns all right, title, interest along with all necessary benefits, advantages, drains, paths, easements privileges and other interest which at anytime had or now have in any manner covering both in law & equity free from any encumbrances whether factual or implied or latent whatsoever in favour or purchaser company shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely, and to the exclusion of others and as such the vendor company jointly and severally shall keep the purchaser company.

**AND WHEREAS** the vendor company bind themselves singly and jointly to execute deeds, things at the request and cost of the purchaser company to do and execute or cause to be done anything which may effectually necessary for the purchaser company to enjoy the property more fruitfully and factually according to the true meaning and intent of this Deed of Sale.

**AND WHEREAS** the vendor company further agreed to bind himself that he or his successor shall be liable to pay previous dues or charges or impositions before execution of this Deed if Demanded either by any authority or by third party.

The vendor company bind themselves to declare that schedule below have not been gifted any way, sold out, transferred or indemnified for any liability or created equitable mortgage or entered for agreement to sale with any third party, or being sub-justice of any court or authority or any concern, or been notified for requisition hereinabove and the vendor company sale out the same to the



present purchase company having good saleable and marketable title without any encumbrance whatsoever.

("OWNER") is the absolute and lawful owner of piece and parcels of Bastu Land, The Plot of land measuring about **37.43 Decimal** or **22.65 Cottah** under Mouza-Bamunara, J.L.No-58, R.S. Plot No. 1323, 1324, 1351, 1352, 1353, 1353/5141, 1322/5216, 1372, 1354, 1355, corresponding L.R. Plot No. 1004, 1032, 1033, 1034,1040, 1054, 1003, 1037, 1036, 1005 under the jurisdiction of Gopalpur Gram Panchyat Dist-Burdwan, presently Paschim Bardhaman, West Bengal

**AND WHEREAS** the plan has been sanctioned and approved by **GOPALPUR GRAM PANCHAYAT** for the construction of G+11 storied building as per **Memo No. GOP/1217** Dated 02/01/2020

**AND WHERE AS** the purchaser being interested to purchase a flat in the "**AMRITA HOUSING**" approached the First Part and Second Part and First Part and Second Part agreed to sell to the purchaser a flat as mentioned in the Second schedule below and which is construct on the First Schedule property.

**NOW THIS DEED WITNESSTH** that in consideration of **Rs. (Rupees )** only paid by the purchaser to the vendor/Developer by cheque the receipts whereof the vendor/Developer hereby grant, convey, transfer, sell the PURCHASER ALL THAT **Flat bearing No-\_\_\_\_ , on the ( ) \_\_\_\_ Floor** having **Carpet Area of ( ) Square Feet with / without a medium size Car Parking space** at "**AMRITA HOUSING**" at **Bamunara** particularly mentioned in Second Schedule below together with common areas, facilities, and amenities as described in Third Schedule below also together with half of the depth of both floor and roof with full ownership of sanitary fittings and also internal walls within the said flat together with common rights of using stair case, all ways, paths, passages, drain water courses, pumps septic tanks etc in the ground to top floor of the building together with proportionate undivided rights, title, interest on the First Schedule land with rights, liberties, easements, appendages, appurtenance thereto along with common right more fully mentioned Schedule three below and all estate, right, title interest claims and demands whatsoever of the Vendor into or upon and every part thereof **TO HAVE AND TO HOLD** the same and the use of the said purchaser, his heirs, executors, administrators, assigns absolutely and forever and the vendor hereby covenants with the Purchaser his/her heirs, executors, administrators, assigns that notwithstanding any act, deed or things hereto before granted or executed or knowingly suffered to the contrary and the vendor now lawfully seized and possessed the said property free from all encumbrances attachments or defect in the title whatsoever and the vendor has full authority to sale the said property in the manner as aforesaid and the purchaser

hereinafter peaceably and quietly possess and enjoy the sold property in khas without claim or demand whatsoever from the Vendor or and the Developer or any person claiming under or in trust for them and further the vendor and the Developer and also their legal heirs, successors- in- office, administrators, legal representatives and assignee from door cause to be done or executed all such lawful acts, deeds and things whatsoever in future and more perfectly conveying the said flat and every part thereof in the manner as aforesaid according to true intent and meaning of this deed..

AND WHEREAS Purchaser/s shall be factually legally entitled to get his/her name/s recorded in the record of B.L & L.R.O., FARIDPUR-DURGAPUR during settlement And further that the purchaser shall be at liberty to get the property muted into the rent roll of Govt. Of West Bengal and liberty to take separate electricity and water supply connection in his own name from competent authorities and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the Vendor or Developer.

#### FIRST SCHEDULE

##### (Said Land)

All that piece and parcel of Bastu Land measuring **37.43 Decimal** or **22.65 Cottah** under Mouza-Bamunara, J.L.No-58, R.S. Plot No. 1323, 1324, 1351, 1352, 1353, 1353/5141, 1322/5216, 1372, 1354, 1355, corresponding L.R. Plot No. 1004, 1032, 1033, 1034,1040, 1054, 1003, 1037, 1036, 1005 under the jurisdiction of Gopalpur Gram Panchyat Dist-Burdwan, presently Paschim Bardhaman, West Bengal, A.D.S.R. Office- Durgapur & Sub-Division- Durgapur, District- Paschim Bardhaman, West Bengal

#### BUTTED AND BOUNDED BY:

**North:-**R.S Plot No- 5141 & 1354

**South:-** R.S Plot No-1372 (P) & 1368

**East:-** R.S Plot No. 1372 (P)

**West:-** R.S. Plot No. 1372 (P)

#### SECOND SCHEDULE

##### PART-I

##### (Said Flat)

All that the unit being **Apartment No.** on \_\_\_\_\_ **Floor**, measuring (\_\_\_) **Square Feet**, be the same a little more or less of Super Built up area, Tiles

flooring in "AMRITA HOUSING" at Shibpur Road, Bamunara at the land as described in the First Schedule with proportionate undivided share of the land enjoyment at common areas amenities and facilities (as described in part- I & Part – II of the schedule – Three hereunder).

## PART-II

### (Parking Space)

All that right to park a medium size car at open/ covered parking space measuring about more or less **135 Sq. Ft.** in the Ground Floor/ vacant place of the Building.

## THIRD SCHEDULE

### PART-I

#### (Share in Specific Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Staircase of "AMRITA HOUSING" at Shibpur Road, Bamunara.
2. Corridors of "AMRITA HOUSING" at Shibpur Road, Bamunara. (Save inside any unit).
3. Drains & Swears of "AMRITA HOUSING" at Shibpur Road, Bamunara. (Save inside any unit).
4. Exterior walls of "AMRITA HOUSING" at Shibpur Road, Bamunara.
5. Electrical wiring and Fittings of "AMRITA HOUSING" at Shibpur Road, Bamunara. (Save inside any unit).
6. Overhead Water Tanks of "AMRITA HOUSING" at Shibpur Road, Bamunara.
7. Water Pipes of "AMRITA HOUSING" at Shibpur Road, Bamunara.
8. Lift Well, Stair head Room, Lift Machineries of "AMRITA HOUSING" at Shibpur Road, Bamunara.
9. Pump and Motor of ABHILASA RESIDENCY at Fuljhore.

### PART-II

#### (Share in General Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Main Entrance of "AMRITA HOUSING" at Shibpur Road, Bamunara.

2. Drains & Sewages of "**AMRITA HOUSING**" at Shibpur Road, Bamunara. (Save inside the Block).

#### FOURTH SCHEDULE

##### 'RIGHTS OF THE PURCHASER'

- a) That the purchaser shall enjoy the super- built up area for the said flat along with common rights they are lawfully entitled thereto along with all sewerage, drains, water courses and all common areas available for use of the said premises.
- b) That the purchaser shall have every right to enter into any other flat in the building for the purpose of effecting repair of service pipe lines and portion of flat as may reasonably necessitated such entry with a three days advance intimation (except emergency) for such intended entry.
- c) That the purchaser shall have full proprietary rights and interest and shall entitle to sale, mortgage, lease out, let out or transfer in every manner whatsoever without requiring any permission or consent from "OWNER" or "DEVELOPER" or from any other flat owner(s) or from the Association of the flat owners.
- d) That the purchaser undivided interest in the land described in the First Schedule above shall remain joint forever with the owners of the other flats of the said Complex namely "**AMRITA HOUSING**" at Shibpur Road, Bamunara.

#### FIFTH SCHEDULE

##### 'PURCHASER'S/S' COVENANTS'

1. On and from the date of possession, the Purchaser/s herein agree/s, undertake/s and covenant/s to:
- a) Comply with and observe the rules, regulations and byelaws framed by Maintenance Agency/Association from time to time.
- b) Permit the maintenance Agency and Association and their respective men agents and workmen to enter into the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s for the Common Purposes or the Project;

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- c) Deposit the amounts for various purposes as required by the Maintenance Agency or the Association;
- d) Use the common Portions without causing any hindrance or obstruction to other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners and occupants of the Buildings;
- e) Use and occupy the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s only for the purpose of residence;
- f) Keep the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s and party walls, sewers, drains pipes, cables, wires, entranced and main entrance serving any other Unit/Flat in the Building/s and/or in the premises in good and substantial repair and condition so as to support shelter and protect and keep habitable the other Unit/Flats/parts of the Building/s;
- g) In particular and without prejudice to the generality of the foregoing, not to make any form of alteration in or cut or damage the beams and columns passing through the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Common Portions for the purpose of making changing or repairing the concealed wiring and pipelines or otherwise
- h) Use and enjoy the Common Portions only to the extent required for ingress to and egress from the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s of men materials and utilities;
- i) Bear and pay the Common Expenses and other outgoings in respect of the Premises proportionately & the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly;
- j) Pay all rates taxes levies duties charges and impositions outgoings and expenses in respect of the Building and the Premises proportionately and the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly and to pay proportionate share of such rates and taxes payable in respect of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s until the same is assessed separately by the Corporation;
- k) Pay for other utilities consumed in or relating to the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
- l) Allow the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners the right to easements and/or quasi-easements;

- m) Regularly and punctuality make payment of the Common Expenses, Maintenance Charges and other payments mentioned herein within seven days of receipt of demands or relevant bill, whichever be earlier; and
2. On and From the Date of Possession, the Purchaser/s agrees and covenants:
- a) Not to put any nameplate or letter box or neon-sign or board in the Common Portions or on the outside wall of the Buildings save at the place as be approved or provided by the Developer herein, whatever the case may be herein provided. However, that nothing contained herein shall prevent the Purchaser/s to put a decent nameplate outside the main door of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
  - b) Not to open out any additional window or any grill box or fix grill or ledge or cover or any other apparatus protruding outside the exterior of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or any portion thereof;
  - c) Not to do or permit to be done any act deed or thing which may render void or voidable any policy or Insurance or any Unit/Flat or any part of the Building/s or the premises or may cause any increase in the premium payable in respect thereof;
  - d) Not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in or around the staircase, landings, or in any other common areas previously decorated;
  - e) Not to store or allow anyone to store any goods articles or things in or around the staircase lobby landings or other common areas or installation of the Building/s;
  - f) Not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s in the Building/s;
  - g) Not to shift or obstruct any windows or lights in the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Building/s;
  - h) Not to permit any new window light opening doorway path passage drain or other encroachment or easement to be made or acquired in against out of or upon the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s without the prior consent in writing of the Owners herein and the

Amrita Green View Housing Pvt. Ltd.  
Maha den fani

Director

Developer herein and/or Developer and/or Owners, whatever the case may be and/or the Association;

### MEMO OF CONSIDERATION

**Received** on or before executing this agreement **Rs.** \_\_\_\_\_  
( **Rupees** \_\_\_\_\_ ) only as part of the net price of the said flat and appurtenances more fully mentioned in the Part II of the second schedule here in above written, from the above named

Date	Mode of Payment	Transaction No	Amount	Tax	Net Amount

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor /Attorney of Vendor/Developer/ Purchaser(s) are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written

\_\_\_\_\_  
**SIGNED AND DELIVERED**  
By the OWNER (S)

WITNESSES:

\_\_\_\_\_  
**SIGNED AND DELIVERED**  
By the Developer (S)

Amrita Green View Housing Pvt. Ltd.  
*Maha dev Paul*

\_\_\_\_\_  
Director

\_\_\_\_\_  
SIGNED AND DELIVERED  
By the PURCHASER (S)

Drafted by me and Typed at my office &  
I read over & Explained in Mother Languages to all  
Parties to this deed and all of them admit that the  
Same has been correctly written as per their instruction

Amrita Green View Housing Pvt. Ltd.

*Maha Devi Pandey*

Director